

BYLAW NUMBER 44D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0185/CPC2025-0068)**

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 04, 2025

READ A SECOND TIME ON MARCH 04, 2025

READ A THIRD TIME ON MARCH 04, 2025



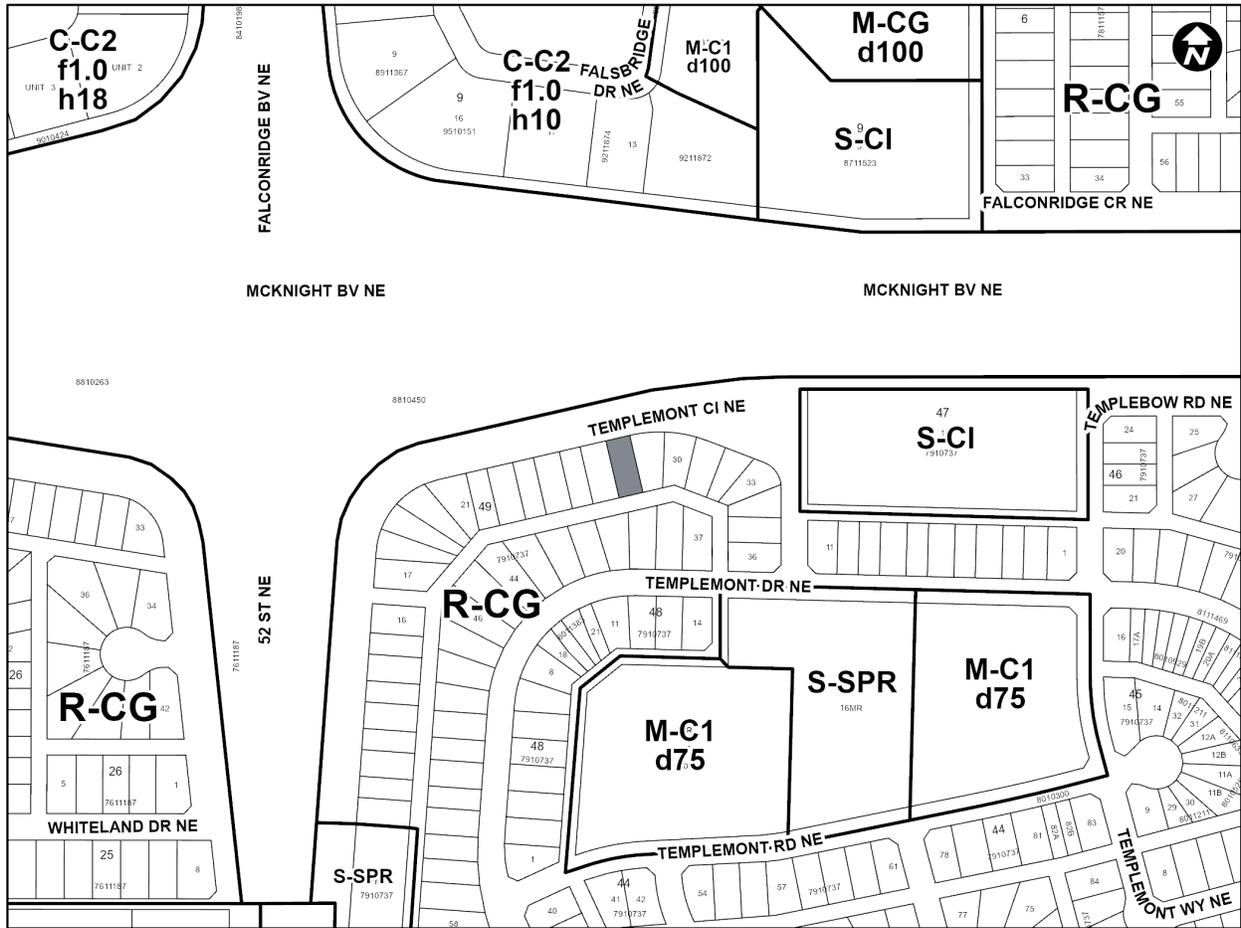
MAYOR
SIGNED ON MARCH 04, 2025



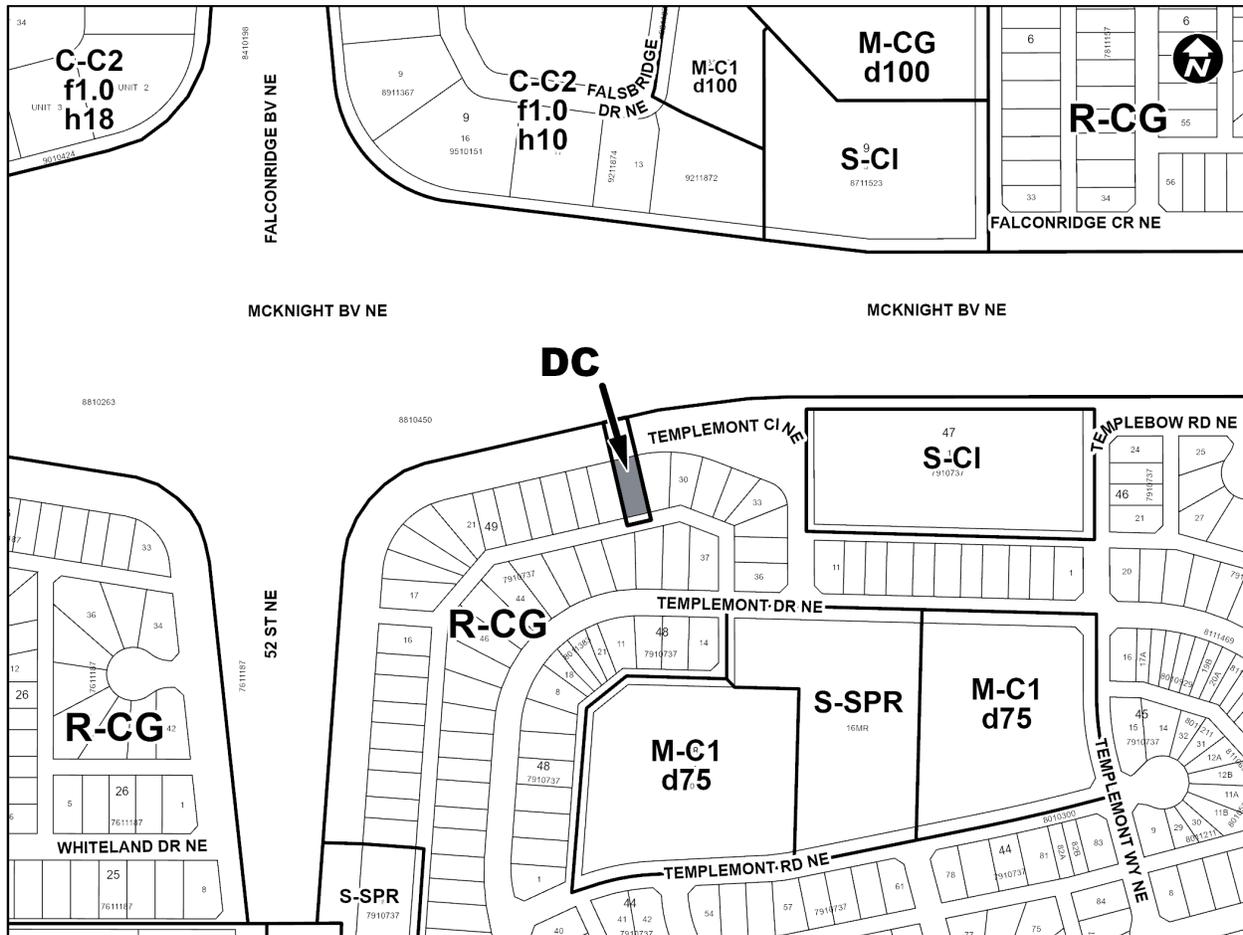
DEPUTY CITY CLERK
SIGNED ON MARCH 04, 2025

AMENDMENT LOC2024-0185/CPC2025-0068
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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for two secondary suites in an existing building.

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

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- 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.

Bylaw 1P2007 District Rules

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

Accessory Suite - Density

- 7 (1) There must not be more than one **Backyard Suite** located on a **parcel**, except where one **Backyard Suite** may be located on any **bare land unit**.
- (2) Unless referenced in subsection (3), there must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- (3) Two **Secondary Suites** may be allowed where they are contained within a **building** existing on the date of passage of this Direct Control District Bylaw and there is no **Backyard Suite** located on the same **parcel**.
- (4) A **Secondary Suite** or a **Backyard Suite** must not be separated from the main residential **use** on a **parcel** by the registration of a condominium or subdivision plan.

Relaxations

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