

BYLAW NUMBER 27D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0257/CPC2024-1311)**

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

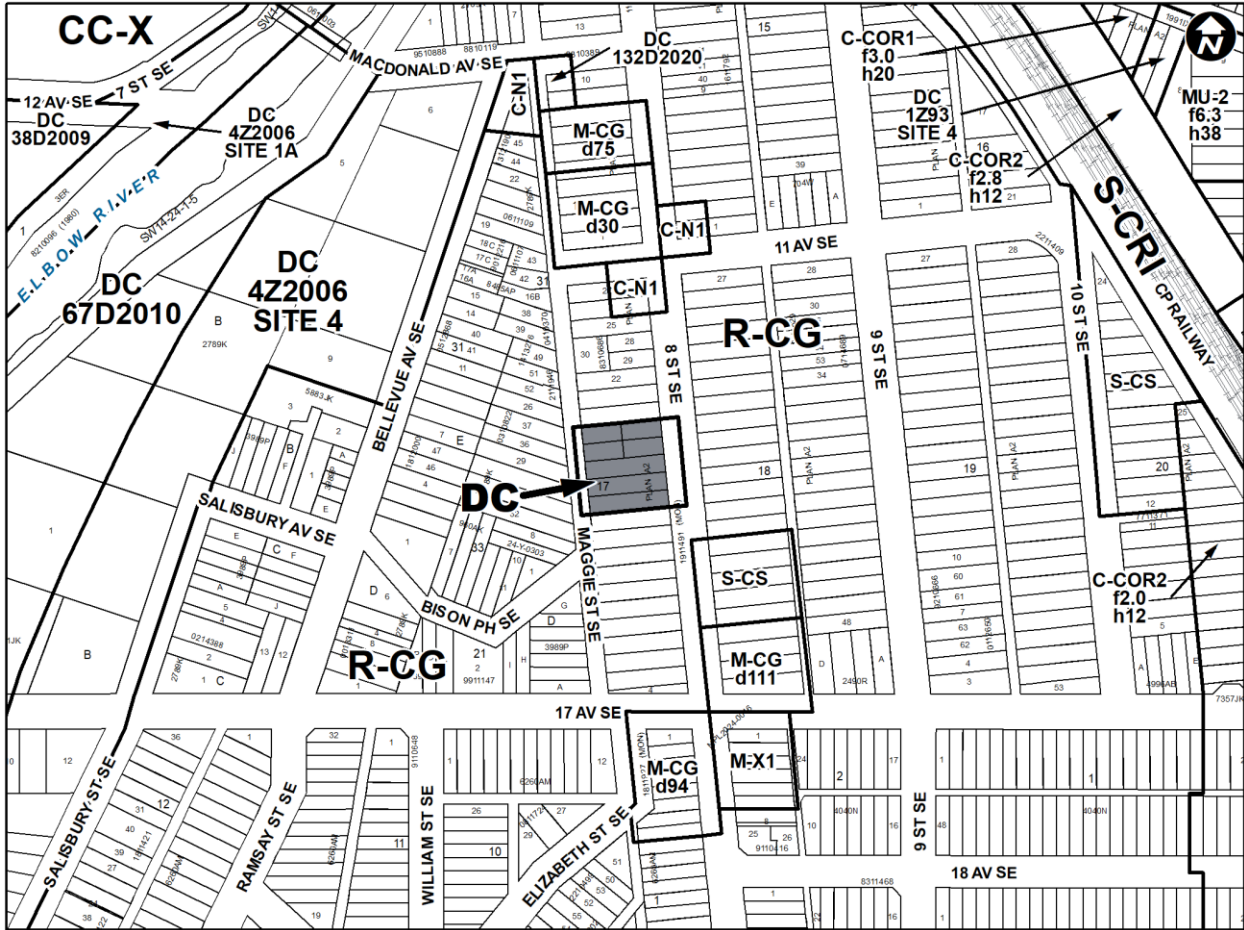


for _____
DEPUTY CITY CLERK
SIGNED ON FEBRUARY 04, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide a pedestrian-oriented street interface on 8 Street SE and Maggie Street SE.

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 Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Dwelling Unit.**

Discretionary Uses

5 The **discretionary uses** of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Dwelling Unit.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setbacks

7 (1) Where a **parcel** shares a **property line** with both Maggie Street SE and 8 Street SE:

- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
- (b) the minimum **building setback** from 8 Street SE is 3.0 metres.

(2) Where a **parcel** shares a **property line** with Maggie Street SE, but not 8 Street SE:

- (a) the minimum **building setback** from Maggie Street SE is 3.0 metres; and
- (b) the minimum **building setback** from the east **property line** is 5.0 metres.

(3) Where a **parcel** shares a **property line** with 8 Street SE, but not Maggie Street SE:

- (a) the minimum **building setback** from 8 Street SE is 3.0 metres; and
- (b) the minimum **building setback** from the west **property line** is 5.0 metres.

(4) The minimum **building setback** from a **side property line** is 1.2 metres.

Accessory Residential Buildings on Maggie Street SE

8 Section 1401(1)(c) of Land Use Bylaw 1P2007 does not apply to an **Accessory Residential Building** located between any **building** and Maggie Street SE.

Driveway Connecting to Maggie Street SE

9 A driveway connecting to Maggie Street SE must:

- (a) not exceed 3.0 metres in length measured along the intended direction of travel for vehicles from the back of the public sidewalk or curb; and
- (b) be a minimum of 3.0 metres in width.

Relaxations

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