

BYLAW NUMBER 40D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0217/CPC2023-1271)**

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 FEBRUARY 06, 2024

READ A SECOND TIME ON FEBRUARY 06, 2024

READ A THIRD TIME ON FEBRUARY 06, 2024

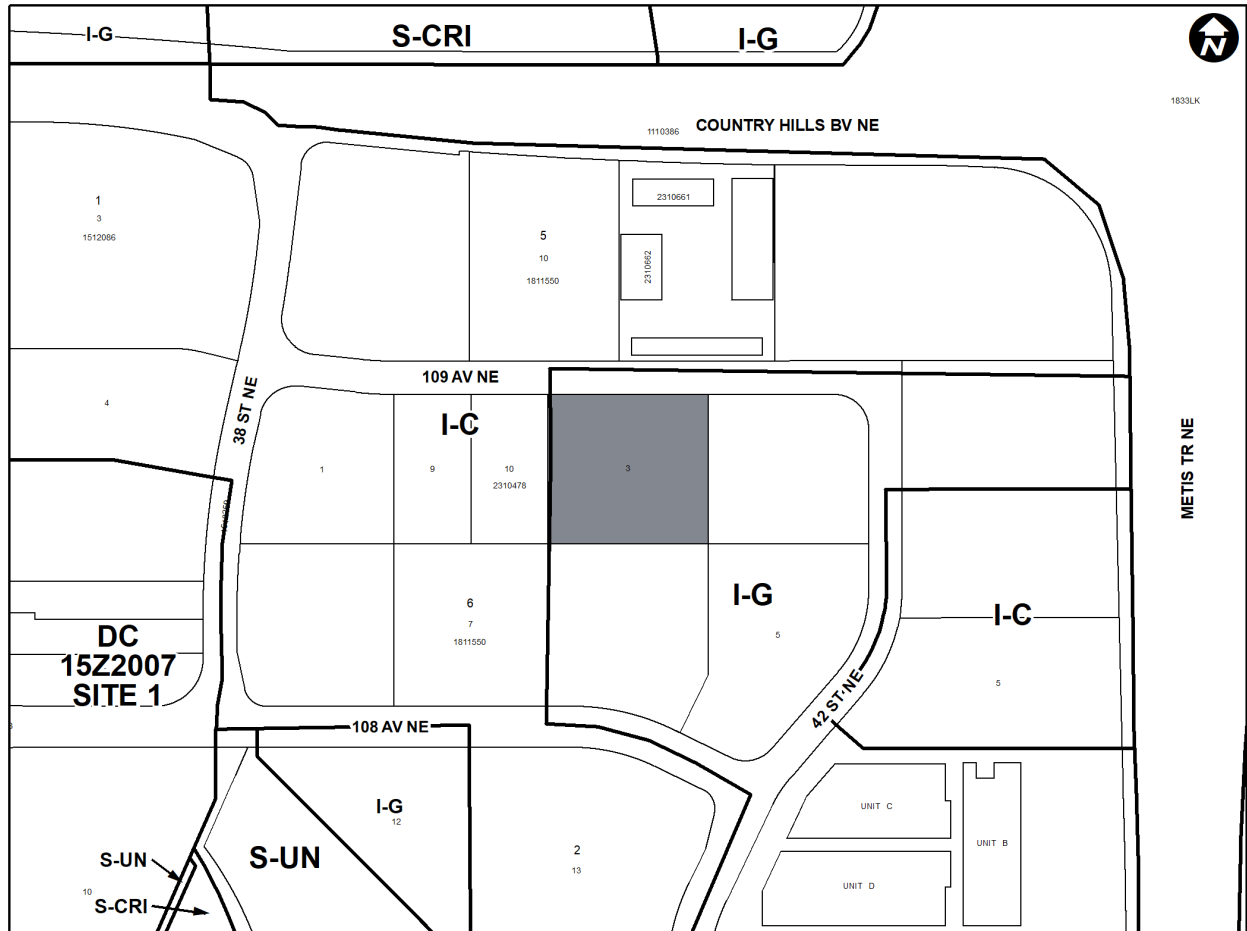


MAYOR
SIGNED ON FEBRUARY 06, 2024

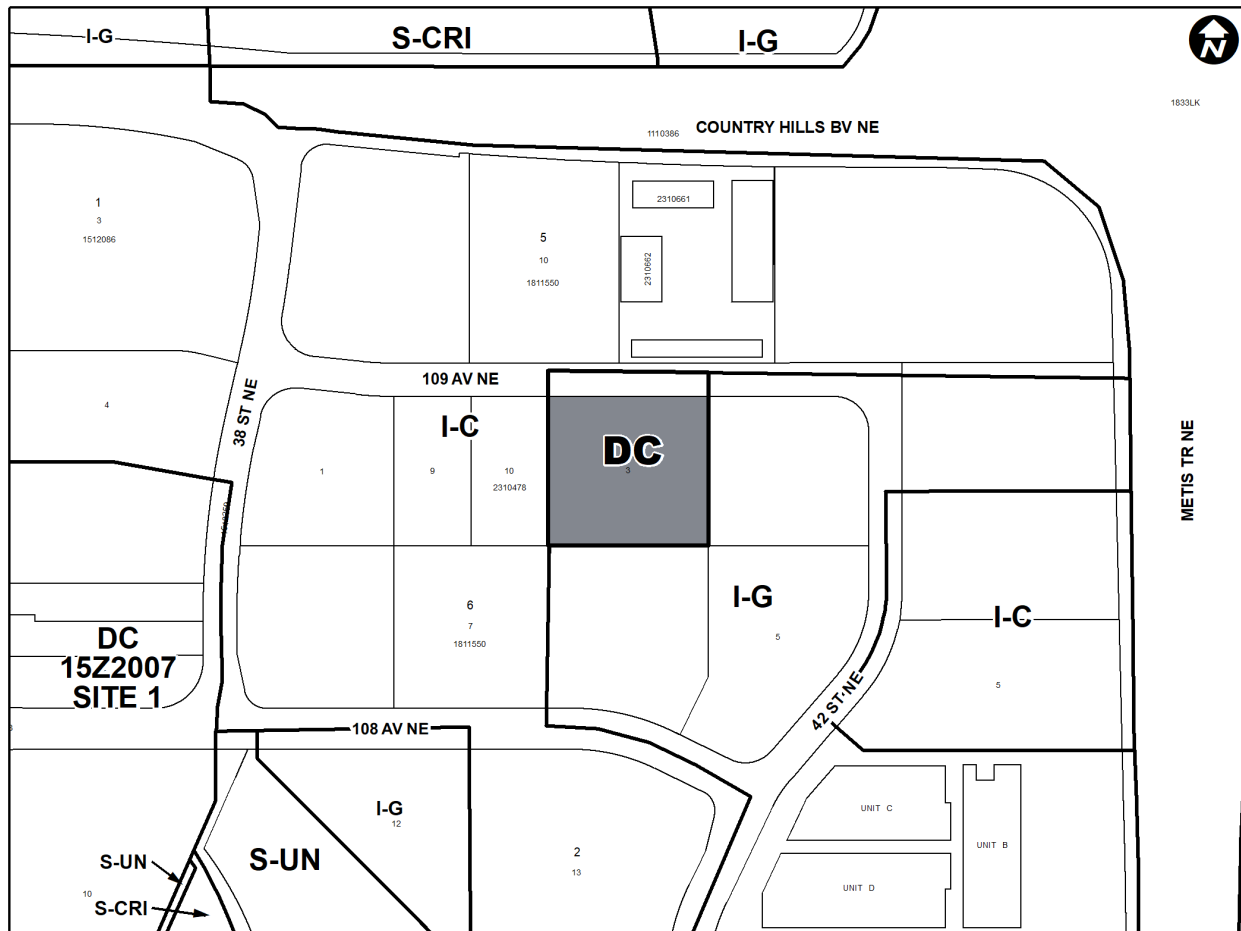
for 

CITY CLERK
SIGNED ON FEBRUARY 06, 2024

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide a range of commercial uses that are compatible with and complement light industrial uses.

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.

Permitted Uses

- 4 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:

- (a) **Artist's Studio;**
- (b) **Financial Institution;**
- (c) **Fitness Centre;**
- (d) **Health Care Service;**
- (e) **Indoor Recreation Facility;**
- (f) **Information and Service Provider;**
- (g) **Pawn Shop;**
- (h) **Radio and Television Studio; and**
- (i) **Retail and Consumer Service.**

Discretionary Uses

5 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:

- (a) **Cannabis Store;**
- (b) **Drinking Establishment – Small;**
- (c) **Liquor Store; and**
- (d) **Payday Loan.**

Bylaw 1P2007 District Rules

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

Use Area

- 7**
- (1)** Unless otherwise provided in subsections (2) and (3), there is no ***use area*** requirement in this Direct Control District.
 - (2)** The maximum ***use area*** for a **Retail and Consumer Service** is 930.0 square metres.
 - (3)** The maximum ***use area*** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

Relaxations

8 The ***Development Authority*** may relax the rules contained in Sections 6 and 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.