

**BYLAW NO. 98Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0035)**

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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 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".
2. This Bylaw comes into force on the date it is passed.

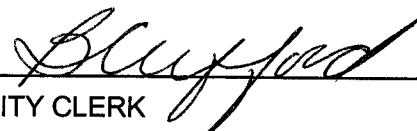
READ A FIRST TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A SECOND TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A THIRD TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

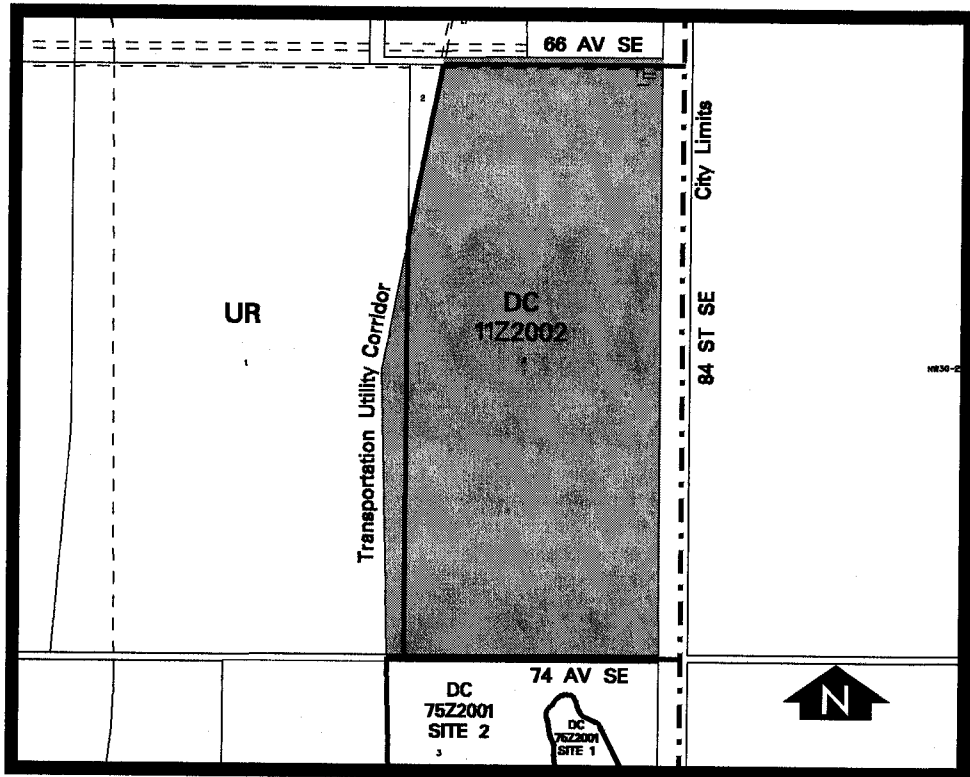
  
\_\_\_\_\_  
MAYOR

DATED THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006

  
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ACTING CITY CLERK

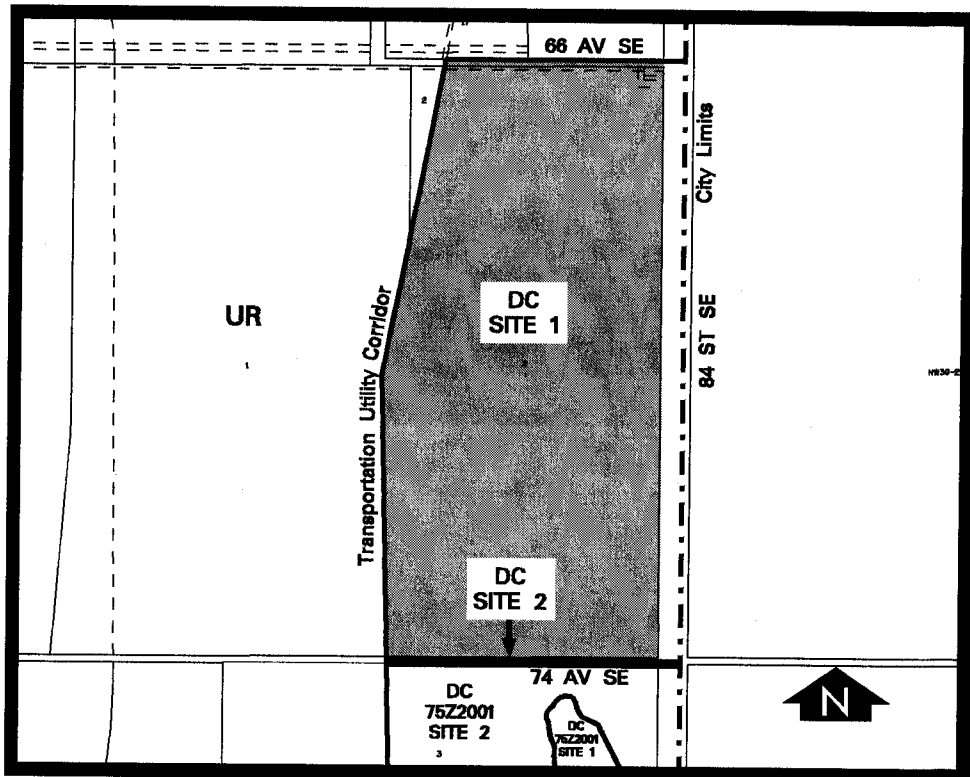
# Amendment LOC2006-0035 Bylaw 98Z2006

## SCHEDULE A



# Amendment LOC2006-0035 Bylaw 98Z2006

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

**SITE 1: Area ± 26.72 ha (70.87 ac)**

1. Land Use

(a) Permitted Uses:

- Essential public services
- Signs – Class 1
- Signs – Class 2 – freestanding identification only
- Utilities

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## SCHEDULE B

CONTINUED

(b) Discretionary Uses:

- Accessory uses
- Automotive specialities
- Offices
- Cleaning, servicing, testing or repairing
- Custodial quarters
- Manufacturing, fabricating, processing, assembly, disassembly, production, or packaging of materials, goods or products
- Movement or storage of materials, goods or products
- Recreational and commercial vehicle repair, service, sales and rentals

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.

(a) Lot Area

A minimum of 8 hectares.

(b) Landscaped Buffer

- (i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a 50 metre landscaped buffer to the satisfaction of the Development Authority.
- (ii) The depth of the landscaped buffer adjacent to the Transportation Utility Corridor may be varied to a lesser depth provided that one or more of the following apply:
  - (A) A lesser depth is necessary to achieve viable development of the site;

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## SCHEDULE B

### CONTINUED

- (B) The distance between the site and the carriageway of the Transportation Utility Corridor and the proposed development is sufficient to ensure substantial visual separation is achieved, through the use of landscaping, building orientation fronting the Transportation Utility Corridor and esthetic architectural articulation to the satisfaction of the Development Authority;
- (C) The geodetic elevation of the site is higher than the geodetic elevation of the Transportation Utility Corridor; or
- (D) The landscaped buffer area contains a stormwater detention pond and a landscaped buffer on the interior border of the pond is provided.

#### (c) Screening

Screening of outside parking and storage areas shall be to the satisfaction of the Approving Authority.

#### (d) Site Access

No direct vehicular access/egress shall be allowed to or from the Transportation Utility Corridor.

### **SITE 2: Area $\pm$ 0.22 ha (0.44 ac)**

#### 1. Land Use

The Permitted and Discretionary Uses of the I-4 Limited-Serviced Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary uses of processing, disassembly and production of materials, goods or products, and excluding the following uses:

- (a) Auto wrecking yards;
- (b) Scrap metal yards;
- (c) Manufacturing, fabricating, assembly, or packaging of materials, goods or products.

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## Bylaw 98Z2006

### SCHEDULE B

CONTINUED

#### 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-4 Limited-Serviced Industrial District shall apply to Permitted Uses and the Discretionary Use Rules of the I-4 Limited-Serviced Industrial District shall apply to Discretionary Uses unless otherwise noted below:

##### (a) Landscaped Buffer

- (i) Development on any portion of the site abutting the Transportation Utility Corridor (future East Freeway) shall be subject to a 50 metre landscaped buffer to the satisfaction of the Development Authority.
- (ii) The depth of the landscaped buffer adjacent to the Transportation Utility Corridor may be varied to a lesser depth provided that one or more of the following apply:
  - (A) A lesser depth is necessary to achieve viable development of the site;
  - (B) The distance between the site and the carriageway of the Transportation Utility Corridor and the proposed development is sufficient to ensure substantial visual separation is achieved, through the use of landscaping, building orientation fronting the Transportation Utility Corridor and esthetic architectural articulation to the satisfaction of the Development Authority;
  - (C) The geodetic elevation of the site is higher than the geodetic elevation of the Transportation Utility Corridor; or
  - (D) The landscaped buffer area contains a stormwater detention pond and a landscaped buffer on the interior border of the pond is provided.

##### (b) Screening

In addition to the landscaped buffer requirements in 2(a)(ii) above, the building design, character and appearance and landscaping and screening of outside storage on the site shall be commensurate with the overall standard of development for Discretionary Uses in the I-2 General Light Industrial district, to the satisfaction of the Development Authority. Emphasis shall also be on reducing the visibility of the site from the future Glenmore Trail interchange.

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## SCHEDULE B

CONTINUED

(c) Height of Outside Storage materials

The maximum height of any materials stored outside shall be 10 metres.

(d) Performance Standards

No use or operation shall cause or create any conditions which may be objectionable or dangerous beyond the boundary line of the site which contains it, such as the following:

- i. Noise;
- ii. Odour;
- iii. Dust;
- iv. Earthborne vibrations;
- v. Heat; or
- vi. High brightness light sources.

(e) Site Access

No direct vehicular access shall be allowed to or from the Transportation Utility Corridor.

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ADVERTISED IN Calgary Herald ON Thurs, Oct 26, 2006

#### LAND USE REDESIGNATION

**1** BYLAW 98Z2006  
RESIDUAL SUB AREA 9

To redesignate the land located on a portion of 66 Ave. S.E., 74 Ave. S.E. between the TUC and 84 Ave, S.E. and 7007 - 84 St. S.E. (Plan 0510618, Block 2, Lot 1) from Undesignated Road Right-Of-Way, DC Direct Control District and UR Urban Reserve District to DC Direct Control District to accommodate limited-serviced and light industrial uses.




TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/98Z2006

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APPROVED AS TO CONTENT

  
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HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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