

THE CITY OF CALGARY LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	7P2011	January 10, 2011	22P2016	May 2, 2016
13P2008	June 1, 2008	13P2011	February 7, 2011	23P2016	May 24, 2016
15P2008	June 1, 2008	21P2011	June 20, 2011	27P2016	June 13, 2016
47P2008	June 1, 2008	24P2011	June 27, 2011	29P2016	June 13, 2016
48P2008	June 1, 2008	27P2011	July 1, 2011	28P2016	June 14, 2016
49P2008	June 1, 2008	30P2011	July 25, 2011	43P2016	November 21, 2016
50P2008	June 1, 2008	31P2011	September 12, 2011	4P2017	January 23, 2017
53P2008	June 1, 2008	33P2011	September 19, 2011	5P2017	February 13, 2017
54P2008	May 12, 2008	35P2011	December 5, 2011	13P2017	March 27, 2017
57P2008	June 9, 2008	36P2011	December 5, 2011	20P2017	May 1, 2017
67P2008	October 1, 2008	4P2012	January 10, 2012	29P2017	June 26, 2017
68P2008	October 6, 2008	2P2012	February 6, 2012	30P2017	June 26, 2017
71P2008	December 22, 2008	9P2012	April 23, 2012	37P2017	August 2, 2017
51P2008	January 4, 2009	12P2012	May 7, 2012	49P2017	September 12, 2017
75P2008	January 4, 2009	30P2012	November 5, 2012	50P2017	September 25, 2017
1P2009	January 26, 2009	32P2012	December 3, 2012	56P2017	September 25, 2017
10P2009	April 21, 2009	4P2013	March 1, 2013	24P2018	March 13, 2018
17P2009	June 1, 2009	5P2013	March 25, 2013		January 29, 2019
28P2009	July 13, 2009	38P2013	September 2, 2013	13P2018	April 2, 2018
31P2009	September 14, 2009	44P2013	December 2, 2013	16P2018	April 2, 2018
41P2009	October 13, 2009	7P2014	April 14, 2014	18P2917	April 2, 2018
32P2009	December 14, 2009	33P2013	June 9, 2014	17P2018	April 10, 2018
46P2009	December 14, 2009	13P2014	June 9, 2014	25P2018	April 24, 2018
38P2009	December 15, 2009	15P2014	June 9, 2014	39P2018	June 11, 2018
3P2010	March 1, 2010	11P2014	June 19, 2014	40P2018	June 25, 2018
11P2010	April 19, 2010	24P2014	October 27, 2014	26P2018	July 30, 2018
14P2010	May 17, 2010	37P2014	December 22, 2014	51P2018	August 6, 2018
26P2010	May 17, 2010	5P2015	March 9, 2015	52P2018	August 7, 2018
12P2010	June 7, 2010	13P2015	May 13, 2015	67P2018	September 25, 2018
19P2010	June 7, 2010	26P2015	September 1, 2015	61P2018	October 9, 2018
23P2010	June 7, 2010	40P2015	November 9, 2015	62P2018	October 9, 2018
32P2010	July 26, 2010	43P2015	November 9, 2015	83P2018	December 10, 2018
34P2010	August 19, 2010	45P2015	December 8, 2015	10P2019	January 29, 2019
39P2010	November 22, 2010	15P2016	April 22, 2016		

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

TITLE: THE CALGARY LAND USE BYLAW 1P2007

AUTHOR: LAND USE BYLAW SUSTAINMENT TEAM,
DEVELOPMENT & BUILDING APPROVALS,
PLANNING IMPLEMENTATION

STATUS: APPROVED BY CITY COUNCIL
2007 JULY 23

PRINTING DATE: 2008 AUGUST

ADDITIONAL COPIES: THE CITY OF CALGARY
DEVELOPMENT & BUILDING APPROVALS
PLANNING IMPLEMENTATION
DOCUMENT SALES CENTRE #8135
P.O. BOX 2100, STN M
CALGARY, ALBERTA T2P 2M5

PHONE: CALL 3-1-1

WEB: calgary.ca/landusebylaw

DOWNLOAD FROM: calgary.ca/landusebylaw

GO TO: The Calgary Land Use Bylaw, 1P2007

SECTION	PAGE
PART 5: LOW DENSITY RESIDENTIAL DISTRICTS	
Division 1: General Rules for Low Density Residential Land Use Districts	
334	Projections Into Setback Areas 279
335	Length of Portions of a Building in Setback Areas 279
336	Projections Into Front Setback Area 279
337	Projections Into Side Setback Area 280
338	Projections Into Rear Setback Area 281
338.1	Patios 282
339	Decks 282
339.1	Porches 283
340	Balconies 283
341	Driveways 283
342	Retaining Walls 285
343	Fences 285
343.1	Solar Collectors 285
343.2	Skateboard and Sports Ramps 286
344	Objects Prohibited or Restricted 286
345	Accessory Residential Building 287
346	Restrictions on Use of Accessory Residential Building 288
347	Contextual Single Detached Dwelling 289
347.1	Contextual Semi-detached Dwelling 290
347.2	Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings 292
347.3	Permitted use Rowhouse Building 292.1
348	Visibility Setback 292.2
349	Roof Equipment Projection 292.2
350	Private Maintenance Easements 292.3
351	Secondary Suite 292.3
351.1	<i>deleted</i> 292.3
352	Backyard Suite 292.3
353	<i>deleted</i> 292.5
354	Accessory Suite Density 292.5
355	<i>deleted</i> 292.5
356	<i>deleted</i> 292.6
357	Parcels Deemed Conforming 292.6
358	Dwellings Deemed Conforming 292.6
359	Personal Sales 292.7
360	Building Height 292.7
361	Building Height on a Corner Parcel 292.8
362	<i>deleted</i> 292.9
363	Approved Building Grade Plans 292.9
364	Gated Access 292.9
365	Exempt Additions 292.9
365.1	Cottage Housing Cluster 292.10

SECTION	PAGE
Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L)	
(R-C1Ls) District	
366	Purpose 293
367	Permitted Uses 293
368	Discretionary Uses 293
369	Permitted and Discretionary Uses for Parcels Designated R-C1Ls 294
370	Rules 294
371	Number of Main Residential Buildings on a Parcel 294
372	Parcel Width 294
373	Parcel Depth..... 294
374	Parcel Area 295
375	Parcel Coverage..... 295
376	<i>deleted</i> 295
377	Building Setback Areas 295
378	Building Setback from Front Property Line..... 295
379	Building Setback from Side Property Line 295
380	Building Setback from Rear Property Line 296
381	Building Height 296
382	<i>deleted</i> 296
383	<i>deleted</i> 296
Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s)	
District	
384	Purpose 299
385	Permitted Uses 299
386	Discretionary Uses 299
387	Permitted and Discretionary Uses for Parcels Designated R-C1s 301
388	Rules 301
389	Number of Main Residential Buildings on a Parcel 301
390	Parcel Width 301
391	Parcel Depth..... 302
392	Parcel Area 302
393	Parcel Coverage..... 302
394	<i>deleted</i> 302
395	Building Setback Areas 302
396	Building Setback from Front Property Line..... 302
397	Building Setback from Side Property Line 302
398	Building Setback from Rear Property Line 303
399	Building Height 304
400	<i>deleted</i> 304
401	<i>deleted</i> 304
402	<i>deleted</i> 304
403	<i>deleted</i> 304

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

Secondary Suite

12P2010, 24P2014

- 351 (1)** For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
- (2)** Except as otherwise stated in subsections (2.1) and (3), the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 100.0 square metres:
- (a) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N Districts; or 24P2018
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (2.1)** There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**. Internal landings and stairways providing access to the **basement** may be located above **grade**. 23P2016, 4P2017
- (3)** The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4)** A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors; and 16P2018
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
- (c) *deleted* 16P2018
- 351.1** *deleted* 12P2012, 24P2014

Backyard Suite

12P2012, 24P2014

- 352 (1)** For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:
- (a) 1.5 metres for any portion of the **building** used as a **Backyard Suite**; and
- (b) 0.6 metres for any portion of the **building** used as a **private garage**.
- (2)** Unless otherwise specified in the district, for a **Backyard Suite**, the minimum **building setback** from a **side property line** is 1.2 metres for any portion of the **building** used as a **Backyard Suite**.

- 10P2019 (3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- 10P2019 (3.1) The minimum façade separation in subsection (3) may be reduced to 1.5 metres where **amenity space** is provided at **grade** that:
- (a) is adjacent to the **main residential building** and the **Backyard Suite**; and
 - (b) has no dimension less than 5.0 metres.
- 10P2019 (3.2) (a) Where portions of a **Backyard Suite** meet the requirements of subsection (b) these portions may project:
- (i) into a **setback area** from a **property line** shared with a **street** or a **lane** to a minimum **building setback** of 0.6 metres from the shared **property line**; and
 - (ii) 0.6 metres into the minimum separation area required in subsection (3) or the **amenity space** required in subsection (3.1);
- (b) Projections described in subsection (a) must:
- (i) not exceed 40.0 per cent of the length of the façade on each **storey** for the total combined length of all projections;
 - (ii) each contain a window; and
 - (iii) each have a maximum length of 3.1 metres
- 10P2019 (4) Unless otherwise referenced in subsection (4.1), the maximum **building height** for a **Backyard Suite** is 7.5 metres.
- 10P2019 (4.1) The maximum **building height** for a **Backyard Suite** is:
- (a) 5.0 metres measured from **grade** at a **side property line** shared with a **parcel** designated with a **low density residential district**;
 - (b) 3.0 metres measured from **grade** at a **rear property line** shared with a **parcel** designated with a **low density residential district**; and
 - (c) increases at a 45 degree angle to a maximum of 7.5 metres at a proportional distance from the shared **property line**.
- 10P2019 (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and internal landings not exceeding 2.5 square metres, is 75.0 square metres.

- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) A **Backyard Suite** must have a **private amenity space** that:
- (a) is located outdoors; and 16P2018
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
 - (c) *deleted* 16P2018
- (8) A **Backyard Suite** may include a **balcony** where the **balcony**:
- (a) projects from a façade that faces a **property line** shared with a **lane** or a **street**; or 10P2019
 - (b) includes a **privacy wall** that **screens** the **balcony** from a **property line** shared with a **parcel** designated with **low density residential district** where:
 - (i) the **balcony** is setback less than 4.0 metres from the shared **property line**; and
 - (ii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height.
- (9) A **balcony** attached to a **Backyard Suite** may project into a required **setback area** from a **property line** shared with a **street** or a **lane** to a minimum setback of 0.6 metres from the **property line**. 10P2019

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted***Accessory Suite – Density**

12P2010, 24P2014

- 354 (1) Unless otherwise referenced in subsection (4), there must not be more than one **Backyard Suite** located on a parcel. 4P2017, 62P2018
- (1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**. 62P2018
- (2) Unless otherwise referenced in subsection (4), a **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**. 4P2017
- (3) 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. 23P2016
- (4) In the R-CG District, one **Backyard Suite** or one **Secondary Suite** may be located on a **bare land unit** containing a **Dwelling Unit**. 4P2017

Secondary Suite – Entry and Stairways355 *deleted*

12P2010

Secondary Suite – Building Height

12P2010, 24P2014 **356** *deleted*

Parcels Deemed Conforming

9P2012 **357** Where a *parcel* is legally existing or approved prior to the effective date of this Bylaw and the *parcel width*, *parcel depth* or the area of the *parcel* is less than the minimum required in a district the *parcel* is deemed to conform to the minimum requirement of this Bylaw provided that the *use* of the *parcel* is not being intensified.

Dwellings Deemed Conforming

- 5P2013 **358** (1) *Decks* greater than 1.5 metres in height, *landings*, *retaining walls* and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- 27P2011 (2) When a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** has been constructed in accordance with this Bylaw, and is located in a *Developed Area*, the maximum *building height*, minimum *building setback* from a *front property line* and maximum *building depth* determined at the time of the *development* are the requirements until further *development* occurs on the *parcel*.
- 53P2008 (3) The *building setback* from the *front property line* for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** in the *Developed Area* is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
 - (b) the *building setback* from the *front property line* is:
 - (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
 - (ii) a minimum of 3.0 metres for any other *residential district*; and
 - (c) the *main residential building*:
 - (i) has not been added to after the effective date of this Bylaw; or
 - (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a *building setback* from the *front property line*.
- 67P2008 (4) The *building height* for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** in the *Developed Area* is deemed to conform with the requirements of this Bylaw providing:
- 67P2008, 46P2008

- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a *development permit* under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw. 46P2008

Personal Sales

- 359 *Personal sales* may be conducted on a *parcel* a total of eight days in any calendar year.

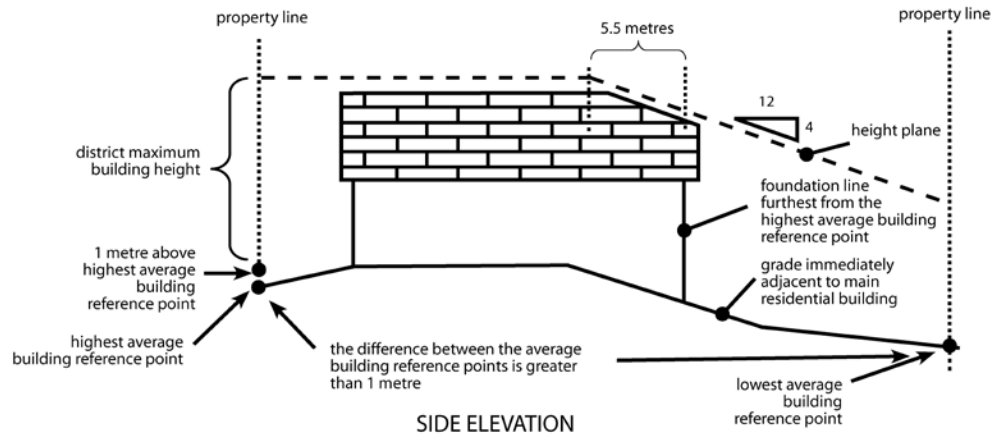
Building Height

- 360 (1) Unless otherwise referenced in (5), the *building height* of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling**, must not exceed a height plane described in this section. 3P2010
- (2) When the difference between the *average building reference point* at the front corners of the *parcel* and those at the rear of the *parcel* is greater than or equal to 1.0 metres, the *building height* must not be greater than a height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest *average building reference point*; and 9P2012
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the *average building reference points* at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the *building height* must not be greater than the height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the *parcel*.

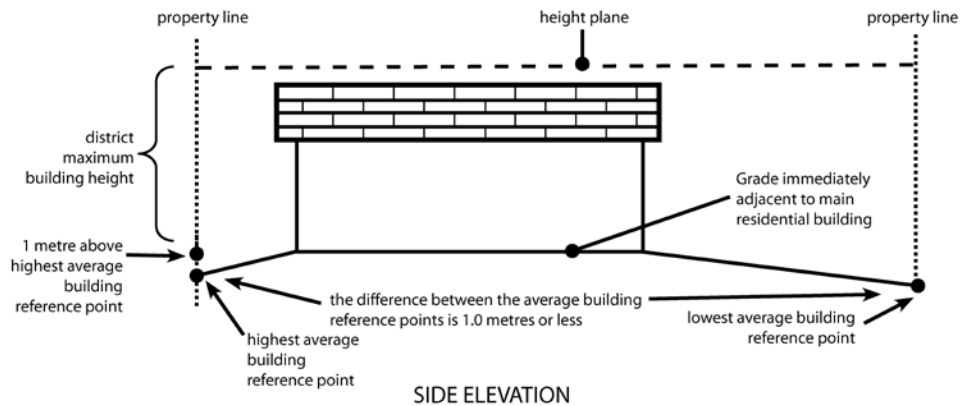
3P2010

- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:
Building Height
Subsection 360(2)



Subsection 360(3)



3P2010

- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point adjacent to the addition when the addition is less than or equal to:
- 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**; and
 - 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.

3P2012, 24P2014
45P2015

Building Height on a Corner Parcel

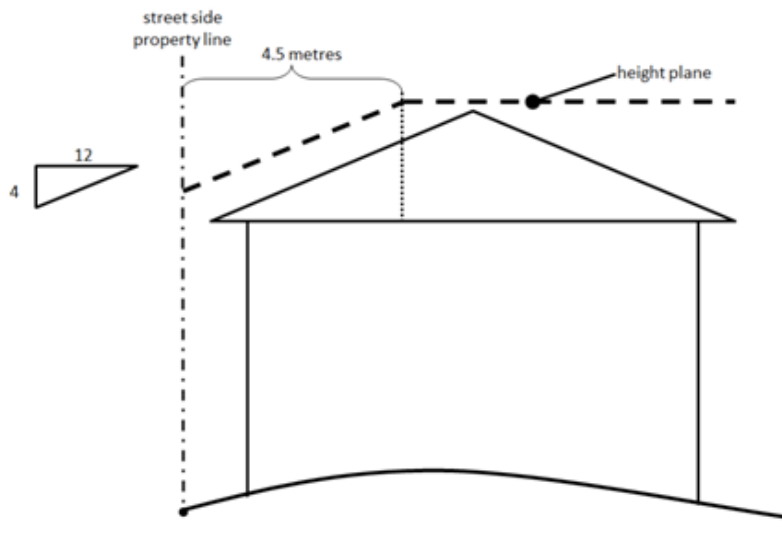
- 361 (1) In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** located on a **corner parcel**, the **building height** must not be greater than a height plane that intersects the horizontal portion of

the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.

- (2) The following diagram illustrates the rules of subsection 361(1)
Illustration 2:

45P2015

**Building Height on a Corner Parcel
Section 361(1)**



362 *deleted*

3P2010

Approved Building Grade Plans

363 All **building reference points** must be in accordance with a **building** grade plan.

47P2008, 46P2009,
9P2012

Gated Access

364 A gate must not be located across a **private condominium roadway**.

Exempt Additions

365 In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

32P2012

- (a) the existing **building** must:
 - (i) conform to the rules of this Bylaw; and
 - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
 - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:

- (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
- (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (c) the addition or exterior alteration may:
 - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres, or 1.8 metres for a **porch**, provided the **building** will comply with the minimum setback from a **front property line** specified in the district; and
 - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules:
 - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
 - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

61P2018

3P2010

15P2016

Cottage Housing Cluster

- 365.1 (1)** Unless otherwise referenced in subsection (2), the minimum separation distance between **cottage buildings** is 3.0 metres.
- (2)** When a **common amenity space – outdoors** is located between two **cottage buildings**, the minimum separation distance between those **buildings** is 6.0 metres.
- (3)** Within each **Cottage Housing Cluster** the maximum number of **Dwelling Units** is 25.
- (4)** Each **cottage building** must be **adjacent** to the common open space.
- (5)** The maximum **gross floor area** of any individual **storey** of a **Dwelling Unit** in a **cottage building** is 100.0 square metres.
- (6)** The maximum **gross floor area** of a **Dwelling Unit** in a **cottage building** is 150.0 square metres.
- (7)** Each **Dwelling Unit** in a **cottage building** must have a **private amenity space** that:

- (a) is provided outdoors; and
 - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8) For **Dwelling Units** in a **cottage building** that are located on the floor closest to **grade**, a **private amenity space** must be provided in the form of a **patio**, **porch** or **deck**.
- (9) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
- (10) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and
- (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
 - (b) have no dimension less than 6.0 metres;
 - (c) must be centrally located in a single contiguous area;
 - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
 - (e) must include a sidewalk to the **street**;
 - (f) must not be used for vehicular access; and
 - (g) must not be located in any **setback area**.
- (11) **Private amenity space** is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a **cottage building** may project a maximum of 0.6 metres into any **setback area**.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (15) For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority** that:
 - (i) must not be located in an **actual front setback area**;
 - (ii) must not be located in an actual **side setback area** on the public **street** side of a **corner parcel**; and

- (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
 - (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District

Purpose

- 366** (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.
- (2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite** as a **permitted use** on the same **parcel** as a **Single Detached Dwelling**. 12P2010,
24P2014,
24P2018

Permitted Uses

- 367** The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**

Discretionary Uses

- 368** The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:
- (a) **Backyard Suite;** 24P2018
 - (a.1) **Bed and Breakfast;** 24P2018
 - (b) **Community Entrance Feature;**
 - (b.1) **Home Based Child Care – Class 2;** 17P2009
 - (c) **Home Occupation – Class 2;**
 - (d) **Place of Worship – Small;**
 - (e) **Power Generation Facility – Small;**
 - (e.1) **Secondary Suite;** 24P2018

- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

12P2010, 33P2011

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 (1) *Parcels* designated R-C1Ls have the same **permitted uses** referenced in section 367 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

24P2014

(2) *Parcels* designated R-C1Ls have the same **discretionary uses** referenced in section 368 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

370 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008

Number of Main Residential Buildings on a Parcel

371 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

372 The minimum **parcel width** is 24.0 metres.

12P2010, 23P2016

Parcel Depth

373 The minimum **parcel depth** is 22.0 metres.

Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s) District

Purpose

- 384 (1)** The Residential – Contextual One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**.
- (2)** **Parcels** designated R-C1s are intended to accommodate a **Secondary Suite** as a **permitted use** on the same **parcel** as a **Single Detached Dwelling**. 12P2010,
24P2014,
24P2018

Permitted Uses

- 385 (1)** The following **uses** are **permitted uses** in the Residential – Contextual One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;** 17P2009
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted* 46P2009
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A;** and 4P2012
 - (h) *deleted* 4P2012
 - (i) **Utilities.**
- (2)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 53P2008
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School;** and
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 386 (1)** The following **uses** are **discretionary uses** in the Residential – Contextual One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;** 24P2011

- 24P2018
- (a.2) **Backyard Suite;**
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
- 17P2009
- (d.1) **Home Based Child Care – Class 2;**
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**
- 24P2018
- (h.1) **Secondary Suite;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class C;**
 - (k) **Sign – Class E;**
 - (l) **Single Detached Dwelling;**
 - (m) **Temporary Residential Sales Centre; and**
 - (n) **Utility Building.**
- 53P2008
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
 - (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School – Private;**
 - (e) **School Authority Purpose – Major; and**
 - (f) **Service Organization.**
 - (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One Dwelling District that has a **building** used or previously used as **School Authority – School**:
 - (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**

Division 6: Residential – One Dwelling (R-1) (R-1s) District

Purpose

- 444** (1) The Residential – One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area*.
- (2) *Parcels* designated R-1s are intended to accommodate a **Secondary Suite** as a *permitted use* on the same *parcel* as a **Single Detached Dwelling**. 12P2010, 24P2014, 24P2018

Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) **Park;**
 - (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Single Detached Dwelling; and** 4P2012
 - (g) *deleted* 4P2012
 - (h) **Utilities.**

Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;**
 - (a.2) **Backyard Suite;** 24P2018
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) **Home Based Child Care – Class 2;** 17P2009
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**

- 24P2018
- (h.1) **Secondary Suite;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class C;**
 - (k) **Sign – Class E;**
 - (l) **Temporary Residential Sales Centre;** and
 - (m) **Utility Building.**

12P2010, 33P2011 **Permitted and Discretionary Uses for Parcels Designated R-1s**

447 (1) *Parcels* designated R-1s have the same **permitted uses** referenced in section 445 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

24P2014 **(2)** *Parcels* designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:

- (a) **Backyard Suite.**

Rules

448 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

13P2008 **Number of Main Residential Buildings on a Parcel**

449 The maximum number of **main residential buildings** on a **parcel** is one.

Parcels Containing Suites

Parcel Width

12P2010, 24P2014, 23P2016 **450** The minimum **parcel width** is 10.0 metres.

Parcel Depth

12P2010, 23P2016 **451** The minimum **parcel depth** is 22.0 metres.

Parcel Area

12P2010, 24P2014, 23P2016 **452** The minimum area of a **parcel** is 330.0 square metres.

Parcel Coverage

453 The maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.