

BYLAW NUMBER 268D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0237/CPC2024-0874)**

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 replacing it with 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.

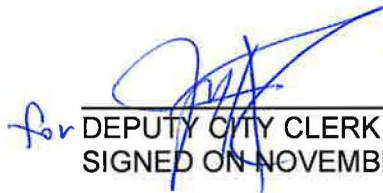
READ A FIRST TIME ON NOVEMBER 12, 2024

READ A SECOND TIME ON NOVEMBER 12, 2024

READ A THIRD TIME ON NOVEMBER 12, 2024



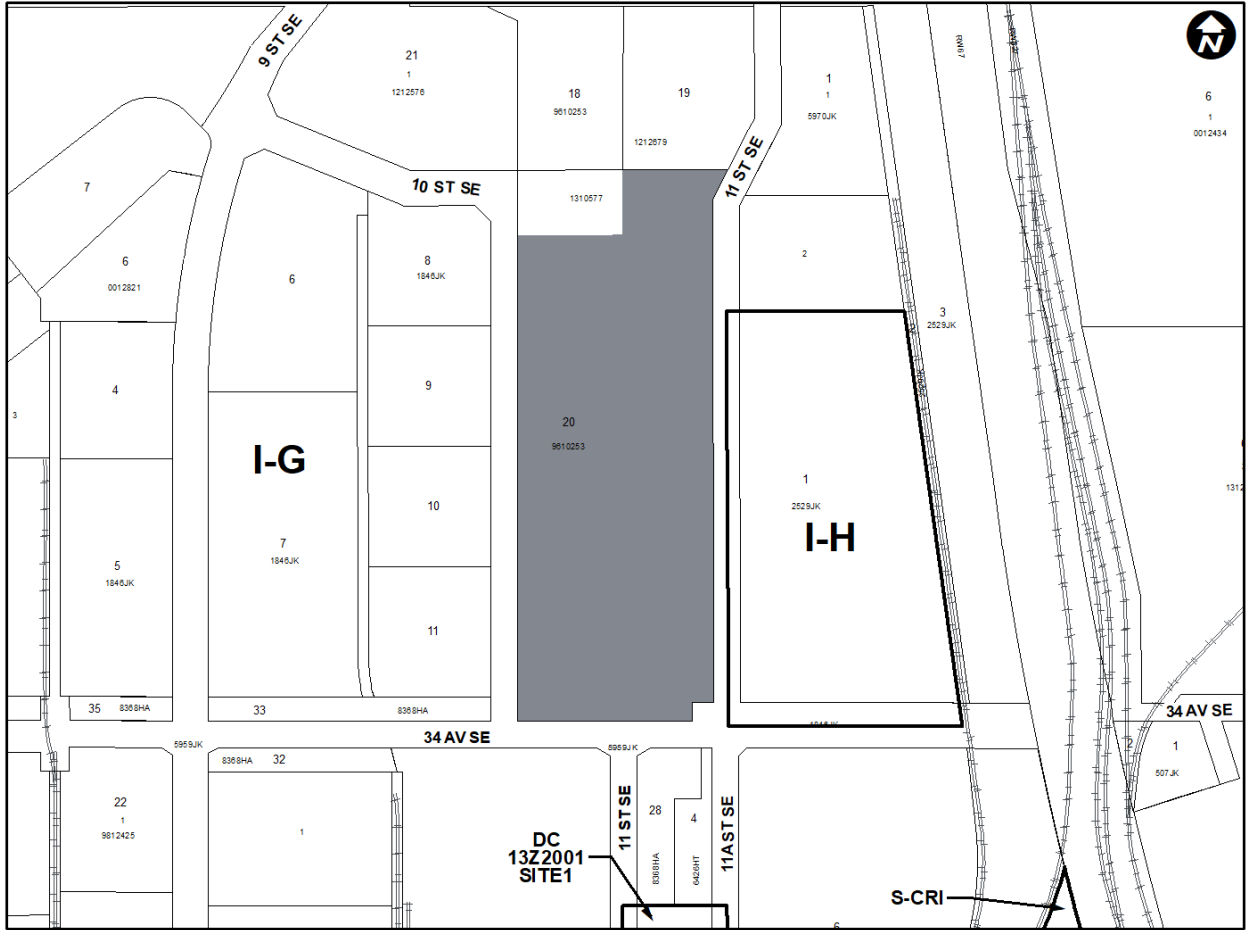
MAYOR
SIGNED ON NOVEMBER 12, 2024



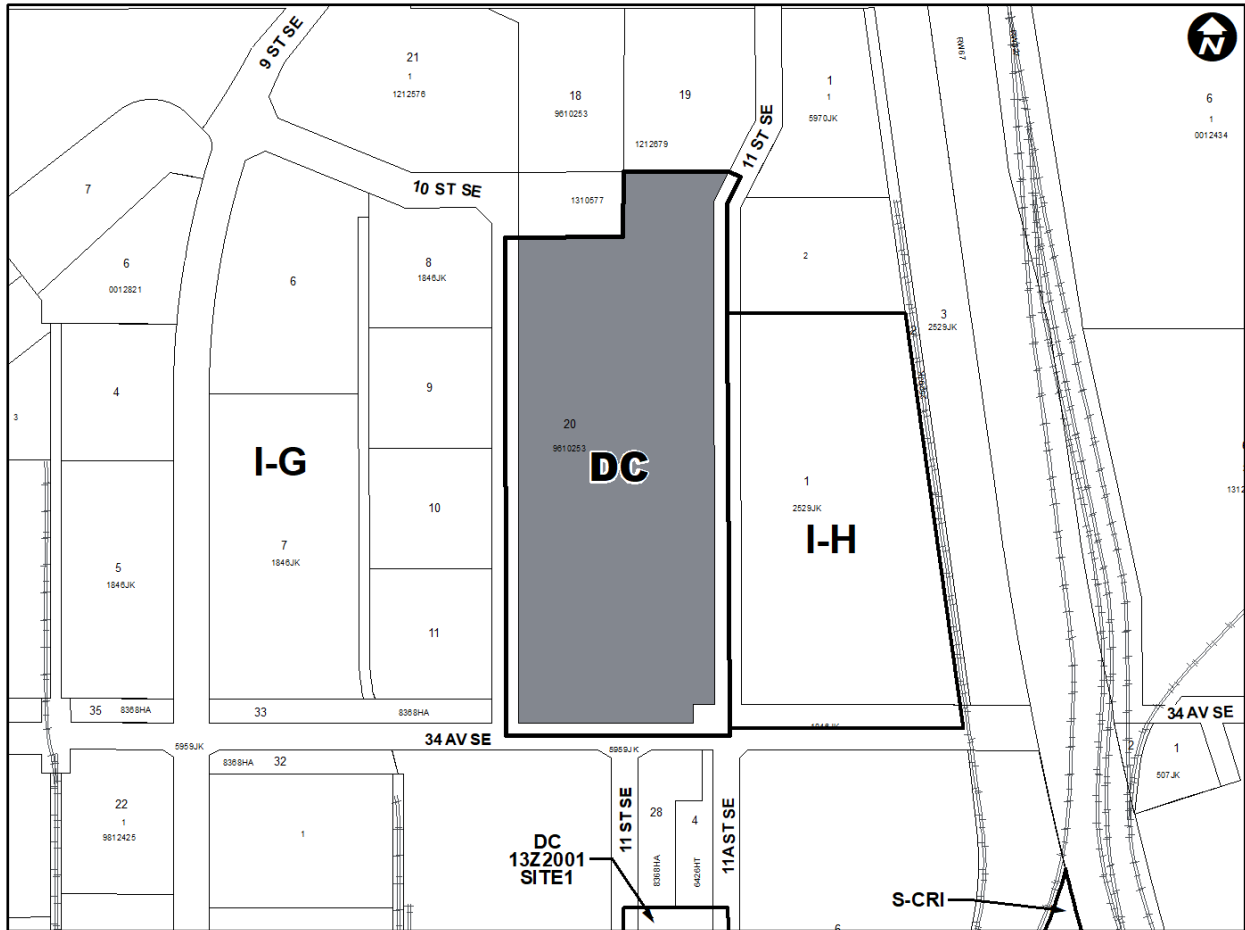
for _____
DEPUTY CITY CLERK
SIGNED ON NOVEMBER 12, 2024

AMENDMENT LOC2023-0237/CPC2024-0874
BYLAW NUMBER 268D2024

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) preserve the industrial nature of the area; and
 - (b) accommodate limited-scale retail sale activities.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Defined Uses

4 In this Direct Control District:

- (a) **“Retail Sales”** means a use:
 - (i) that provides the general retail sale of goods, materials, products or supplies; and
 - (ii) that must only display items for sale indoors.

Permitted Uses

5 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Artist’s Studio.**

Discretionary Uses

6 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Retail Sales.**

Bylaw 1P2007 District Rules

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

Gross Floor Area for Retail Sales and Artist’s Studio

8 The cumulative **gross floor area** of **Retail Sales** and **Artist’s Studio uses** in a **building** legally existing prior to the effective date of this Bylaw must not exceed 1,370.0 square metres.

Relaxations

9 The **Development Authority** may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.