

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 281
339	Decks 282
340	Balconies 282
341	Driveways 283
342	Retaining Walls 284
343	Fences 284
343.1	Solar Collectors 284
343.2	Skateboard and Sports Ramps 285
344	Objects Prohibited or Restricted 286
345	Accessory Residential Building 286
346	Restrictions on Use of Accessory Residential Building 287
347	Contextual Single Detached Dwelling 288
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
348	Visibility Setback 292.2
349	Roof Equipment Projection 292.2
350	Private Maintenance Easements 292.2
351	Secondary Suite 292.2
351.1	<i>deleted</i> 292.3
352	Backyard Suite 292.3
353	<i>deleted</i> 292.3
354	Accessory Suite Density 292.3
355	<i>deleted</i> 292.4
356	<i>deleted</i> 292.4
357	Parcels Deemed Conforming 292.4
358	Dwellings Deemed Conforming 292.4
359	Personal Sales 292.5
360	Building Height 292.5
361	Building Height on a Corner Parcel 292.6
362	<i>deleted</i> 292.7
363	Approved Building Grade Plans 292.7
364	Gated Access 292.7
365	Exempt Additions 292.7
365.1	Cottage Housing Cluster 292.8

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

SECTION	PAGE
487 Building Height	339
488 Motor Vehicle Parking Stalls.....	339
 Division 9: Residential – Low Density Multiple Dwelling (R-2M) District	
489 Purpose	341
490 Permitted Uses	341
490.1 Parcels Containing Suites	341
491 Discretionary Uses	341
492 Rules	342
493 Density	342
494 Parcel Width	343
495 Parcel Depth.....	343
496 Parcel Area	343
497 Parcel Coverage.....	344
498 Building Setback Areas	344
499 Building Setback from Front Property Line.....	344
500 Building Setback from Side Property Line.....	344
501 Building Setback from Rear Property Line	345
502 Building Height	345
503 Garbage	345
504 Recycling Facilities.....	346
505 Motor Vehicle Parking Stalls.....	346
 Division 10: Residential – Manufactured Home (R-MH) District	
506 Purpose	347
507 Permitted Uses.....	347
508 Discretionary Uses	347
509 Rules	348
510 Density	348
511 Parcel Width	348
512 Parcel Frontage.....	348
513 Parcel Area.....	348
514 Parcel Coverage.....	348
515 Building Setback Areas	348
516 Building Setbacks from a Property Line	348
517 Projections into Setback Areas.....	349
518 Building Height	349
519 Outdoor Private Amenity Space	349
520 Manufactured Home Installation.....	349
521 Accessory Residential Building	349
522 Manufactured Home Park	349
523 Garbage	350
524 Recycling Facilities.....	351
 Division 11: Grade-Oriented Infill (R-CG) District	
525 Purpose	353
526 Permitted Uses.....	353
527 Discretionary Uses	353

SECTION	PAGE
528 Rules	354
529 Density	354
530 <i>deleted</i>	355
531 Parcel Width	355
532 Facade Width	355
533 Parcel Area	355
534 Parcel Coverage	355
535 Building Depth	356
536 Building Setback Areas	356
537 Building Setback from Front Property Line	356
538 Block Face Requirements	357
539 Building Setback from Side Property Line	357
540 Building Setback from Rear Property Line	358.1
541 Building Height	358.1
542 Outdoor Private Amenity Space	358.2
543 Landscaping	358.3
544 Balconies	358.4
545 Accessory Residential Buildings	358.4
546 Motor Vehicle Parking Stalls	358.4

Division 12: Residential – Low Density Mixed Housing (R-G) (R-Gm) District

547 Purpose	358.5
547.1 Permitted Uses	358.5
547.2 Discretionary Uses	358.6
547.3 Permitted and Discretionary Uses for Parcels Designated R-Gm	358.6
547.4 Rules	358.7
547.5 Number of Main Residential Buildings on a Parcel	358.7
547.6 Parcel Width	358.7
547.7 Parcel Area	358.7
547.8 Parcel Coverage	358.7
547.9 Building Setback Areas	358.8
547.10 Building Setback from Front Property Line	358.8
547.11 Building Setback from Side Property Line	358.8
547.12 Building Setback from Rear Property Line	358.9
547.13 Building Height	358.9
547.14 Outdoor Private Amenity Space	358.9
547.15 Balconies	358.10
547.16 Driveways	358.10

PART 6: MULTI-RESIDENTIAL DISTRICTS

Division 1: General Rules for Multi-Residential Land Use Districts

549 Projections Into Setback Areas	359
550 General Landscaped Area Rules	359
551 Specific Rules for Landscaped Areas	361
552 Planting Requirements	362
553 Landscaped Area Reductions – Multi-Residential Development	363

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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

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

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

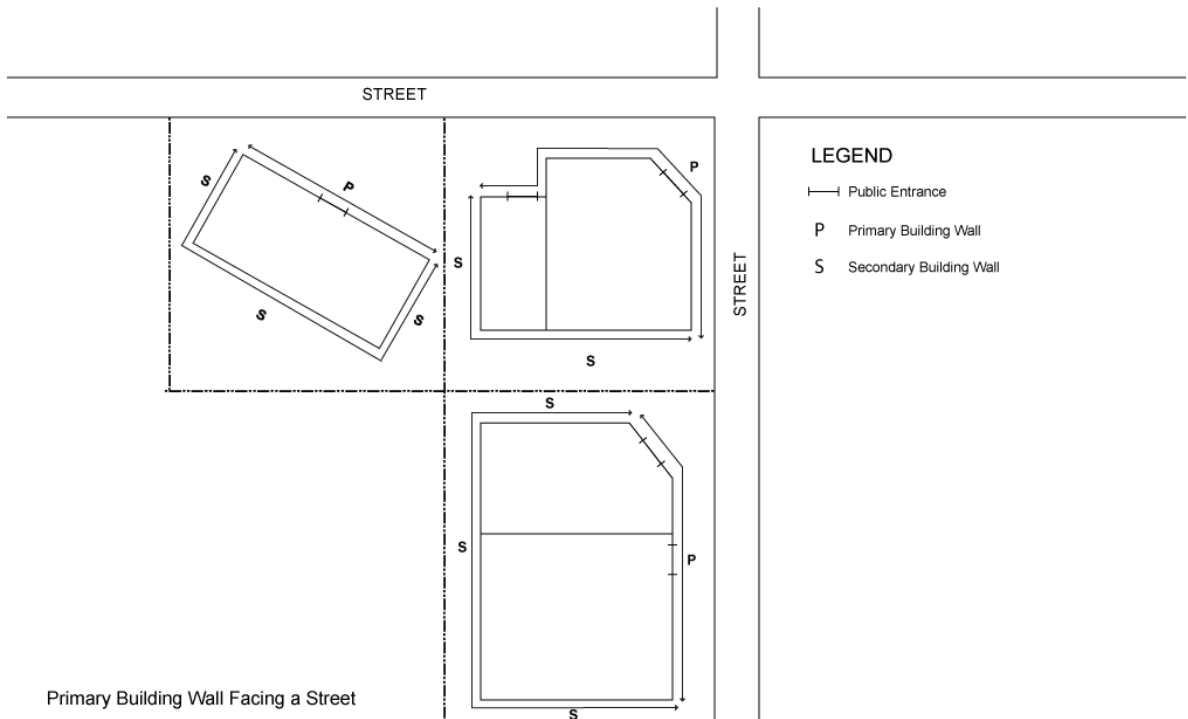
- (96.1) “**Officer**” means a Bylaw Enforcement Officer or a Peace Officer. 9P2012
- (97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.
- (98) “**overland flow area**” means those lands abutting the **floodway** or the **flood fringe**, the boundaries of which are indicated on the Floodway/ Flood Fringe Maps that would be inundated by shallow overland floodwater in the event of a flood of a magnitude likely to occur once in one hundred years.
- (99) “**parcel**” means 32P2009
- (a) the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
- (b) in the R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, R-G and R-Gm districts, includes a **bare land unit** created under a condominium plan; 24P2014, 15P2016, 4P2017
- (100) “**parcel coverage**” means the cumulative **building coverage** of all **buildings** on a **parcel** excluding, **Accessory Residential Buildings** which in aggregate are less than 10.0 square metres. 47P2008, 5P2013
- (101) “**parcel depth**” means the length of a line joining the mid-points of the **front property line** and the **rear property line**.
- (102) “**parcel width**” means the distance between the **side property lines** of a **parcel** measured at a right angle to the mid-point of the shortest **side property line**.
- (102.1) “**parking area – short stay**” means an area designed for the parking of motor vehicles within a **building** where: 33P2013
- (a) the vehicle remains parked for no more than 4 hours at a time; and
- (b) there is convenient pedestrian access to the street level and publicly accessible **uses** within the **development**.
- (103) “**patio**” means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above **grade**, intended for use as an outdoor **amenity space**.
- (104) “**permitted use**” means a use of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (105) “**personal sale**” means the sale of goods and includes sales commonly known as garage sales, yard sales, moving sales and estate sales.
- (106) “**pick-up and drop-off stall**” means a **motor vehicle parking stall** intended only for a motor vehicle to stop while picking up or dropping off passengers.

35P2011

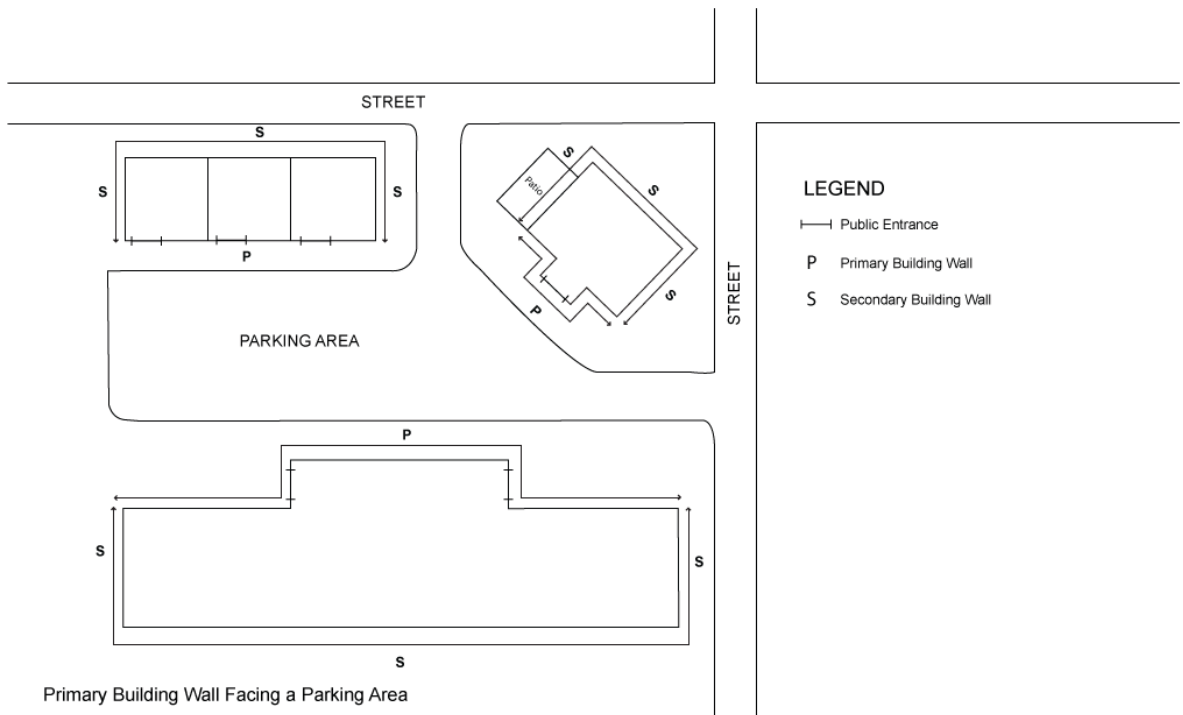
(107) “**plan of subdivision**” means a plan of subdivision registered or approved for registration at the land titles office.

(108) “**porch**” means an unenclosed, covered structure forming an entry to a **building**.

Primary and Secondary Building Wall
 Subsection 13(108.1) and 13(122.1)



Primary Building Wall Facing a Street



Primary Building Wall Facing a Parking Area

- (15) **Motor vehicle parking stalls** for a **Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling** must be:

13P2008,
27P2011,
9P2012,
4P2017

- (a) hard surfaced; and
- (b) located wholly on the subject **parcel**.

Loading Stalls

39P2010,
12P2012

- 123 (1) A **loading stall** must be located so that all motor vehicles using the stall can be parked and maneuvered entirely within the boundary of the site before moving onto a **street** or a **lane**.
- (2) A **loading stall** must have:
- (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum **loading stall** dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.10 metres in height above the **loading stall** surface and must be placed perpendicular to the **loading stall** depth a minimum of 0.60 metres from the front of the **loading stall**.
- (5) In **commercial, industrial** and **special purpose districts** the minimum requirement for **loading stalls** is:
- (a) 1.0 **loading stalls** per 9300.0 square metres of **gross floor area** where the cumulative **gross floor area** of all **buildings** on a **parcel** is greater than 930.0 square metres; and
 - (b) 0.0 **loading stalls** where the cumulative **gross floor area** of all **buildings** on a **parcel** is less than or equal to 930.0 square metres.
- (6) Unless otherwise referenced in subsection (7), the following **uses** are not included in the calculation of required **loading stalls**:
- (a) **Auto Service – Minor**;
 - (b) **Bulk Fuel Sales Depot**;
 - (c) **Car Wash – Multi Vehicle**;
 - (d) **Car Wash – Single Vehicle**;
 - (e) **Cemetery**;
 - (f) **Columbarium**;
 - (g) **Custodial Quarters**;

- (h) **Dwelling Unit;**
 - (i) **Extensive Agriculture;**
 - (j) **Financial Institution;**
 - (k) **Funeral Home;**
 - (l) **Gaming Establishment – Bingo;**
 - (m) **Gas Bar;**
 - (n) **Large Vehicle Wash;**
 - (o) **Live Work Unit;**
 - (p) **Military Base;**
 - (q) **Natural Area;**
 - (r) **Outdoor Recreation Area;**
 - (s) **Park;**
 - (t) **Park Maintenance Facility – Large;**
 - (u) **Park Maintenance Facility – Small;**
 - (v) **Parking Lot – Structure;**
 - (w) **Place of Worship – Medium;**
 - (x) **Place of Worship – Small;**
 - (y) **Power Generation Facility – Medium;**
 - (z) **Power Generation Facility – Small;**
 - (aa) **Protective and Emergency Service;**
 - (bb) **Self Storage Facility;**
 - (cc) **Sewage Treatment Plant;**
 - (dd) **Special Function – Class 1;**
 - (ee) **Special Function – Class 2;**
 - (ff) **Temporary Shelter;**
 - (gg) **Utilities;**
 - (hh) **Utility Building;**
 - (ii) **Vehicle Rental – Major;**
 - (jj) **Vehicle Rental – Minor;**
 - (kk) **Waste Disposal and Treatment Facility; and**
 - (ll) **Water Treatment Plant.**
- (7) Where a **building** contains 20 or more **units** with shared entrance facilities, a minimum of 1.0 **loading stalls** is required.

- (vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
- (vii) in the R-CG District must be located on the same **parcel** or **bare land unit** as a **Dwelling Unit** contained in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling, or a Single Detached Dwelling**; and 4P2017
- (viii) in the R-G and R-Gm Districts must be located on the same **parcel** as a **Dwelling Unit** in a **Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

154 “Bed and Breakfast”

- (a) means a **use**: 27P2011
 - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and
 - (ii) that must not provide liquor; 13P2008
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling**; 27P2011
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) **deleted** 14P2010

27P2011

- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the **use**;
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

37P2014

155 “Beverage Container Drop-Off Depot”

- (a) means a **use** where:
 - (i) bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
 - (ii) other types of recyclable material, which do not require the refund of a deposit may be returned; and
 - (iii) bottles and other beverage containers may be sorted and stored on site;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not be a combined **use** with a **Liquor Store**;
- (d) when located within 300.0 metres to a **parcel** designated as a **residential district**, must:
 - (i) not have any outside storage of carts, bottles, other beverage containers, palettes, or cardboard boxes;
 - (ii) not allow for loading or the movement of recyclable material from the premise between the hours of 9:00pm-7:00am;
 - (iii) not have compaction of materials occurring outside of a **building**;
- (e) unless otherwise referenced in subsection (d):
 - (i) must provide total concealment, through a solid **screen** or **fence**, for any materials located outside of a **building**;
 - (ii) may be required to demonstrate how impacts such as debris, grocery carts, litter or recyclable material will be managed;
- (f) requires a minimum of 2.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;

295 “Secondary Suite”

12P2010, 24P2014

(a) means a *use* that:

15P2016

- (i) that contains two or more rooms used or designed to be used as a residence by one or more persons;
- (ii) that contains a *kitchen*, living, sleeping and sanitary facilities;
- (iii) that is self-contained and located within a **Dwelling Unit**;
- (iv) is considered part of and secondary to a **Dwelling Unit**;
- (v) except as otherwise indicated in subsection (vi) and (vii), must be located on the same *parcel* as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
- (vi) in the R-CG District must be located on the same *parcel* or *bare land unit* as a **Dwelling Unit** contained in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling**, or a **Single Detached Dwelling**; and
- (vii) in the R-G and R-Gm Districts must be located on the same *parcel* as a **Dwelling Unit** in a **Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**;

4P2017

(b) is a *use* within the Residential Group in Schedule A to this Bylaw;(c) requires a minimum of 1.0 *motor vehicle parking stalls*; and

24P2014

(d) does not require *bicycle parking stalls – class 1 or class 2*.**295.1 deleted**

12P2010, 24P2014

295.2 deleted

12P2010, 24P2014

296 “Self Storage Facility”(a) means a *use*:

- (i) where goods are stored in a *building*;
- (ii) where the *building* is made up of separate compartments and each compartment has separate access;
- (iii) that may be available to the general public for the storage of personal items;
- (iv) that may include the administrative functions associated with the *use*; and

- (v) that may incorporate **Custodial Quarters** for the custodian of the facility;
- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

24P2014

297 “Semi-detached Dwelling”

(a) means a **use** where a **building** contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;

15P2016

- (b) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (c) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

298 “Service Organization”

- (a) means a **use**:
 - (i) where health or educational programs and services are offered to the public;
 - (ii) that does not include a **Health Services Laboratory – With Clients** or **Medical Clinic**;
 - (iii) that does not provide a food preparation **kitchen** or eating area for the public;
 - (iv) where there are rooms for the administrative functions of the **use**; and
 - (v) where there may be a meeting room or auditorium available for programs related to the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the office area of the **use**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

- (e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless: 9P2012, 44P2013
- (i) the window is located below the second **storey**;
 - (ii) the window is located on the rear façade;
 - (iii) the glass in the window is entirely obscured; or
 - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;
- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and 45P2015
- (h) must not have an exterior entrance from **grade** located on a side façade, except on the **street** side of a **corner parcel**. 45P2015
- (i) *deleted* 45P2015
- (2) Unless otherwise referenced in this Part, a **Contextual Semi-detached Dwelling**: 15P2016
- (a) may have a **balcony** located on a side façade where:
 - (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) it is on the **street** side of a **corner parcel**;
 - (b) may have a **balcony** located on a rear façade where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and 9P2012
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.

- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.
- (5) A **Contextual Semi-detached Dwelling** must not be located on a **parcel** that contains more than one **main residential building**.

4P2017

Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings

347.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
- (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
- (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
- (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
- (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.

(5) The requirement for the provision of 1.0 trees is met where:

- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
- (b) a coniferous tree has a minimum height of 2.0 metre.

(6) The requirement for the provision of 2.0 trees is met where:

- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
- (b) a coniferous tree has a minimum height of 4.0 metres.

45P2015

24P2014

15P2016

Permitted use Rowhouse Building

347.3 (1) To be a **permitted use** in the R-CG District a **Rowhouse Building**:

- (a) must have façade articulation for each **Dwelling Unit**, by including:

- (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
 - (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
 - (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
 - (d) must not have an attached **private garage**;
 - (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
 - (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;
 - (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or
 - (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) *deleted* 15P2016
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** in the R-CG District is the greater of: 4P2017
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.

- 4P2017 (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel** in the R-CG District.
- 4P2017 (5) To be a **permitted use** in the R-CG District a **Rowhouse Building** must not be located on a **parcel** that contains more than one **main residential building**.

Visibility Setback

- 348 Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above lowest elevation of the **street**.

Roof Equipment Projection

- 349 (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- 68P2008 (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

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.

12P2010, 24P2014

Secondary Suite

- 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**.
- 23P2016 (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-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- 23P2016, 4P2017 (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**.
- (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;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and

- (c) is shown on a plan approved by the **Development Authority**.

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**.
- (3) A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- (4) The maximum **building height** for a **Backyard Suite** is 7.5 metres.
- (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and **landings**, 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;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

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 **Secondary Suite** or **Backyard Suite** located on a parcel. 4P2017
- (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 Stairways

12P2010 **355** *deleted*

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:
- (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.

67P2008, 46P2008

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.
- (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
- (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**.

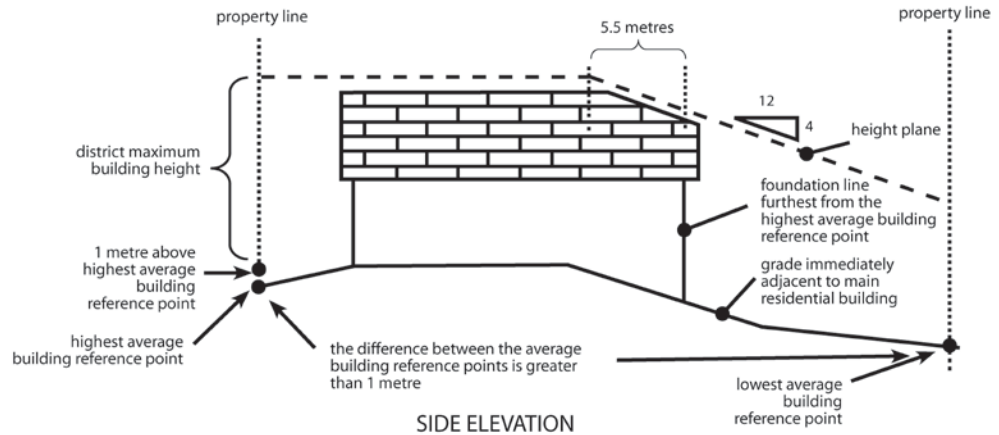
3P2010

9P2012

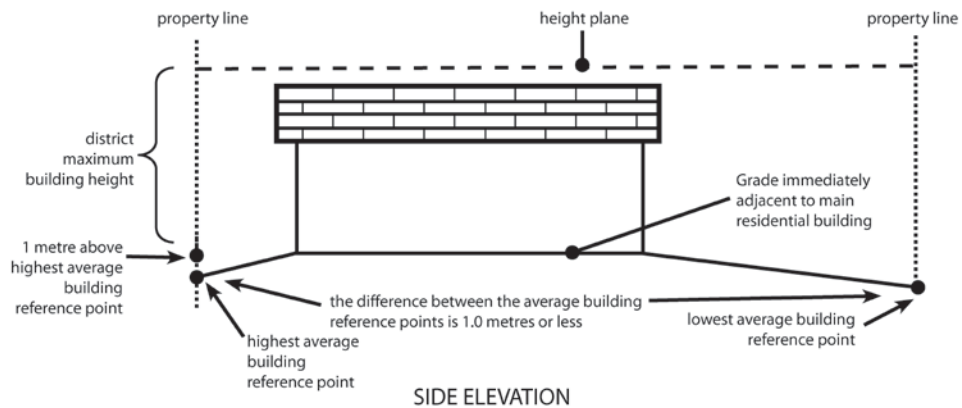
3P2010

- (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

Number of Main Residential Buildings on a Parcel

4P2017

530 *deleted***Parcel Width**

15P2016

531 The minimum *parcel width* is 7.5 metres for a *parcel* containing a **Duplex Dwelling**.

Facade Width

15P2016

532 The minimum width of a *street* facing façade of a *unit* is 4.2 metres.

Parcel Area

15P2016

533 The minimum area of a *parcel* for a **Cottage Housing Cluster** is 760.0 square metres.

Parcel Coverage

15P2016

- 534 (1) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a *parcel* containing a **Contextual Semi-Detached Dwelling, Cottage Housing Cluster, Semi-Detached Dwelling or Single Detached Dwelling** is:
- (a) 45.0 per cent of the area of the *parcel* for a *development* with a *density* of less than 40 *units* per hectare;
 - (b) 50.0 per cent of the area of the *parcel* for a *development* with a *density* 40 *units* per hectare or greater and less than 50 *units* per hectare; or
 - (c) 55.0 per cent of the area of the *parcel* for a *development* with a *density* of 50 *units* per hectare or greater.
- (2) Unless otherwise referenced in subsection (3), the maximum cumulative *building coverage* over all the *parcels* subject to a single *development permit* for a **Rowhouse Building** is:
- (a) 45.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of less than 40 *units* per hectare;
 - (b) 50.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of 40 *units* per hectare or greater and less than 50 *units* per hectare;
 - (c) 55.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of 50 *units* per hectare or greater and less than 60 *units* per hectare; or

- (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by:
 - (a) 21.0 square metres where one **motor vehicle parking stall** is required on a **parcel** that is not located in a **private garage**; and
 - (b) 19.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage** where more than one **motor vehicle parking stall** is required on a **parcel**.
- (4) For all other **uses**, the maximum **parcel coverage** is 45.0 percent.

15P2016

Building Depth

- 535 (1) Unless otherwise referenced in subsection (2) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**.
- (2) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

15P2016

Building Setback Areas

- 536 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 537, 538, 539, and 540.

15P2016

Building Setback from Front Property Line

- 537 (1) For a **Contextual Semi-detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**:
 - (a) where a **parcel** is located adjacent to a **parcel** that is designated with a **low density residential district** other than R-CG the minimum **building setback** from a **front property line** is the greater of:
 - (i) the **contextual front setback** less 1.5 metres; or
 - (ii) 3.0 metres.
 - (b) in all other cases the minimum **building setback** from a **front property line** is 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
 - (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or

SCHEDULE A

Groups of Uses

AGRICULTURE AND ANIMAL GROUP

Extensive Agriculture
Kennel
Tree Farm
Veterinary Clinic

AUTOMOTIVE SERVICE GROUP

Auto Body and Paint Shop
Auto Service – Major
Auto Service – Minor
Bulk Fuel Sales Depot
Car Wash – Multi-Vehicle
Car Wash – Single Vehicle
Fleet Service
Gas Bar
Large Vehicle Service
Large Vehicle Wash
Recreational Vehicle Service

CARE AND HEALTH GROUP

Addiction Treatment
Child Care Service
Custodial Care
Funeral Home
Health Services Laboratory – With Clients
Hospital
Medical Clinic
Residential Care

CULTURE AND LEISURE GROUP

Amusement Arcade
Billiard Parlour
Cinema
Community Recreation Facility
Computer Games Facility
Conference and Event Facility
Cultural Support
Gaming Establishment – Bingo
Indoor Recreation Facility
Library
Motion Picture Filming Location
Museum
Outdoor Recreation Area
Performing Arts Centre
Place of Worship – Large
Place of Worship – Medium
Place of Worship – Small
Radio and Television Studio
Social Organization
Spectator Sports Facility

DIRECT CONTROL USES

Adult Mini-Theatre
Campground
Emergency Shelter
Fertilizer Plant
Firing Range
Gaming Establishment – Casino
Hide Processing Plant
Intensive Agriculture
Inter-City Bus Terminal
Jail
Motorized Recreation
Natural Resource Extraction
Pits and Quarries
Power Generation Facility – Large
Race Track
Refinery
Salvage Processing – Heat and Chemicals
Saw Mill
Slaughter House
Stock Yard
Tire Recycling
Zoo

EATING AND DRINKING GROUP

Catering Service – Major
Catering Service – Minor
Dinner Theatre
Drinking Establishment – Large
Drinking Establishment – Medium
Drinking Establishment – Small
Food Kiosk
Night Club
Restaurant: Food Service Only – Large
Restaurant: Food Service Only – Medium
Restaurant: Food Service Only – Small
Restaurant: Licensed – Large
Restaurant: Licensed – Medium
Restaurant: Licensed – Small
Restaurant: Neighbourhood
Take Out Food Service

GENERAL INDUSTRIAL GROUP

Asphalt, Aggregate and Concrete Plant
Brewery, Winery and Distillery
Dry-cleaning and Fabric Care Plant
General Industrial – Heavy
General Industrial – Light
General Industrial – Medium
Medical Marijuana Production Facility
Printing, Publishing and Distributing
Specialized Industrial

INDUSTRIAL SUPPORT GROUP

Artist's Studio
Beverage Container Drop-Off Depot
Beverage Container Quick Drop Facility
Building Supply Centre
Health Services Laboratory – Without Clients
Motion Picture Production Facility
Specialty Food Store

INFRASTRUCTURE GROUP

Airport
Cemetery
Crematorium
Military Base
Municipal Works Depot
Natural Area
Park
Parking Lot – Grade
Parking Lot – Grade (temporary)
Parking Lot – Structure
Park Maintenance Facility – Large
Park Maintenance Facility – Small
Power Generation Facility – Medium
Power Generation Facility – Small
Protective and Emergency Service
Public Transit System
Rail Line
Sewage Treatment Plant
Utilities
Utilities - Linear
Utility Building
Waste Disposal and Treatment Facility
Water Treatment Plant
Wind Energy Conversion System – Type 1
Wind Energy Conversion System – Type 2

OFFICE GROUP

Counselling Service
Office
Service Organization

Schedule A has been amended by the following bylaws: 13P2008, 15P2008, 51P2008, 67P2008, 1P2009, 32P2009, 12P2010, 14P2010, 39P2010, 37P2010, 27P2011, 30P2011, 35P2011, 4P2013, 5P2013, 38P2013, 7P2014, 24P2014, 5P2015, 22P2016, 28P2016, 4P2017

RESIDENTIAL GROUP

Assisted Living
 Backyard Suite
 Contextual Semi-detached Dwelling
 Contextual Single Detached Dwelling
 Cottage Housing Cluster
 Duplex Dwelling
 Dwelling Unit
 Hotel
 Live Work Unit
 Manufactured Home
 Manufactured Home Park
 Multi-Residential Development
 Multi-Residential Development – Minor
 Rowhouse Building
 Secondary Suite
 Single Detached Dwelling
 Semi-detached Dwelling
 Temporary Shelter
 Townhouse

SALES GROUP

Auction Market – Other Goods
 Auction Market – Vehicles and
 Equipment
 Convenience Food Store
 Financial Institution
 Information and Service Provider
 Large Vehicle and Equipment Sales
 Liquor Store
 Market
 Market – Minor
 Pawn Shop
 Payday Loan
 Pet Care Service
 Print Centre
 Recreational Vehicle Sales
 Restored Building Products Sales Yard
 Retail Garden Centre
 Retail and Consumer Service
 Supermarket
 Temporary Residential Sales Centre
 Vehicle Rental – Major
 Vehicle Rental – Minor
 Vehicle Sales – Major
 Vehicle Sales – Minor

SIGNS GROUP

Community Entrance Feature

Sign – Class A

Address Sign
 Art Sign
 Banner Sign
 Construction Sign
 Directional Sign
 Election Sign
 Flag Sign
 Gas Bar Sign
 Pedestrian Sign
 Real Estate Sign
 Show Home Sign
 Special Event Sign
 Temporary Sign
 Window Sign
 Any type of sign located in a building not
 intended to be viewed from outside

Sign – Class B

Fascia Sign

Sign – Class C

Freestanding Sign

Sign – Class D

Canopy Sign
 Projecting Sign

Sign – Class E

Digital Message Sign
 Flashing or Animated Sign
 Inflatable Sign
 Message Sign
 Painted Wall Sign
 Roof Sign
 Rotating Sign
 Temporary Sign Marker
 Any type of sign that does not fit within any
 of the sign types listed in Classes
 A, B, C, D, F or G

Sign – Class F

Third Party Advertising Sign

Sign – Class G

Digital Third Party Advertising Sign

STORAGE GROUP

Distribution Centre
 Equipment Yard
 Freight Yard
 Recyclable Construction Material
 Collection Depot (temporary)
 Salvage Yard
 Self Storage Facility
 Storage Yard
 Vehicle Storage – Large
 Vehicle Storage – Passenger
 Vehicle Storage – Recreational

SUBORDINATE USE GROUP

Accessory Food Service
 Accessory Liquor Service
 Accessory Residential Building
 Bed and Breakfast
 Columbarium
 Custodial Quarters
 Drive Through
 Home Based Child Care - Class 1
 Home Based Child Care - Class 2
 Home Occupation – Class 1
 Home Occupation – Class 2
 Outdoor Café
 Seasonal Sales Area
 Special Function – Class 1
 Special Function – Class 2

TEACHING AND LEARNING GROUP

Instructional Facility
 Post-secondary Learning Institution
 School – Private
 School Authority – School
 School Authority Purpose – Major
 School Authority Purpose – Minor