

BYLAW NUMBER 24D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0131/CPC2024-1104)**

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.

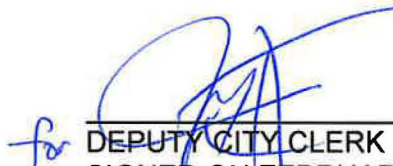
READ A FIRST TIME ON FEBRUARY 04, 2025

READ A SECOND TIME ON FEBRUARY 04, 2025

READ A THIRD TIME ON FEBRUARY 04, 2025

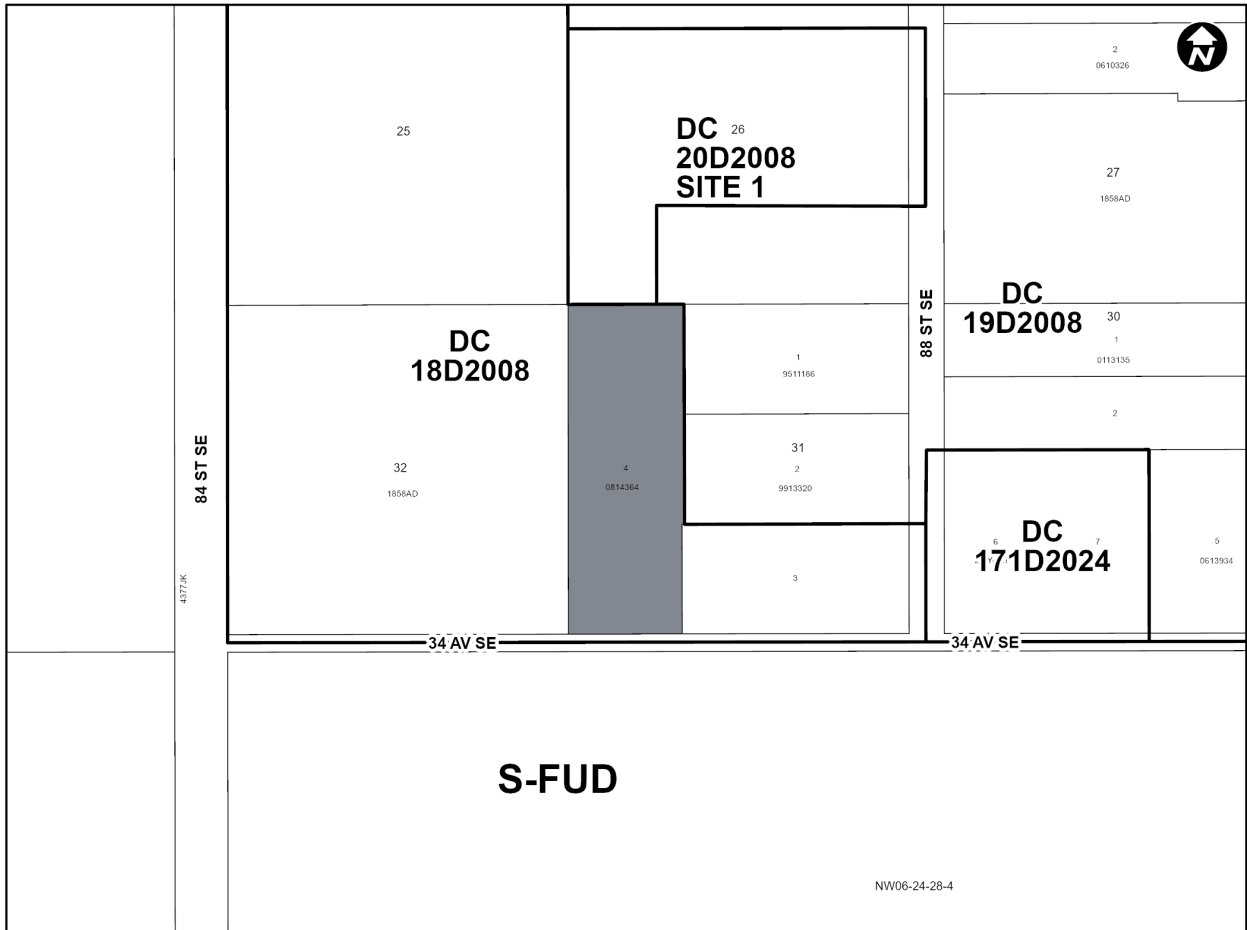


MAYOR
SIGNED ON FEBRUARY 04, 2025

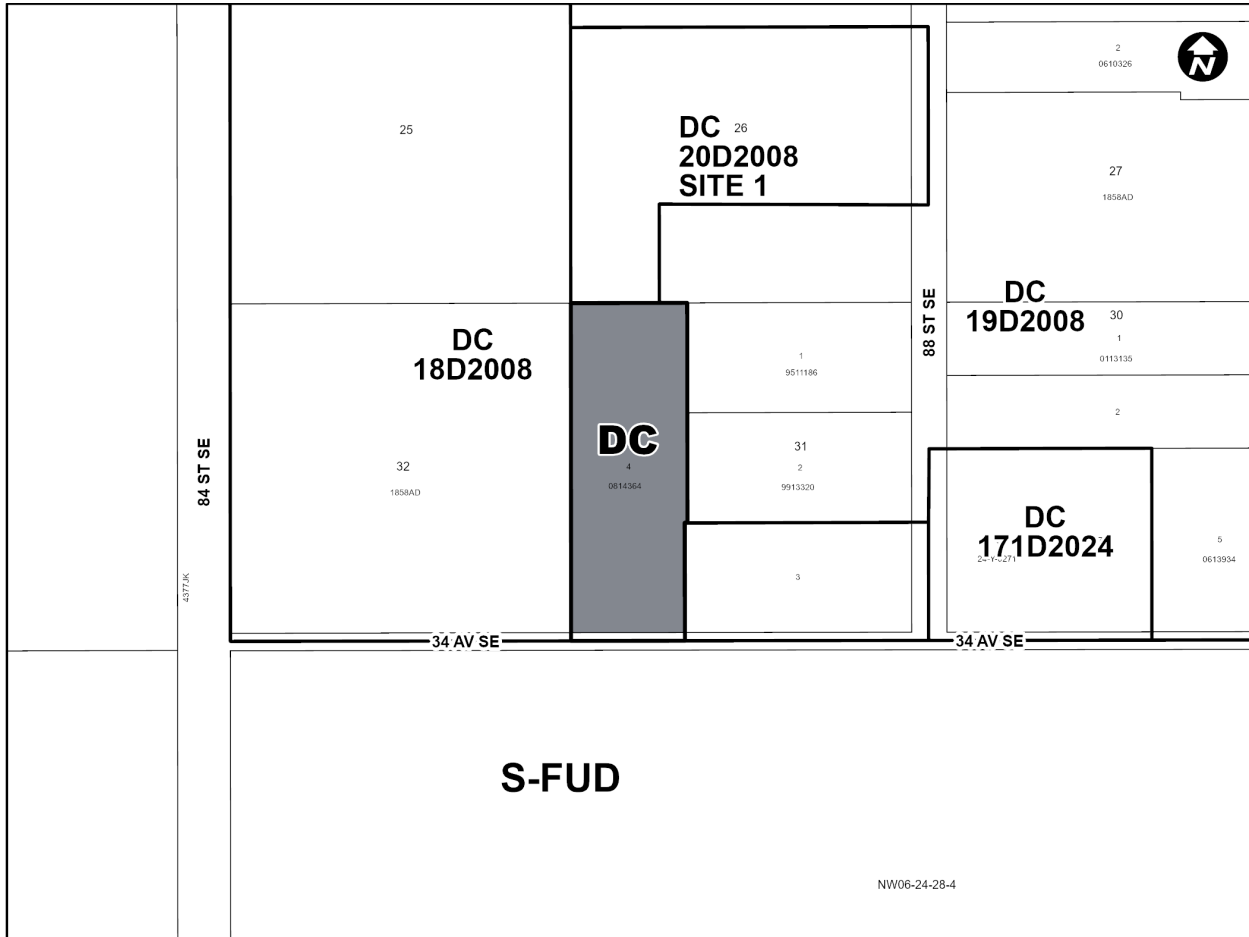


for _____
DEPUTY CITY CLERK
SIGNED ON FEBRUARY 04, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of woodworking shop.

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) “**Woodworking Shop**” means a **use**:
 - (i) where the manufacturing, fabricating, processing, assembly, disassembly, repair, service, refurbishment, warehousing, shipping or distribution of wood products or associated products, materials or equipment occurs;
 - (ii) that may involve chemicals or the application of heat;
 - (iii) that may accommodate a display and sales area provided the products displayed or sold are associated with the **use**;
 - (iv) that may accommodate an office area associated with the **use**;
 - (v) where all of the processes and functions associated with the **use** are contained within a fully enclosed **building**; and
 - (vi) where no dust or vibration is seen or felt outside of the **building**.

Permitted Uses

5 The **permitted uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Woodworking Shop.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Building Size

8 The maximum **gross floor area** of all **buildings** on a **parcel** that is not serviced by **City** water and sewer, is 1600.0 square metres.

Display and Sales Area

- 9 (1) The maximum floor area of a display and sales area located in a **building** is the greater of:
- (i) 38.0 square metres; or
 - (ii) 20.0 per cent of the **gross floor area** of the **use** to a maximum of 465.0 square metres.

- (2) A display and sales area is not allowed if it would result in the **use** operating exclusively as a retail store.

Building Height

10 The maximum building **height** is 12.0 metres.

Setback Areas

- 11 (1) The **front setback area** must have a minimum depth of 15.0 metres.
- (2) The **side setback area** must have a minimum depth of:
- (a) 0.6 metres for **buildings** existing on the date of passage of this Direct Control District Bylaw; and
 - (b) 6.0 metres for new **buildings** or additions to **buildings** existing on the date of passage of this Direct Control District Bylaw.
- (3) The **rear setback area** must have a minimum depth of 15.0 metres.

Relaxations

12 The **Development Authority** may relax the rules contained in Sections 7 and 9 to 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.