

BYLAW NUMBER 250D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0207/CPC2024-0835)**

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 10, 2024

READ A SECOND TIME ON SEPTEMBER 10, 2024

READ A THIRD TIME ON SEPTEMBER 10, 2024

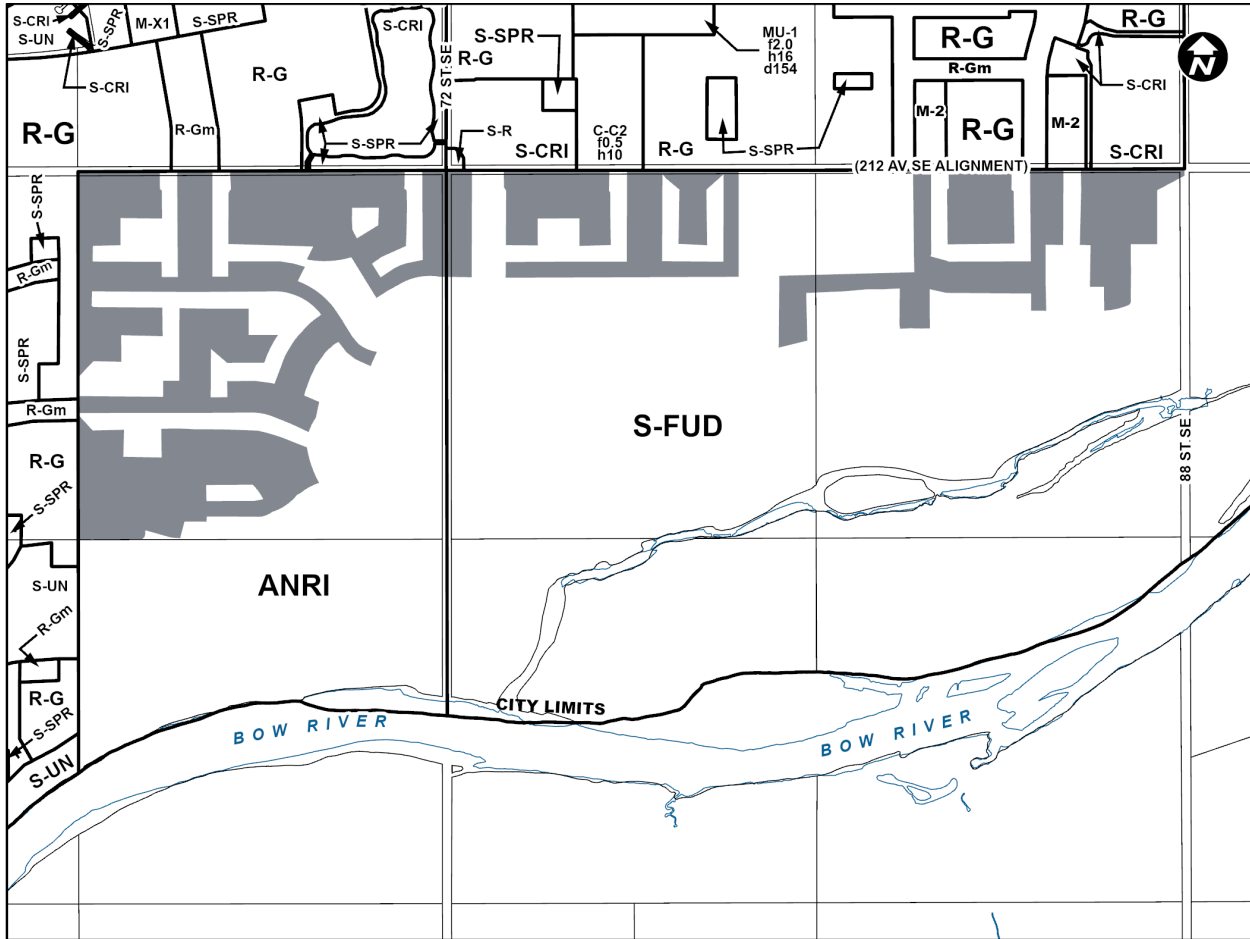


MAYOR
SIGNED ON SEPTEMBER 10, 2024

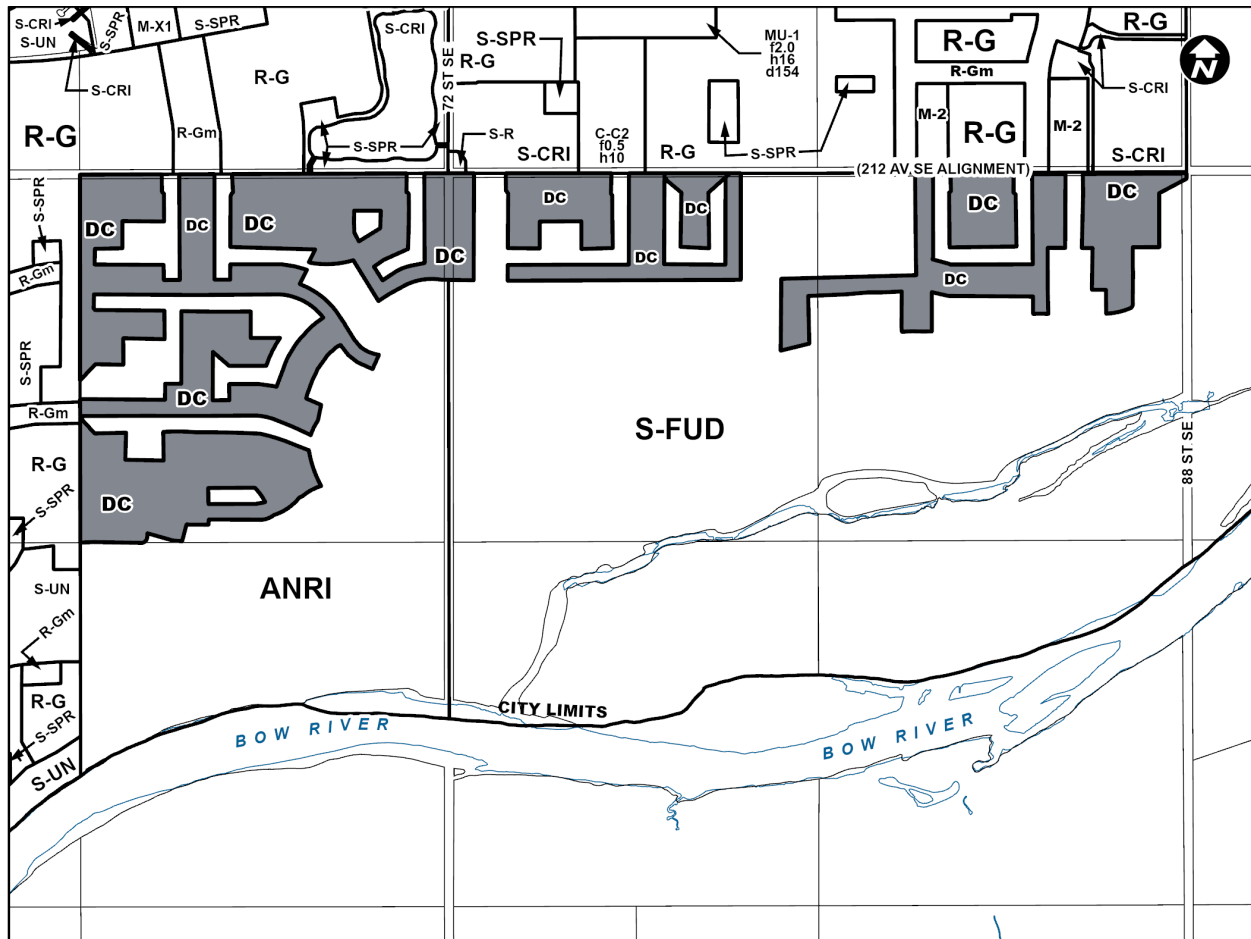


DEPUTY CITY CLERK
SIGNED ON SEPTEMBER 10, 2024

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for low-density residential development with reduced front setbacks and driveway lengths.

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 – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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Discretionary Uses

5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Area

7 The minimum area of a **parcel** is 120.0 square metres per **unit**.

Parcel Coverage

8 (1) The maximum **parcel** coverage for a **laned parcel** is 75.0 per cent of the area of the **parcel**.

(2) In all other cases the maximum **parcel** coverage is 60.0 per cent of the area of the **parcel**.

Building Setback Areas

9 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 547.11 and 547.12 in Bylaw 1P2007.

Building Setback from Front Property Line

10 (1) The minimum **building setback** from a **front property line** is 0.6 metres.

(2) The minimum depth of the **front setback area** is equal to the minimum **building setback** required in subsection (1).

Driveway Length

11 (1) A driveway connecting a **street** to a **private garage** must be a minimum of 0.6 metres in length measured from:

(a) the back of the public sidewalk to the door of the **private garage**; or

(b) a curb where there is no public sidewalk to the door of a **private garage**.

(2) Sections 341 (2), (3), (5) and (8) of Land Use Bylaw 1P2007 do not apply in this Direct Control District.

Relaxations

12 The **Development Authority** may relax the rules contained in Sections 6 through 11 of this Direct Control Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.