

BYLAW NUMBER 153D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0044/CPC2025-0656)**

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 SEPTEMBER 09, 2025

READ A SECOND TIME, AS AMENDED, ON SEPTEMBER 09, 2025

READ A THIRD TIME, AS AMENDED, ON SEPTEMBER 09, 2025



MAYOR
SIGNED ON SEPTEMBER 23, 2025



DEPUTY CITY CLERK
SIGNED ON SEPTEMBER 23, 2025

AMENDMENT LOC2025-0044/CPC2025-0656
BYLAW NUMBER 153D2025

SCHEDULE A



AMENDMENT LOC2025-0044/CPC2025-0656
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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of office.

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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

(a) **Office.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setback Areas

- 7 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in Section 8 of this Direct Control District and sections 535, 537, 538, and 539 of Land Use Bylaw 1P2007.

Building Setback from Rear Property Line

- 8 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 1.2 metres.
- (2) For a **building** existing at the time of approval of this Direct Control District or an addition to that building, the minimum **building setback** from a **rear property line** is 0.6 metres.

Relaxations

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