



URBAN DEVELOPMENT INSTITUTE - CALGARY

INFORMATION BULLETIN # 72

Land Use Bylaw 1P2007 – Update

January 28, 2008



New Bylaw Applications

On February 4, 2008 The City of Calgary will begin accepting the following applications under Bylaw 1P2007.

Development Permits

- Industrial (new and additions).
- New discretionary single and semi-detached dwellings.

Land Use Amendment

- Land use amendment and outline plan.
- Land use amendment, outline plan and road closure.
- Stand-alone land use amendment.
- Land use amendment and road closure.
- Road closure.

To view the complete listing of the application acceptance dates please visit calgary.ca/landusebylaw.

New Complete Application Requirement Lists (CARLs)

The information shown on plans may vary depending on use because the new Land Use Bylaw has grouped rules with uses to avoid repetition of the rules throughout the Bylaw. To reflect this, The City has re-developed the following CARLs to make them current with Bylaw 1P2007.

The mission of the Urban Development Institute – Calgary is “to represent the development industry in sustainable growth through partnerships and relationships with all stakeholders.”

1. Industrial (new and additions)

- The CARL for industrial applications is the same as the CARL for commercial buildings.
- Instead of having multiple CARLs for different types of new commercial, industrial and special purpose buildings, one consistent CARL has been developed for all additions to, or new buildings. All information about use requirements has been broken down into Use Related CARLs that will accompany applications only when those uses are proposed in a building. This will ensure that all of the information needed to review a development permit will be supplied in a consistent manner. The Use Related CARLs will be supplied with every application from a new building, to an addition, to change in use. This will improve consistency as the land use district will determine the base CARL and the uses proposed will determine the Use Related CARL.
- There are a greater number of uses defined in Bylaw 1P2007. A summary of all defined uses allowed in Commercial, Industrial and Special Districts is now included as part of the CARL. The applicant is to "check off" the uses that are included in their proposed development. This checklist also indicates to the applicant when a Use CARL is needed. The link to the form is: http://www.calgary.ca/DocGallery/BU/dba/carls/Commercial_Addition_and_%20New_Building.pdf

2. New Single Detached, Semi-detached and Duplexes in the Developed Area

- This new CARL replaces "Infill Dwelling in Established Communities." The terminology has been changed to ensure consistency with the new Bylaw and to prevent confusion on the appropriate use of the CARL.
- The format has been updated with the requirements broken down into an easy to read list.
- There is no "Use CARL" associated with low density which is different from the previous updated commercial and industrial CARLs. For low density, use one CARL that best describes the proposed development.
- The geodetic datum information being requested has not changed.
- The requirement for a block plan and streetscape has not changed, however the requirements for these items have been modified (Please review the checklist closely.).
- The CARL checklists are now very clear as to when imperial drawings can be accepted. A minimum imperial scale is provided in those specific cases.
- Item number 15, "Building Code Information Requirement" has been added. The information provided in this section is to be screened by a Safety Code Officer at the time of application submission. This new business process is designed to improve efficiency and to ensure the applicant is aware of building code concerns that may be associated with the application. The link to the form is: http://www.calgary.ca/DocGallery/BU/dba/carls/Single_Detached_Semi_Detached_Duplex_Developed_Area.pdf

3. Land Use Amendment

- The format has been updated with the requirements broken down into an easy to read list.
- A 1P2007 land use district list has been added in a table format. This form has been designed to help educate applicants by clearly indicating when a modifier is required in a district. (Remember: a modifier has the ability to limit the height, floor area ratio, or density of a parcel to encourage the use of the districts in the Bylaw and avoid the use of direct control designations.)

The link to the form is:

http://www.calgary.ca/DocGallery/BU/dba/carls/Requirement_List_Application_Fees_Land_Use_Redesignation.pdf

For information and questions regarding the CARLs you may call phone 268-5311. The new forms are located on The City website at [calgary.ca/dba](http://www.calgary.ca/dba). Additional CARLs will be adapted as we move forward with the Land Use Bylaw interim strategy dates.

Required Changes to Land Use Signs

Effective February 1, 2008, Development and Building Approvals (Subdivision Section) would request that all land use signs submitted for approval reference the new land use districts only under Land Use Bylaw 1P2007. If the sign is to be erected before June 1, 2008 (new Bylaw's effective date) the following should be added at the bottom of the Land Use Sign legend: *"The land use districts identified above are contained in Land Use Bylaw 1P2007, which comes into effect on June 1, 2008."*

If you have any questions on Land Use Signs, you may call 268-6774.

Training

Coming soon ... Earlier in January, The City indicated that Land Use Bylaw training would be provided to industry representatives via narrated tutorials on The City's website. The tutorials will be available on the website soon. The tutorials will correspond to a particular section of the Bylaw. This will allow the user to determine which tutorials best correspond to their job requirements or area of interest. There will be no fee to access these web based tutorials. A release date of the narrated tutorials will be shared once details are finalized.

Land Use Bylaw Background

Since Calgary's existing Land Use Bylaw 2P80 was written nearly 30 years ago, Calgary has experienced tremendous growth. Bylaw 2P80 became expensive to administer and did not meet the many emerging needs of Calgary's residents and businesses. After an extensive review and engagement process, The City's new Land Use Bylaw 1P2007 has been approved by Council and becomes effective on June 1, 2008.

Consistency, efficiency, predictability and capacity for innovation are the hallmarks of the new Land Use Bylaw (LUB). It offers an increased number of land use districts, with more specific purposes, more detailed definitions and rules for a wider range of land uses, and more opportunities for permitted use development. To ensure a smooth transition, The City will phase-in applications under 1P2007.

If you have any questions concerning this issue, you can contact our office at 531-6250.

For your convenience, all UDI – Calgary bulletins are posted on our website at www.udicalgary.com