

**BYLAW NUMBER 104D2009**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2007-0064)**

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**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:**

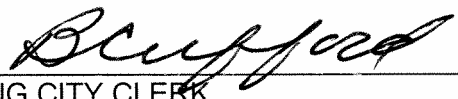
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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 5<sup>TH</sup> DAY OF OCTOBER, 2009.

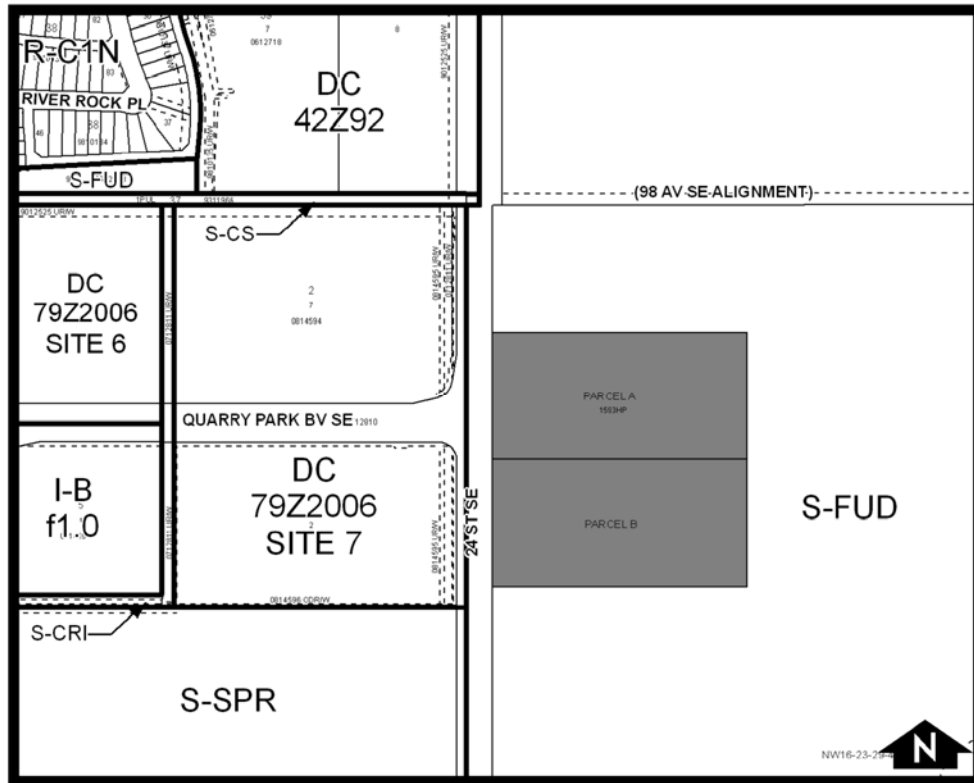
READ A SECOND TIME, AS AMENDED, THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

READ A THIRD TIME, AS AMENDED, THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

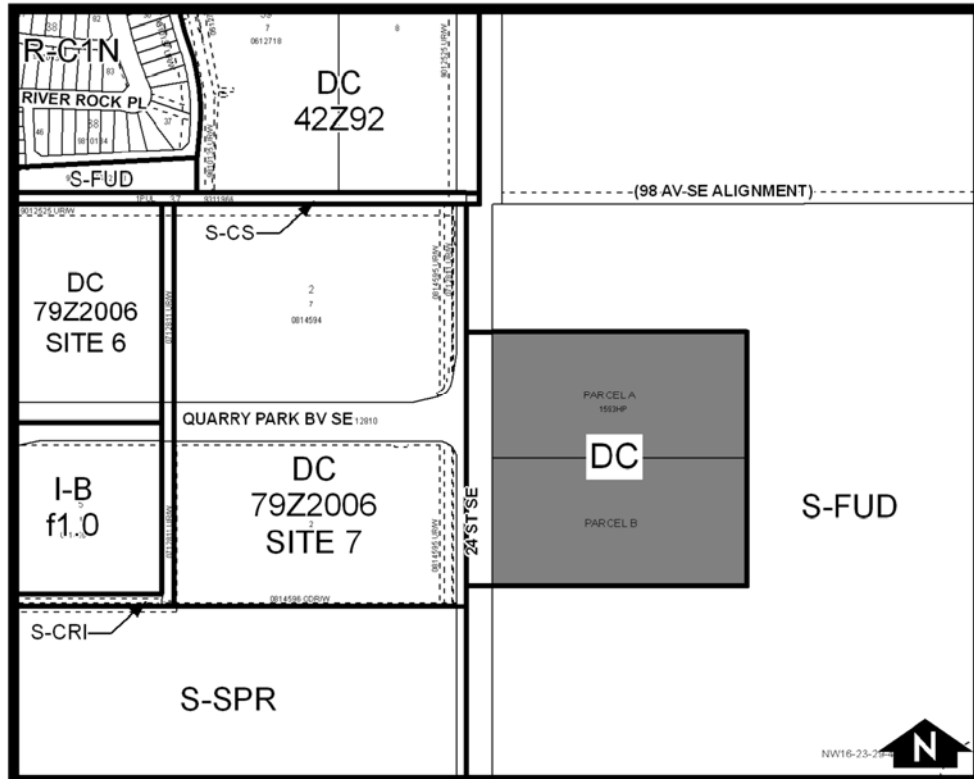
  
\_\_\_\_\_  
MAYOR  
SIGNED THIS 13<sup>TH</sup> DAY OF OCTOBER, 2009.

  
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ACTING CITY CLERK  
SIGNED THIS 13<sup>TH</sup> DAY OF OCTOBER, 2009.

SCHEDULE A



SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) accommodate a limited range of temporary industrial and commercial uses until such time as the site can be redeveloped, pending:
  - (i) the mining and reclamation of the surrounding landfills; and,
  - (ii) the construction of the Southeast LRT Line south of Glenmore Trail.
- (b) Accommodate the additional temporary use of a **Construction and Demolition Materials Recovery Facility**.

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**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.

**General Definitions**

- 4 In this Direct Control District :

- (a) “**construction and demolition waste**” means non-hazardous materials such as asphalt, concrete, brick, lumber, wallboard, roofing materials, metals and plastics resulting from construction, deconstruction, remodeling, repair, cleanup, or demolition operations; and,
- (b) “**wood chips**” means a fuel produced from sorted wood, ground to a 5 centimeter size for burning in wood fuel boilers to produce heat.

**Defined Uses**

- 5 In this Direct Control District “**Construction & Demolition Materials Recovery Facility**”:

- (a) means a use:
  - (i) “where mixed construction and demolition recyclable materials are received, processed and packaged for marketing to end-user manufacturers,
  - (ii) that may include the production of **wood chips** and provide a **wood chips** heating system to more than one **building** on the site,
  - (iii) that may receive materials salvaged from a landfill off-site;
  - (iv) that may receive **construction and demolition waste** generated off-site; and,
  - (v) that must only be approved on a temporary basis;
- (b) is a **use** within the Direct Control Uses Group in Schedule A of Bylaw 1P2007;
- (c) requires a minimum 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;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

**Permitted Uses**

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

- (a) Car Wash – Multi-Vehicle;
- (b) Car Wash – Single Vehicle;
- (c) Contractor’s Shop – Class 2;
- (d) Equipment Yard;
- (e) Industrial Design and Testing – Outside;
- (f) Industrial Repair and Service – Outside;
- (g) Instructional Facility – Outside;
- (h) Storage Yard;
- (i) Utility Building;
- (j) Sign – Class A;
- (k) Sign – Class B;
- (l) Sign – Class C; and
- (m) Sign – Class D.

**Discretionary Uses**

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

- (a) Construction and Demolition Materials Recovery Facility;
- (b) Gas Bar;
- (c) Recycling Plant;
- (d) Salvage Processing – Heat and Chemicals;
- (e) Sign – Class E;
- (f) Sign – Class F;
- (g) Retail Store;
- (h) Financial Institution;
- (i) Self Storage Facility;
- (j) Printing, Publishing and Distributing; and
- (k) Office.

**Bylaw 1P2007 District Rules**

**8** Unless otherwise specified, the rules of the I-G Industrial – General District of Bylaw 1P2007 apply in this Direct Control District.

**Term of Development Permits**

- 9**
- (1) A *development permit* for any *use* in this Direct Control District must not be issued for a term extending beyond 2026 December 31.
  - (2) After 2026 December 31, a *development permit* for any *use* in this Direct Control District must not be issued for a period exceeding three (3) years.