

BYLAW NUMBER 51D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0170/CPC2022-0023)**

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 MARCH 29, 2022

READ A SECOND TIME ON MARCH 29, 2022

READ A THIRD TIME ON MARCH 29, 2022



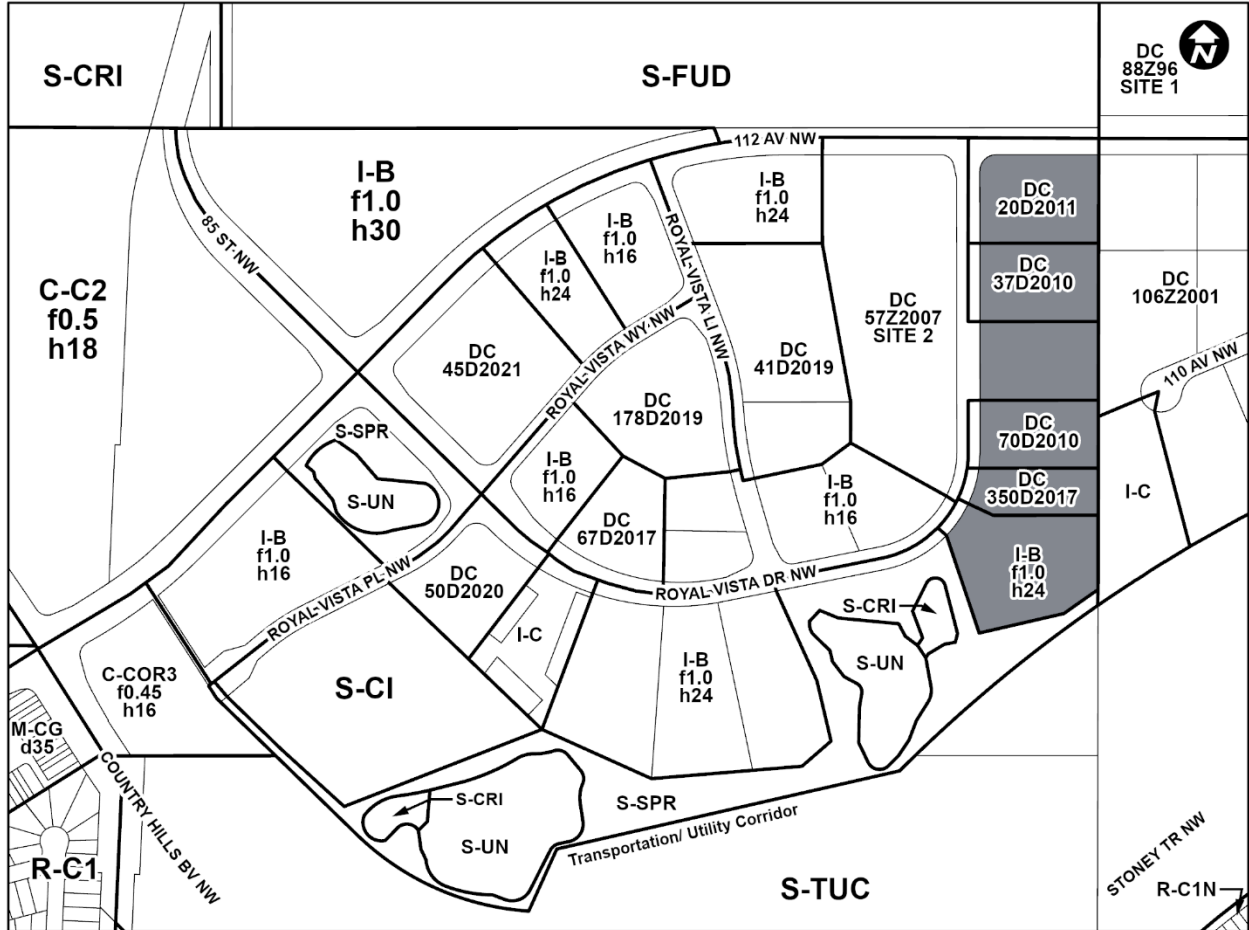
MAYOR
SIGNED ON MARCH 29, 2022



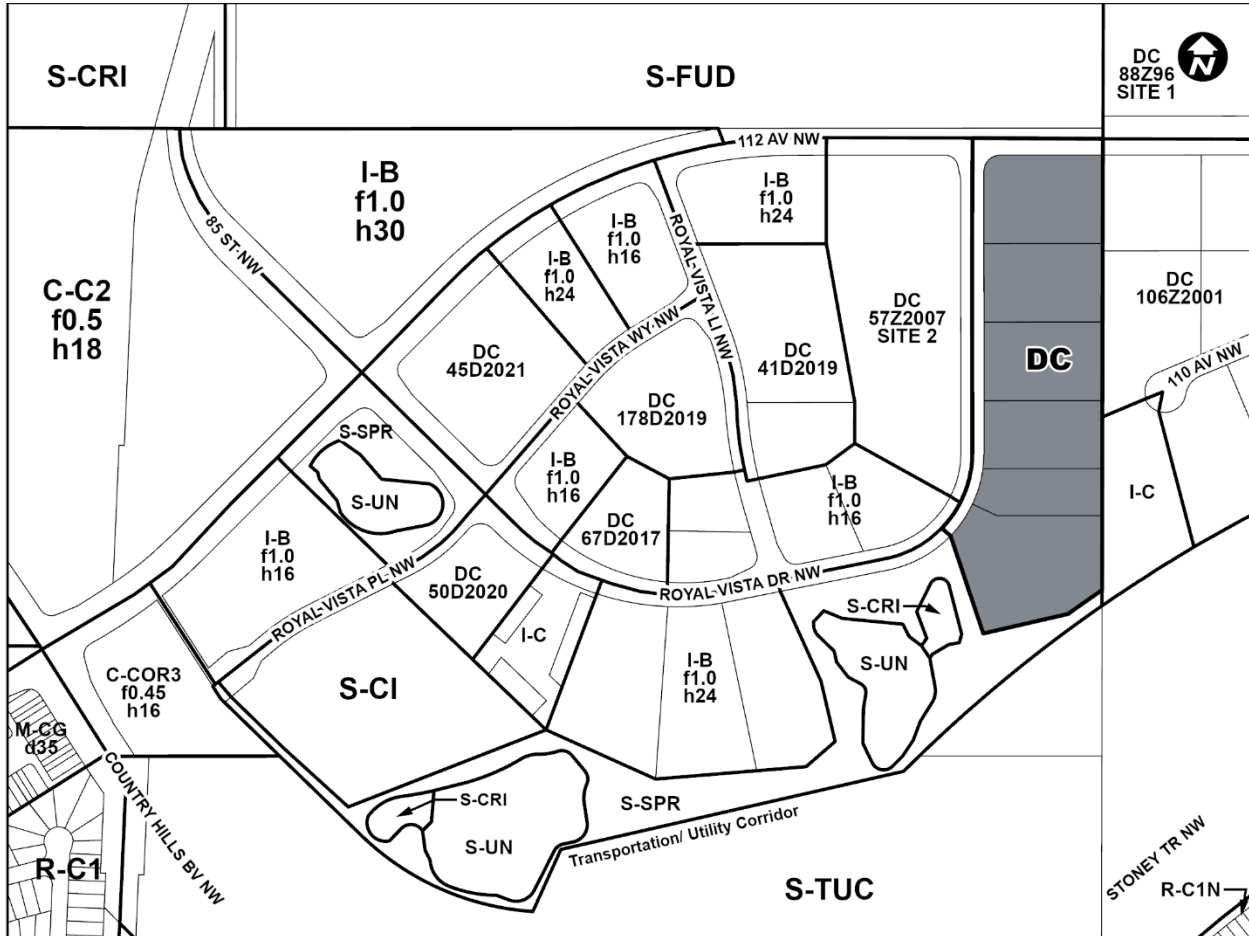
CITY CLERK
SIGNED ON MARCH 29, 2022

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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide a variety of light and medium general industrial uses in addition to commercial 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 the following **uses** where they are located within existing approved **buildings**:

- (a) **Computer Games Facility;**
- (b) **Convenience Food Store;**
- (c) **Information and Service Provider;**
- (d) **Office;**
- (e) **Print Centre;**
- (f) **Radio and Television Studio; and**
- (g) **Specialized Industrial.**

Discretionary Uses

5 (1) **Uses** listed in Section 4 of this Direct Control District Bylaw are **discretionary uses** in this Direct Control District if they are located in proposed **buildings** or proposed additions to existing **buildings**.

(2) The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

(a) with the exclusion of:

- (i) **Convenience Food Store;**
- (ii) **Office; and**
- (iii) **Print Centre; and**

(b) with the addition of:

- (i) **Drinking Establishment – Small;**
- (ii) **Drinking Establishment – Medium;**
- (iii) **Drinking Establishment – Large;**
- (iv) **Fitness Centre;**
- (v) **Funeral Home;**
- (vi) **Health Care Service;**
- (vii) **Health Service Laboratory – Without Clients;**
- (viii) **Indoor Recreation Facility;**
- (ix) **Liquor Store;**
- (x) **Pawn Shop;**
- (xi) **Payday Loan;**
- (xii) **Place of Worship – Medium;**
- (xiii) **Place of Worship – Small;**
- (xiv) **Printing, Publishing and Distributing;**
- (xv) **Recreational Vehicle Sales;**
- (xvi) **Retail and Consumer Service;**
- (xvii) **Service Organization;**
- (xviii) **Social Organization;**
- (xix) **Vehicle Rental – Minor;**
- (xx) **Vehicle Rental – Major; and**
- (xxi) **Vehicle Sales – Major.**

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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.

Building Height

- 7** The maximum *building height* is 24.0 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.