



Land Use Bylaw, 1P2007 interim phase strategy

Council approved The City of Calgary Land Use Bylaw, 1P2007 on July 23, 2007, with an effective date of June 1, 2008.

Land Use Bylaw, 1P2007

A full-text web version of Land Use Bylaw, 1P2007 is available for download at calgary.ca/landusebylaw. Print copies can be purchased from The City of Calgary Online Store or at the 3rd floor Planning Document Centre in the Municipal Building at 800 Macleod Trail SE.

An electronic copy can also be downloaded from the web at calgary.ca/landusebylaw.

For more information:

Please visit The City of Calgary website calgary.ca/landusebylaw

Questions regarding the new Bylaw may be directed to the Land Use Bylaw team by phoning 3-1-1 or emailing landusebylawreview@calgary.ca

Why the need for an Interim Phase Strategy?

During the period between the approval of the new Bylaw, 1P2007, and its effective date, we have developed a strategy to transition between the current Bylaw (2P80) and 1P2007. The focus of the interim phase strategy is to accept applications based on the Bylaw that is in force at the time the decision is rendered.

The interim phase strategy is designed to avoid reprocessing 2P80 applications where decisions are expected after June 1, 2008 – the new Bylaw's effective date.

Through the stakeholder engagement process, The City received requests to allow for the acceptance of land use and development applications based on the new Land Use Bylaw (LUB) prior to the June 1, 2008 effective date. The interim phase strategy will help address this.

An interim plan was also needed to help tackle the challenges and issues of upgrading and changing City information technology systems, changes to front counter application forms, and to accommodate staff training and additional resource tool development.

How will it work?

The interim phase strategy is based on a phased approach to accepting land use and development permit applications allowing us to begin reviewing some applications as early as January 7, 2008. However, if the review of a development permit application is completed during this period, the approval and release, or the refusal of the application cannot be legally rendered until LUB (1P2007) comes into effect on June 1, 2008.

How were acceptance dates formulated?

The Land Use Bylaw team considered the numbers of each type of application typically received in each month, the average processing time, changes to the informational requirements under the new Bylaw and changes in work-flow. This information and analysis was used to formulate the acceptance dates.

The dates identify when The City will begin to receive specific types of land use and development applications only, based on the rules, uses and districts of the new Land Use Bylaw and will no longer accept applications based on Land Use Bylaw 2P80. This early

acceptance will provide the ability to complete the review process to be able to approve the application on the effective date.

Benefits

The establishment of an interim phase strategy is extremely important for all industry organizations, companies or individual citizens who may apply for a land use, development permit or building permit application prior to the effective date of the new LUB.

- This approach is designed to avoid reprocessing 2P80 applications where decisions are expected after June 1, 2008. It will help reduce further delays in processing time and ensures that work-flow processes continue uninterrupted.
- This approach will mitigate the potential for a high volume of applications being received on the effective date (and any subsequent backlog) by allowing the Administration to receive applications that typically have the longest processing time first. All other types of land use and development applications requiring shorter processing times will be reviewed in a staggered approach closer to the effective date as outlined below.
- This approach also enables the Administration to finish processing any existing applications that have been submitted under Bylaw 2P80, thereby avoiding any issues that could arise if some Bylaw 2P80 applications are not approved prior to the effective date for Bylaw 1P2007.

What if I have a file currently in the system?

Please work with your file manager to ensure that you have submitted all required material, so that a decision can be rendered on it. If it does not have a decision made by the effective date, you may need to conform to new application requirements, which could affect decision time.

What do I as an applicant need to know?

- complete applications as accurately and completely as possible
- submit early
- work with your file manager to provide any requirements outstanding on 2P80 applications



Application acceptance dates for Land Use Bylaw, 1P2007

Date for accepting applications only under 1P2007	Application type	Permit type
January 7, 2008	Development Permit	New multi-residential development. Commercial (new and additions).
February 4, 2008	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.
	Development Permit	Industrial (new and additions). New discretionary single and semi-detached dwellings.
March 3, 2008	Development Permit	Discretionary additions to single and semi-detached dwellings. Change of use – with changes to site plan (requiring circulation). Temporary structure - requiring circulation (portable sales structure).
April 7, 2008	Development Permit	Renovations – non-residential. Change of use – with changes to site plan (requiring minimal circulation). Change of use – no changes to site plan. Stream 3 Industrial (additions). Home occupation Class 2. Signs. Renovation to existing multi-residential development. Outdoor cafés. Temporary structure – minimal circulation (tent). Stream 3 Additions to commercial buildings. Stream 3 Additions to single/semi-detached buildings. New multi-residential development – minor (new permit type). Relaxations to new residential structure. Relaxations to new accessory residential building. Relaxation of existing residential structure. Secondary suite (new permit type).
April 14, 2008	Subdivision	Tentative plan.
May 5, 2008	Development	New contextual single-detached dwelling (new permit type). Addition to contextual single-detached dwelling (new permit type). Signs (permitted). Renovations – non residential. Fast Track relaxation of existing residential structures.
May 19, 2008	Subdivision	Instrument.
April 14, 2008	Building Permit	Commercial Change of Use that requires a Bylaw check.
May 30, 2008	Building Permit	Single Construction Permit. Residential improvement projects for additions. Commercial Change of Use that does NOT require a Bylaw check.

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