

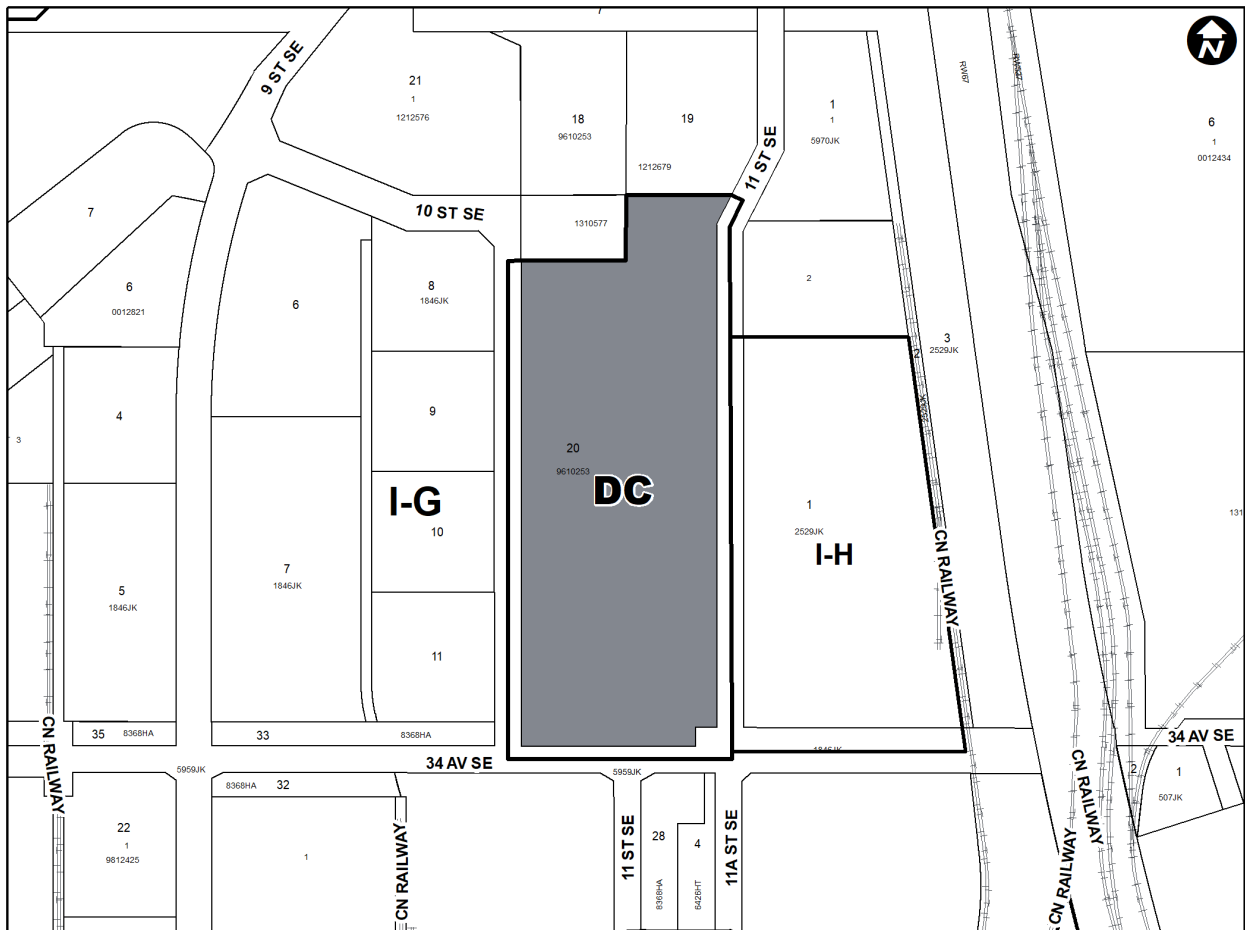
Proposed Direct Control District

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".

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) preserve the industrial nature of the area; and
 - (b) accommodate limited-scale retail sale activities.

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) **“Retail Sales”** means a use:
 - (i) that provides the general retail sale of goods, materials, products or supplies; and
 - (ii) that must only display items for sale indoors.

Permitted Uses

5 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Artist’s Studio.**

Discretionary Uses

6 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following if located within a **building** legally existing prior to the effective date of this bylaw:

- (a) **Retail Sales.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Gross Floor Area for Retail Sales and Artist’s Studio

8 The cumulative **gross floor area** of **Retail Sales** and **Artist’s Studio uses** in a **building** legally existing prior to the effective date of this Bylaw must not exceed 1,370.0 square metres.

Relaxations

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