

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009
13P2008	June 1, 2008	46P2009	December 14, 2009
15P2008	June 1, 2008	38P2009	December 15, 2009
47P2008	June 1, 2008	3P2010	March 1, 2010
48P2008	June 1, 2008	11P2010	April 19, 2010
49P2008	June 1, 2008	14P2010	May 17, 2010
50P2008	June 1, 2008	26P2010	May 17, 2010
53P2008	June 1, 2008	12P2010	June 7, 2010
54P2008	May 12, 2008	19P2010	June 7, 2010
57P2008	June 9, 2008	23P2010	June 7, 2010
67P2008	October 1, 2008	32P2010	July 26, 2010
68P2008	October 6, 2008	34P2010	August 19, 2010
71P2008	December 22, 2008	39P2010	November 22, 2010
51P2008	January 4, 2009	7P2011	January 10, 2011
75P2008	January 4, 2009	13P2011	February 7, 2011
1P2009	January 26, 2009		
10P2009	April 21, 2009		
17P2009	June 1, 2009		
28P2009	July 13, 2009		
31P2009	September 14, 2009		
41P2009	October 13, 2009		

#### 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.*

## **PUBLISHING INFORMATION**

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- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **balcony**.

## Driveways

- 341 (1)** A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
  - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2)** A driveway connecting to a **street** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
    - (i) the back of the the public sidewalk; or
    - (ii) a curb where there is no public sidewalk; and
  - (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- (3)** A driveway connecting to a **lane** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles.
- (4)** Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is surfaced with asphalt, concrete or similar hard surface.
- (5)** That portion of a driveway within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:
- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
  - (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- (6)** In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
  - (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
  - (c) there is a legally existing driveway that it is not being relocated or widened.
- (7)** A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.

57P2008,  
13P2011

13P2011

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- (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

### Retaining Walls

- 342 (1) A **retaining wall** must be less than 1.0 metre in height when measured from **grade**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

### Fences

- 343 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
  - (b) 2.0 metres in all other cases; and
  - (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

### Solar Collectors

- 343.1 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- 68P2008 (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:
- (a) a maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
  - (b) in all other cases, maximum of 1.3 metres from the surface of a roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4) A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of: