



# The City of Calgary

1. **BYLAW NO. 7839 (THE DEVELOPMENT CONTROL BYLAW)**
2. **RULES RESPECTING THE USE OF LAND**
3. **LAND USE CLASSIFICATION GUIDE AND SCHEDULE OF PERMITTED LAND USES**

THE CITY OF CALGARY, CORPORATE RECORDS, ARCHIVES

Bylaw 7839

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March 16, 1970



**1. BYLAW NO. 7839 (THE DEVELOPMENT CONTROL BYLAW)**



BY-LAW NO. 7839

Being a By-law of The City of Calgary to control development of land in the City of Calgary.

. . . . .

WHEREAS the Planning Act, Statutes of Alberta, 1963 and amendments thereto authorize the Council of a Municipality to enact a Development Control By-law to provide for control of development by means of a system of permits.

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS,  
NAMELY:

1. This By-law may be cited as "The Development Control By-law".
2. In this By-law, unless the context otherwise requires:
  - (a) "Act" means the Planning Act, Chapter 43 Statutes of Alberta, 1963 and amendments thereto;
  - (b) "Applicant" means any person having a legal or equitable interest in property or a person acting as the authorized representative of such person and who has applied under the provisions of this By-law for a permit for the development of land;
  - (c) "City of Calgary" or "City" means the corporation of the City of Calgary or the land lying within the corporate limits of the City, as the context requires;
  - (d) "Council" means the Council of the City of Calgary;
  - (e) "Calgary Planning Commission" or "Planning Commission" means the Calgary Municipal Planning Commission constituted pursuant to City of Calgary By-law No. 7114 as amended, or any By-law substituted therefor;
  - (f) "Development" means the carrying out of any construction, excavation, or other operations in, on, over or under land, or the making of any change in the use or in the intensity of use of any land, building or premises and for the avoidance of doubt and without restricting the generality of the foregoing includes
    - (i) in a building or on a parcel used for dwelling purposes, any increase in the number of families occupying and living in the building or on the parcel, and any alterations or additions which provide for an increase in the number of dwelling units within the building or on the parcel,
    - (ii) in a building or on a parcel used for other than dwelling purposes, any alterations or additions which increase the capacity of the building or parcel or which provide for an increase in the intensity of use of the building or parcel,

- (iii) the display of advertisements on the exterior of any building or on any land,
  - (iv) the deposit of debris, waste material from building or mining operations or other refuse or material on any land, including land already being used for that purpose if the superficial area or height of any existing deposit is thereby extended;
  - (v) the removal of topsoil,
  - (vi) the recommencement of the use to which land or buildings have been previously put if that use has been discontinued for a period of more than twelve months,
  - (vii) the use or more frequent use for storage purposes, or for the repair of motor vehicles or other types of machinery, of land that was hitherto either not used at all or not used so frequently for those purposes,
  - (viii) the continuation of the use of land or of a building for any purpose for which it is being used unlawfully immediately before or immediately after this By-law comes into effect,
  - (ix) the use or more frequent or intensive use of land for the parking of a trailer, bunk house, portable dwelling, mobile home, skid shack or any other type of portable building whatsoever whether or not it has been placed on foundations or affixed to the land in any way;
- (g) "Development Officer" means the official of the City of Calgary Planning Department charged with the responsibility of receiving, considering and deciding on applications for development permits;
- (h) "Development Appeal Board" means the Development Appeal Board of the City of Calgary established by Council pursuant to Section 13 of this By-law;
- (i) "Development Permit" means a permit granted pursuant to this By-law for the development of land in the City of Calgary;
- (j) "Land Use Classification Guide and a Schedule of Permitted Land Uses" shall mean the Land Use Classification Guide which may be adopted by Council pursuant to Section 107 of the Act, together with the Appendices setting forth Land Uses, whether specified or permitted, appended to the Land Use Classification Guide;
- (k) "Order" means the Development Control Order No. 2 made by the Minister on the 19th day of December A.D., 1969;

- (1) "Parcel" means an area of land the boundaries of which
  - (i) are shown on a plan registered in a Land Titles Office, or
  - (ii) are described in the certificate of title to the land, and that has not been divided into smaller areas by any plan or instrument registered in a Land Titles Office;
- (m) "Person" shall include in addition to a natural person a body corporate and the singular shall include the plural.
- (n) "Rules Respecting the Use of Land" shall mean the Rules Respecting the Use of Land which may be adopted by Council pursuant to Section 106 of the Act together with the Appendices appended thereto.

3. Except as provided in Section 5 no development whatsoever shall be undertaken anywhere in the City of Calgary unless and until an application for a Development Permit has been approved by either the Development Officer or the Calgary Planning Commission and a Development Permit has been issued for such development pursuant to the provisions of this By-law.

4. Notwithstanding the provisions of any other By-law in the City of Calgary in force from time to time, no officer, agent or employee of the City of Calgary shall be required to issue any permit for any development in the City of Calgary for which a Development Permit is required pursuant to this By-law until an application for such Development Permit has been made, approved and a Development Permit issued.

5. It shall not be necessary to obtain a Development Permit prior to commencement of the following classes of development or any of them, namely:

- (a) the use of a building or part thereof as a temporary polling station, Returning Officers Headquarters, Revising Officers Headquarters, Candidates Campaign Offices, and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;
- (b) the construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement,
- (c) the use by the City of land of which the City is the legal or equitable owner for a purpose directed or approved by a two-thirds majority vote of Council in connection with any public utility carried on by the City;
- (d) parking areas provided by the Calgary Transit System at the terminals or elsewhere along its transit routes for the use of its patrons;

- (e) the construction of or an external addition to a one-family or a two-family dwelling, provided that
  - (1) the site on which the building is to be erected or added to is located in a district which, according to the Land Use Classification Guide permits the use of the site for a one or a two-family dwelling, as the case may be, and
  - (ii) the one-family, or two-family dwelling, as the case may be, complies with all of the requirements of the Rules Respecting the Use of Land.
- (f) the conversion of a one-family dwelling to a two-family dwelling, provided that
  - (1) the site on which the building to be converted is located in a district which, according to the Land Use Classification Guide, permits the use of the site for a two-family dwelling, and
  - (ii) the two-family dwelling, when converted, complies with all of the requirements of the Rules Respecting the Use of Land, and
  - (iii) the conversion does not involve any external addition to the dwelling other than a means of access.
- (g) the construction of a detached private garage, provided that
  - (1) the site on which the detached private garage is located is not in an A, AR, a C-Highway-1, a C-Highway-2, an AM or the UnR District,
  - (ii) the detached private garage complies with all of the requirements of the Rules Respecting the Use of Land;
- (h) internal alterations to a dwelling house, provided that such alterations do not provide for an increase in the number of dwelling units within the building or on the site;
- (i) internal alterations to a building used for other than a dwelling house provided that such alterations do not provide for nor permit a change of use or an increase in the intensity in use of the building or site;
- (j) the erection of any fence, wall or gate which is no higher than six feet in height, provided that the erection of such fence, wall or gate does not contravene any other provision of this, or any other By-law of the City of Calgary or any resolution passed by Council establishing Rules Respecting Use of Land;



- (k) the use of a dwelling, rooms in a dwelling or a detached private garage provided that such use complies with the conditions of sub-clauses (e), (f) and (g) or such of them as shall be applicable to the use in question;
- (l) the erection of an identification or local advertising sign provided
  - (i) that the sign is an identification or local advertising sign,
  - (ii) that it is located in C-1, C-2, C-3, CM-1, CM-2, M-1, M-2 or M-3 District, but not in a shopping centre subject to special sign regulations,
  - (iii) that if attached to a building in a C-1 District, it extends no more than three feet above the highest point of the building and no part of the structural support is visible,
  - (iv) that if the sign is in a C-1 District and is illuminated, the lighting is not intermittent or flashing;
- (m) the excavation of land or stripping of soil in the following circumstances, or any of them, namely:
  - (i) the excavation of foundations on the site and the grading of a site after a building permit has been issued pursuant to By-law No. 6700, The Building By-law, as amended, or any by-law substituted therefor, and the area of the portion of the site to be graded, exclusive of the area of the site taken by the excavation for the building, does not exceed ten thousand square feet,
  - (ii) the landscaping of land immediately adjoining an existing building when the total area of the site or the area from which the topsoil is to be removed does not exceed ten thousand square feet,
  - (iii) the operation of a sand or gravel pit where the excavation or removal of topsoil is carried out in accordance with a permit issued under By-law No. 5033, the Sand and Gravel Pit By-law, as amended, or any by-law substituted therefor;
  - (iv) the erection of a sign for which a sign permit or building permit has been issued

provided however, that notwithstanding anything herein contained the provisions of sub-clause (m) shall not apply where it is proposed to excavate land or strip soil in a district classified as a residential district or on a site which is immediately adjacent to a residential district unless the area to be excavated or from which the topsoil is to be stripped is less than five thousand square feet;

- (n) a temporary building the sole purpose of which is incident to the erection or alteration of a building for which a permit has been granted under the Building By-law, or
- (o) the following types of notices and signs
  - (i) notices, signs, placards or bulletins required to be displayed pursuant to the provisions of federal, provincial or municipal legislation or displayed by or on behalf of the federal, provincial or municipal governments or on behalf of a department, a commission, board, committee or official of the federal, provincial or municipal governments,
  - (ii) notices or signs for the guidance, warning or restraint of persons in respect of the premises on which they are displayed,
  - (iii) a sign or notice offering a site on which it is placed or a building or part of a building thereon for rent or for sale,
  - (iv) directional signs, posters and banners allowed by the City Commissioners to be erected on streets and lanes,
  - (v) advertising signs displayed on bus shelters and seats located on streets pursuant to an agreement with the City,
  - (vi) a sign which is inside a building and is not an advertising sign in a dwelling in a residential district and visible from outside the dwelling,
  - (vii) municipal or street numbers displayed on premises to which they refer,
  - (viii) the name of a building when sculptured out of or in the fabric of the wall of the building or set out in letters displayed against the wall of the building,
  - (ix) a sign which is attached flat to the wall of a one-family dwelling, a two-family dwelling, a row dwelling, or an apartment house and which states no more than:
    - (a) the name and address of the building, and
    - (b) the names and occupations of the persons occupying the building, where the total area of the signs excluding municipal or street numbers and the name of the building excepted by sub-paragraph (viii), displayed on the building does not exceed, in the case of a one-family dwelling or row dwelling, two hundred sixteen square inches and, in the case of a two-family dwelling or an apartment house, four hundred thirty-two square inches,

(x) a sign which is attached flat to the wall of a building which is not a one-family dwelling, a two-family dwelling, a row dwelling or apartment house or a building accessory to such a dwelling or apartment house and which states no more than:

(a) the name and address of the building,

(b) the name of the institution, person or firm occupying the building, and

(c) the activities carried on in the building, where the total area of the signs, excluding municipal or street numbers and the name of the building excepted by sub-paragraph (viii) displayed on the building does not exceed fifteen square feet;

(p) wherever in this By-law a "district" is referred to and is designated by a letter or letters or a combination of letter or letters and a numeral it shall refer to one or more of the land use districts set out in the Land Use Classification Guide.

6. Where an application for a Development Permit has been refused, another application for a permit on the same parcel or land and for the same or similar use of land shall not be made by the same or any other applicant until at least six months after the date of refusal.

7. The Development Officer, to the extent authorized by the Act and by the Planning Commission, or the Planning Commission, may approve an application for a Development Permit subject to conditions, restrictions or limitations to ensure the orderly and economic development of land within the City of Calgary, and including conditions requiring the construction of a public roadway required to give access to the development and the installation of utilities and other necessary services that are necessitated by the development, and where an application for a Development Permit is approved subject to conditions, restrictions or limitations the Development Officer, subject to the provisions of the Act and to the extent authorized by the Planning Commission, or the Planning Commission may, before issuing the Development Permit, require the applicant, and the owner of the land affected by the Development Permit, to enter into an Agreement with the City to ensure that such conditions, restrictions or limitations will be complied with and such Agreement shall be deemed to be a covenant running with the land and the City shall be entitled to file and maintain a caveat or encumbrance against the land in the Land Titles Office to protect its interest pursuant to the said Agreement.

8. If development authorized by the Development Permit is not commenced within twelve months from the date of its issuance the Development Permit ceases to be valid.

9. A member of the Planning Department of the City of Calgary shall be designated as a Development Officer who shall carry out the functions hereafter in this By-law assigned to the Development Officer. The Development Officer shall for all purposes of Section 137 of the Act be declared to be an Officer or servant of the Council.

10. The Development Officer shall
- (a) keep in his office and shall make available to the public at all reasonable hours the following:
    - (i) copies of this By-law and all amendments thereto from time to time passed by Council,
    - (ii) copies of all Rules Respecting the Use of Land and the Land Use Classification Guide adopted by resolution of Council;
  - (b) be entitled to charge a reasonable fee for supplying to the public copies of the subject By-law, the Rules Respecting the Use of Land and the Land Use Classification Guide;
  - (c) keep on file in his office and make available for inspection by the public, at all reasonable times, a register of all applications for Development Permits including decisions thereon.
11. A person desiring to develop land in the City shall apply to the Development Officer for a Development Permit in the form of the application which is marked as Schedule "A" hereto;
- (a) every application for a Development Permit shall be accompanied by the following, namely:
    - (i) a site plan, in triplicate, showing the location of any building or structure on the site and the provisions for setbacks and side yard requirements,
    - (ii) a set of plans, in triplicate, showing floor plans, elevations and perspective of the building;
  - (b) in addition the Development Officer may, if he deems it necessary, require that an application for a Development Permit shall be accompanied by the following, namely:
    - (i) a plan of survey, in triplicate, of the site of the development prepared by an Alberta Land Surveyor,
    - (ii) a statutory declaration by the Applicant deposing to the fact that the Applicant or his principal, has a legal or equitable interest in the land and the right to proceed with development thereon;

- (c) all drawings required to be submitted shall be drawn on substantial, standard drafting material to a scale of not less than one-eighth inch equals one foot, or such lesser scale as the Development Officer may approve and shall be fully dimensioned, accurately figured, explicit and complete;
- (d) provided, however, that the Development Officer or the Calgary Planning Commission may deal with an application and make a decision thereon without all of the information required by subsections (a), (b) and (c), if in his or its opinion, the nature of the development is such that a decision on the application can be properly made without such information;
- (e) applications for development shall be considered by the Development Officer who shall
  - (i) approve the application unconditionally, or
  - (ii) approve the application subject to conditions, restrictions or limitations, or
  - (iii) refer the application to the Planning Commission, or
  - (iv) refuse the application;
- (f) when an application has been referred by the Development Officer to the Planning Commission, the Planning Commission shall consider the application and shall
  - (i) approve the application either unconditionally or subject to conditions, restrictions or limitations, or
  - (ii) refuse the application;
- (g) when an application is approved either by the Development Officer or the Planning Commission, the Development Officer shall forthwith issue and deliver to the applicant a Development Permit, provided, however, that where an application is approved subject to conditions, restrictions or limitations the Development Officer shall not be bound to issue and deliver to the applicant a Development Permit until the Developer, and the owner of the land affected by the Development Permit have entered into the Agreement, if required, referred to in Section 7;
- (h) immediately after the Development Officer has issued a Development Permit, he shall publish in a newspaper circulating in the Municipality a Notice stating the location of the property for which an application has been made and the approved use to be made of the land;

- (i) in making a decision on an application for a Development Permit the Development Officer and the Planning Commission shall be governed by the provisions of the Rules Respecting the Use of Land and the Land Use Classification Guide adopted by Council,
12. A Development Permit issued under the provisions of this By-law shall
  - (a) not be valid until after the lapse of fourteen days after notice of the decision to grant a Development Permit has been published in a newspaper as required by Section 11 subsection (h);
  - (b) when a Notice of Appeal has been served on the Secretary of the Development Appeal Board with respect to a decision of the Development Officer or the Planning Commission, the Development Permit shall not be valid unless and until the decision of the Development Officer or the Planning Commission has been sustained by the Development Appeal Board;
  - (c) in the event that the decision of the Development Officer or the Planning Commission to grant a Development Permit is reversed by the Development Appeal Board the Development Permit so granted shall be null and void;
  - (d) further in the event that the decision of the Development Officer or the Planning Commission is varied by the Development Appeal Board, the Development Officer shall forthwith issue a Development Permit in accordance with the terms of the decision of the Development Appeal Board,
13. A Development Appeal Board shall hereby be established
  - (a) to hear and determine appeals from the decisions of the Development Officer and the Calgary Planning Commission;
  - (b) the Development Appeal Board shall be composed of a Chairman and not fewer than nine members who shall be appointed in accordance with the requirements from time to time of the Act;
  - (c) at least one member of Council shall be appointed to the Development Appeal Board, but the majority of members shall be persons other than members of Council;
  - (d) no person shall be appointed to the Development Appeal Board who is an official or servant of Council or a member of the Calgary Planning Commission;
  - (e) vacancies on the Development Appeal Board caused by retirement or resignation of a member of the Board shall be filled by resolution of Council;

- (f) the members of the Board shall recommend to Council the name of one of their number to be appointed Chairman of the Board;
- (g) the Chairman of the Board shall sign all notices and decisions and other documents on behalf of the Board, and any document which has been signed by the Chairman shall be deemed to have been signed on behalf of, and with the approval of the Board;
- (h) in the absence, or in the event of disability, of the Chairman a document of the Board may be signed by any one member, and when so signed, shall have like effect as those signed by the Chairman;
- (i) the Board shall meet regularly not less frequently than once every calendar month;
- (j) the Board of Commissioners of the City of Calgary shall appoint a Secretary to the Board;
- (k) the Secretary shall not vote on any matters before the Board;
- (l) the Secretary of the Board shall record the minutes of the Board meetings and Board decisions and forthwith after a meeting shall notify all interested persons of the decisions of the Board.

DONE AND PASSED IN COUNCIL THIS 16th DAY OF MARCH A.D., 1970.

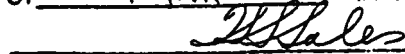
  
Mayor

  
City Clerk

Read a first time this 23  
day of FEB A.D. 1970



Read a second time <sup>AS AMENDED</sup> 16  
day of MAR A.D. 1970



Read a third time <sup>AS AMENDED</sup> and passed this  
16 day of MAR  
A.D. 1970

  
City Clerk





SCHEDULE "A"

Application No. \_\_\_\_\_

THE CITY OF CALGARY

DEVELOPMENT CONTROL BY-LAW NO. 7839

APPLICATION FOR A DEVELOPMENT PERMIT

I/WE hereby make application for a development permit under the provisions of the Development Control By-law in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Registered owner of land: \_\_\_\_\_

Address: \_\_\_\_\_ Tel. No. \_\_\_\_\_

Address of property on which the development is to be effected: \_\_\_\_\_

Lot (parcel) \_\_\_\_\_; Block \_\_\_\_\_; Registered Plan No. \_\_\_\_\_

Existing use of land or building on the property: \_\_\_\_\_

Proposed use of land or building on the property: \_\_\_\_\_

Proposed yards, Front \_\_\_\_\_; Rear \_\_\_\_\_; Side \_\_\_\_\_

Estimated Commencement Date \_\_\_\_\_; Estimated Completion Date \_\_\_\_\_

Interest of Applicant if not owner of property: \_\_\_\_\_

Other supporting material attached: \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date: \_\_\_\_\_

FOR OFFICIAL USE ONLY

NOTICE OF DECISION

The above application has been

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS REFUSED FOR THE FOLLOWING REASONS

Date of Decision: \_\_\_\_\_

Date of Issue of this Notice and Permit: \_\_\_\_\_

\_\_\_\_\_  
Development Officer

(Important-see notes over)

IMPORTANT NOTE

1. A Development Permit issued under the provisions of this By-law shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a Permit has been published in a newspaper.
2. Should this decision be appealed within fourteen (14) days after the notice of decision has been published, this Permit shall not become effective until the Development Appeal Board has determined the appeal and the Permit may be modified or nullified thereby.
3. A Permit issued in accordance with the notice of decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this Permit shall be null and void.
4. (a) Every application for a Permit shall be accompanied by the following information:
  - (i) a site plan, in triplicate, showing the location of any building or structure on the site and the provisions for setbacks and side yard requirements,
  - (ii) a set of plans, in triplicate, showing floor plans, elevations and perspective of the building;
- (b) In addition, if required by the Development Officer, the following:
  - (i) a plan of survey, in triplicate, of the site of the development prepared by an Alberta Land Surveyor,
  - (ii) a statutory declaration by the Applicant deposing to the fact that the Applicant or his principal, has a legal or equitable interest in the land and the right to proceed with development thereon;
- (c) All properly completed in accordance with the By-law.
5. Failure to complete this form fully and to supply the required information and plans may mean that this application for a Permit will not be considered and may cause delays in the processing of the application.

**2. RULES RESPECTING THE USE OF LAND**



Resolution of Council of The City  
of Calgary adopting Rules Respecting  
the Use of Land

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WHEREAS the Planning Act, being Chapter 43 of the Statutes of Alberta, 1963, and amendments thereto, make provision for the Council of a Municipality, by Resolution, to adopt Rules Respecting the Use of Land;

AND WHEREAS Council of the City of Calgary has passed a Development Control By-law, being By-law No. 7839 of the City of Calgary, which By-law contemplates the adoption by Council of Rules Respecting the Use of Land.

NOW THEREFORE COUNCIL OF THE CITY OF CALGARY IS PLEASED TO  
RESOLVE AS FOLLOWS:

1. This Resolution may be referred to as "The Rules Respecting the Use of Land".
2. In this Resolution and in the Resolution of Council adopting a Land Use Classification Guide, unless the context otherwise requires:
  - (a) "accessory building" means
    - (i) a building which is separate from the principal building on the site on which both are located and which the Planning Commission decides is normally subordinate and incident in use to that of the principal building, or
    - (ii) a building, the use of which the Planning Commission decides is normally incident and subordinate to the principal use of the site on which it is located;
  - (b) "accessory use" means a use of a building or a site which the Planning Commission decides is normally incident and subordinate to the principal use of the building or the site;
  - (c) "Act" means The Planning Act, being Chapter 43 of the Statutes of Alberta 1963 and amendments thereto;
  - (d) "apartment house" means a building consisting of not less than three dwelling units, all of which are located on the same site:

- (e) "Appeal Board" or "Development Appeal Board" means the Development Appeal Board of the City of Calgary established by Council pursuant to Section 13 of The Development Control By-law, being By-law No 7839 as amended, or any by-law replacing By-law No 7839;
- (f) "arterial thoroughfare" means a public thoroughfare designated as an arterial thoroughfare on one or more of the series of maps being Appendix 1 to the Resolution of Council adopting a Land Use Classification Guide;
- (fa) "auto body and paint shop" means premises where the bodies, but not other parts, of motor vehicles are repaired and where motor vehicle bodies and other metal machines, components or articles may be painted;
- (g) "Building Inspector" means the Chief Building Inspector of the City, or a person authorized by him or by the City to act for the Chief Building Inspector for the act or for the purpose for which the authorization was made;
- (h) "business or commercial district" means a C-1, C-2, C-3, CM-1, CM-2, C-Hwy-1, or C-Hwy-2 District as set out and designated in Section 3 of the Resolution of Council adopting a Land Use Classification Guide;
- (i) "canopy" means a projection extending horizontally from the outside wall of a building but does not include a marquee as defined in The Sign By-law;
- (j) "City" means the municipal corporation of The City of Calgary, and where the context requires, means the area comprised within the boundaries of the City;
- (k) "City Engineer" means the City official who is in control of the City Engineering Department;
- (l) "City Treasurer" means the City official who is the chief accounting officer of the City;
- (m) "clinic" means an establishment in which medical, dental or other professional healing treatment is given to human beings;
- (n) "commercial school" means a place of instruction operated for profit, offering courses in commercial business, or clerical skills and practices and not a public school, a private school or a trade school as defined;
- (o) "corner site" means a site at the intersection of two abutting streets;

- (p) "correction home" means a federal, provincial, municipal, religious or charitable institution in which minors are detained when requiring special care because of delinquency, physical or mental deficiency, or other cause requiring special care or supervision;
- (q) "Council" means the Council of The City of Calgary;
- (r) "Development Officer" means the official of The City of Calgary Planning Department charged with the responsibility of receiving, considering and deciding on applications for development permits;
- (s) "directional sign" means a sign which indicates the distance and direction to a place of business or other premises indicated on the sign;
- (t) "Director" or "Director of Planning" means the City official who is in charge of the City Planning Department;
- (u) "dwelling group" means a group of two or more detached or semi-detached one-family or two-family dwellings, or apartment houses occupying the same site and commonly owned and having a yard or court in common, but does not include a motel;
- (v) "dwelling unit" means a set or suite of rooms used as a residence for one family or the housekeeping equivalent thereof whether or not the same contains cooking and bathroom or toilet facilities;
- (vi) "entire frontage" means the combined frontages of the lots on one side of a street between
  - (i) two intersection streets,
  - (ii) the end of a street if it is a dead end street and the first intersecting street, or
  - (iii) a waterway and the first intersecting street;
- (w) "erect" includes "place";
- (x) "Fire Chief" means the City official who is in control of the City Fire Department;
- (y) "front yard" means a yard which extends in width between the side boundaries of a site and in depth from the front boundary of the site to the principal building thereon;

- (z) "frozen food locker" means the room or compartment in a building which is used for the freezing of food or the storage of frozen goods;
- (aa) "general advertising sign" means a sign which refers to goods or services other than those produced, offered for sale or obtainable at the premises on which the sign is displayed;
- (ab) "grade" means the elevation established by the City Engineer of the crown of a street opposite where it abuts the boundary of a site. In the event that two grades are involved, the lower of the two shall be used as the grade for a site;
- (ac) "home occupation" means an occupation carried on in a residence which the Planning Commission approves for the occupants of the residence;
- (ad) "hotel" means a building used primarily for sleeping accommodation and ancillary services provided in rooms or suites of rooms for members of the general transient public who are not permanent residents and which does not provide cooking or kitchen facilities by means of efficiency units or by means of any other type of cooking or kitchen units in more than ten (10) per cent of the rooms or suites intended for occupation by guests but the same building may contain commercial or other uses and may or may not offer such additional services as parking facilities for guests, restaurant or dining room accommodation, room service and public convention facilities;
- (ae) "identification sign" means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution or the occupation of the person; and is placed on the premises which it identifies;
- (af) "industrial district" means an M-1, M-2, M-3 or AM district as set out and designated in Section 3 of the Resolution of Council adopting a Land Use Classification Guide;
- (ag) "interior site" means a site which is bounded by only one (1) street;
- (ah) "key site" means an interior site lying immediately to the rear of a reversed corner site;



- (ai) "lane" means a public thoroughfare not exceeding thirty (30) feet in width, which provides a secondary means of access to a site or sites;
- (aj) "large scale industry" means an industrial or manufacturing undertaking carried on in a building or series of adjoining or connected buildings having a total ground floor space of not less than forty-three thousand five hundred and sixty (43,560) square feet, and erected on a site of not less than twenty (20) acres in area;
- (ak) "legal description" with reference to the description of a site in the City means the description, or the abbreviation of the description, of the site which is recorded in the Land Titles Office for the South Alberta Land Registration District;
- (al) "loading space" means a space for parking a commercial vehicle while being loaded or unloaded;
- (am) "local advertising sign" means a sign which refers only to goods or services produced, offered for sale or obtainable at the premises on which the sign is displayed;
- (an) "lodging house" means a building where sleeping or lodging accommodation is provided for remuneration, with or without meals, to more than four persons, exclusive of the occupant and his immediate family;
- (ao) "major thoroughfare" means a public thoroughfare designated as a major thoroughfare on one or more of the series of maps being Appendix 1 to the Resolution of Council adopting a Land Use Classification Guide;
- (ap) "motel" means a building or a group or buildings on a site providing separate sleeping units complete with washing and sanitary facilities and with adjoining or conveniently located parking space, designed or operated for the purpose of providing temporary accommodation to transient motorists, but does not include a truck motel;
- (aq) "neighborhood store" means a store which deals primarily in the necessities of life of an expendable nature required by the inhabitants of a residential district, but does not include a department store, a hardware or furniture store or a store catering primarily to the requirements of a commercial district;

- (ar) "nursing home" means an institution, home, private house or building with four or more beds where people are received, lodged, boarded or retained for care or treatment for which a charge is made; and includes a maternity home, a convalescent home, a home for the aged and a private boarding house furnishing professional or practical nursing care or treatment;
- (as) "objector" means a person who has filed a statement of objection to the approval of a use of a building or a site in accordance with the terms of a notice posted on the building or site at the direction of the Planning Commission pursuant to the provisions of Section 8(1) of a Resolution of Council of The City of Calgary adopting Rules Respecting the Use of Land;
- (at) "one-family dwelling" means a building containing only one dwelling unit and except as otherwise allowed by this Resolution or the Resolution of Council adopting a Land Use Classification Guide, used for no other purpose;
- (au) "parking area" means a portion of land or of a building, or a combination of both, set aside for and capable of providing space for the parking of a number of motor vehicles;
- (av) "parking space" means a space set aside for and capable of being used for the parking of one motor vehicle;
- (aw) "parking structure" means a building or other structure designed for parking automobiles in tiers or floors above or partly above the surface of the ground and above each other, or below or partly below the surface of the ground;
- (ax) "permitted use" means a use of land or a building appearing in a use table in the column captioned "Permitted Uses" and includes a use found by the Planning Commission as agent of Council to be similar to a permitted use;
- (ay) "Planning Commission" means the Municipal Planning Commission of The City of Calgary established under By-law No. 6140 as amended or any by-law replacing by-law 6140;
- (az) "principal building" means a building which in the opinion of the Planning Commission
  - (i) occupies the major or central portion of a site;
  - (ii) is the chief or main building among one or more buildings on the site; or
  - (iii) constitutes by reason of its use the primary purpose for which the site is used;

- (ba) "principal use" means the main purpose for which a building or site is used;
- (bb) "private garage" means an accessory building designed and used for the storage of motor vehicles and includes a carport;
- (bc) "private school" means a place of instruction which is not maintained at public expense, and which may or may not offer courses of study equivalent to those offered in a public school, but does not include a commercial or trade school, or private instruction when given as a home occupation;
- (bd) "proprietary elector" means an elector who is assessed, or a corporation that is assessed, in respect of land that is subject to assessment and taxation by the City;
- (be) "public or quasi-public building" means a building which is available to the public for the purposes of assembly, instruction, culture or enlightenment, or for a community activity, but does not include a school or a place of public entertainment for which an admission fee is customarily charged;
- (bf) "public garage" means a building where motor vehicles are repaired for the public and where motor vehicles may be stored or offered for sale but excludes an auto body and paint shop;
- (bg) "public school" means a place of instruction other than a commercial or technical school maintained at the public expense pursuant to The School Act of the Province of Alberta;
- (bh) "public thoroughfare" includes a lane but does not include a walk or path;
- (bi) "public utility" means a system, works, plant, equipment or service whether owned or operated by or for the City, or by a corporation under agreement with or a franchise from the City or under a federal or provincial statute which furnishes services and facilities, available to or for the use of all the inhabitants of the City, including but not limited to
  - (i) communication by way of telephone or telegraph,
  - (ii) public transportation by bus or trolley coach,

- (iii) production, transmission, delivery or furnishing of water, gas or electricity to the public at large, and
  - (iv) collection and disposal of sewage, garbage and other waste;
- (bj) "public utility building" means the building in which the proprietor of a public utility
- (i) maintains its office or offices, or
  - (ii) maintains or houses any equipment used in connection with the public utility;
- (bk) "rear yard" means the yard which extends in width between the side boundaries of a site and in depth from the rear boundary of the site to the principal building on the site;
- (bl) "residential building" means a building which is constructed as a dwelling for human beings;
- (bm) "residential district" means an RC, R-1, R-2, R-3, R-4 and R-5 District as set out and designated in Section 3 of the Resolution of Council of the City of Calgary adopting a Land Use Classification Guide;
- (bn) "reversed corner site" means a corner site the back of which abuts the side of the site immediately to its rear, with or without a lane intervening;
- (bo) "row dwelling" means one of three (3) or more dwelling units which are constructed in a row and each of which
- (i) has a separate rear and front entrance; and
  - (ii) is joined on one or both sides by a party wall to another dwelling unit or units in the same row; and
  - (iii) is located on a site for which a separate certificate of title can be issued;
- (bp) "rumpus room" means a room which is adequate for private recreation, entertainment or amusement but which may not comply with the requirements of this or other applicable legislation for living, sleeping or eating rooms;
- (bpi) "secretary" means the person appointed as Secretary of the Development Appeal Board;

- (bq) "semi-detached one-family dwelling" means a one-family dwelling which is joined by a party wall on one side only to another semi-detached one-family dwelling and which stands on a site or on land which is capable of being made a site as defined in this Resolution and in conformity with the Subdivision and Transfer Regulations of the Province of Alberta;
- (br) "service station" means premises or the portion thereof used or intended to be used for the servicing and minor repairing or motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles;
- (bs) "side yard" means a yard which extends between one of the side boundaries of a site and the side of the principal building on the site which is nearest the said side boundary, and between the front yard and the rear yard on the same site, or where there is no front yard or no rear yard, the front or rear yard boundary of the site;
- (bt) "sign" means an object or thing intended for the purpose of advertising or calling attention to any person, matter, thing or event and includes a marquee as defined in The Sign By-law;
- (bu) "similar use" means a use of land or a building that is not expressly provided for by this Resolution but which the Planning Commission as agent of Council has determined is similar in character and purpose to other uses of land and buildings authorized pursuant to a Resolution of Council of The City of Calgary adopting a Land Use Classification Guide in the district for which such use is proposed;
- (bv) "site" means a piece or parcel of land the boundaries of which are recorded in the Land Titles Office for the South Alberta Land Registration District;
- (bw) "site area" means the total horizontal area of a site;
- (bx) "site depth" means the mean horizontal distance between the front and rear site boundaries;
- (by) "site width" means the mean horizontal distance between the side boundaries of the site;
- (bz) "small holding" means a parcel of land not more than twenty (20) and not less than three (3) acres in area used wholly or principally for residential and agricultural or horticultural purposes;

- (ca) "smoke house" means a building or room designed and used for the curing of meats by a smoking process;
- (cb) "Special Development Area" means an area designated as such pursuant to a Resolution of Council of The City of Calgary adopting a Land Use Classification Guide;
- (cc) "specified use" means a use of land or a building appearing in a use table in the column captioned "Specified Uses" and includes a use found by the Planning Commission as agent of Council to be similar to a specified use;
- (cd) "storey, first", means the storey with its floor closest to grade and having its ceiling more than six (6) feet above grade;
- (ce) "storey, second", means the storey located immediately above the storey first;
- (cf) "street" means a public thoroughfare affording the principal means of access to abutting sites and includes the sidewalks and the land on each side of and contiguous to the prepared surface of the thoroughfare dedicated to, or set aside for use as, a public thoroughfare and owned by the city;
- (cg) "street line" means a lateral boundary of a street notwithstanding the actual width of the prepared surface of the street;
- (ch) "through site" means a site which abuts two streets which are parallel or nearly parallel in the vicinity of the site;
- (ci) "trade school" means a school other than a commercial or a public school in which is taught principally a manual, mechanical or technical trade;
- (cj) "Traffic Supervisor" means the City official who is in control of the City Traffic Department;
- (ck) "trailer doach park" means a site providing parking spaces for the temporary or semi-permanent parking of trailer coaches, vacation trailers, mobile homes, house trailers or other similar portable or movable living accommodation including motor vehicles constructed or adapted to be used for living accommodation;
- (cl) "transitional site" means a site which is designated as a transitional site on one or more of the series of maps being Appendix 1 to the Resolution of Council adopting a Land Use Classification Guide;

- (cm) "truck motel" means premises used for the temporary accommodation and feeding of drivers of long distance trucks and highway transportation vehicles, and providing parking spaces for such vehicles;
- (cn) "two-family dwelling" means a building containing only two (2) separate and complete dwelling units, and except as otherwise allowed by this Resolution and the Resolution of Council adopting a Land Use Classification Guide used for no other purposes;
- (co) "University Research District" means the UnR District as set out and designated in Section 3 of the Resolution of Council of The City of Calgary adopting a Land Use Classification Guide intended for development which, in co-operation with the University of Calgary, will assist in advancing knowledge through experimentation, testing and investigation in fields of learning generally found in Canadian Universities;
- (cp) "use table" means a table in the Appendices to the Resolution of Council of The City of Calgary adopting a Land Use Classification Guide which is entitled "USE TABLE" and which designates the specified and permitted uses for a district;
- (cq) "valet shop" means a shop where clothes are brushed and pressed and minor repairs to clothing are made;
- (2) The Appendices attached to this Resolution is part hereof and this Resolution is to be interpreted with reference to the Appendices and the definitions in this section apply to the Appendices.
- (3) Wherever in this Resolution reference is made to the exercise of a power by the Planning Commission or by the Development Officer in a manner which is inconsistent with the Act, then the reference shall be deemed to be a reference to Council and to the exercise of a power of Council under the Act.

#### USE OF LAND

- 3. Subject to the provisions of the City of Calgary Development Control By-law, being By-law No. 7839, and amendments thereto, or any by-law substituted therefor and these Rules Respecting the Use of Land, a person

- (a) may use a building or land for any use established as a specified use for the district in which the building or land is situated according to The Land Use Classification Guide;
  - (b) may, subject to compliance with such conditions, exceptions or limitations as the Planning Commission may lawfully impose, use a building or land for any use established as a permitted use for the district in which the building or land is situated according to The Land Use Classification Guide;
  - (c) may use a building or land for an accessory use.
4. A person shall not use a building or land for a purpose not authorized by, nor in anyway whatsoever, that is contrary to, the provisions of The Rules Respecting the Use of Land.
5. (1) Notwithstanding a right contained in the Development Control By-law, The Resolution of Council adopting a Land Use Classification Guide or this Resolution to use a building or land and notwithstanding the obtaining of any approval, consent or development permit under the Development Control By-law, a person is responsible for and is not excused from ascertaining and complying with
- (a) the further requirements of the Development Control By-law, the Resolution of Council adopting a Land Use Classification Guide or this Resolution;
  - (b) the requirements of any Dominion, Provincial or other Municipal Legislation, and
  - (c) the condition of any easement, covenant, building scheme or agreement affecting the building or land.
- (2) Where the proposed use of a building or land does not comply with any Dominion, Provincial or other Municipal Legislation or with the conditions of any easement, covenant, building scheme or agreement affecting the land or building, the Development Officer or the Planning Commission may refuse to grant a development permit under the Development Control By-law for that use.
6. Neither the Development Officer, the Planning Commission nor any City Official is required to examine the title to any land or to make any enquiry to discover whether or not the use of a building or land is affected by any Dominion, Provincial or other Municipal Legislation or with any condition of any easement, covenant, building scheme or agreement.
7. Notwithstanding any other provision of this Resolution, where the Development Officer is satisfied that a permitted use, an accessory use or a temporary use is of a type that in the circumstances in question would be approved by the Planning Commission, the Development Officer may



- (a) subject to such conditions, qualifications and exceptions as he deems usual or desirable to impose, approve the use;
- (b) provided however, the Development Officer shall not approve a use pursuant to Clause 7(a) for which notice posting is mandatory.
- (c) a use approved by the Development Officer pursuant to Clause 7(a) shall be deemed to be a use approved by the Planning Commission for the purpose of this Resolution.

POSTING NOTICES OF PROPOSED USES

8. (1) Where an application has been made to it for the approval of a permitted use the Planning Commission may require, and if the applicable use table sets out that posting is mandatory for the use, the Planning Commission shall require, as a condition precedent of its consideration of the application, that the applicant display for not less than seven (7) days in a conspicuous place on the site, not less distant from the street or streets abutting the site than the Planning Commission directs, a notice or notices in a form prescribed by the Planning Commission setting out the proposed use.
- (2) The Planning Commission shall require a notice displayed pursuant to subsection (1) to set out
- (a) the proposed use of the building or site;
  - (b) that an application respecting the proposed use will be considered by the Planning Commission; and
  - (c) that any proprietary elector who objects to the proposed use of the site may deliver to the Planning Commission a written statement of his objection to such use setting out
    - (i) his full name and the address for service of any notice to be given to him in respect of the objection,
    - (ii) a description of the premises in respect of which he is assessed which need be only in sufficient detail to allow the Planning Commission to recognize the general location and type of the premises, and
    - (iii) the reasons for his objection to the proposed use, which statement must be received by the Director not later than the day set out in the notice.

9. (1) When a statement of objection to the use of a building or a site on which a notice has been posted is signed by more than one (1) person, the name and address of and the property in which each signatory is interested shall be set out in the statement of objection.
- (2) When two (2) or more persons sign the same statement of objection, they shall indicate on the statement one (1) name and one (1) address for service of any notice to be given to them in respect of the objection.
- (3) When a statement of objection signed by more than one (1) person does not indicate a name and address for service of notices to which an objector is entitled, the Planning Commission shall send the notices to the first legible name and adequate address on the statement.

ACTION OF PLANNING COMMISSION ON APPLICATION

10. (1) Where an application is made to the Planning Commission for its approval of a permitted use of a building or site the Planning Commission in its sole discretion may
- (a) grant the approval;
  - (b) refuse the approval, or
  - (c) grant the approval subject to reasonable conditions it may impose.
- (2) Where an application is made to the Planning Commission requesting that it decide that a proposed building is accessory to another building on the same site or a proposed use is accessory to the use of a building presently on the site or to the use of the site the Planning Commission shall determine whether or not the building or use applied for as an accessory building or use is normally incident and subordinate to the principal use of the building or site in respect of which the application is made and may impose reasonable conditions on the construction of the accessory building or the carrying out of the accessory use.
- (3) When the Planning Commission is dealing with an application made to it pursuant to the provisions of Section 8 it shall consider, among other matters which appear to it to be relevant, all objections received by it from persons who are entitled to object and who have complied with the provisions of the notice posted on the building or site under consideration, all as provided in Clause (c) of subsection (2) of Section 8.

- (4) The Planning Commission shall advise the applicant, and the objectors if any, of its decision on the application by a notice in writing, copies of which shall be sent by mail to the address given for service in the application and in each statement of objection.

TIME LIMIT ON A PERMITTED OR ACCESSORY USE

11. Where as a condition which it imposes pursuant to the provisions of Section 10 the Planning Commission limits the time for which it approves a permitted use or an accessory use and such time or the last extension thereof expires the person carrying on the use shall within such time as is reasonable, in the opinion of the Planning Commission,
- (a) discontinue the use and remove all buildings and works constructed in connection therewith, and
  - (b) restore the site or building either to its original condition or to a condition which meets the approval of the Planning Commission.

OCCUPANCY PERMIT

12. (1) The Building Inspector shall not issue an occupancy permit under the Building By-law unless he is satisfied that all the conditions of a Development Permit issued pursuant to the provisions of the Development Control By-law for the premises in question have been complied with.
- (2) If in the opinion of the Development Officer a building, alteration, or occupancy for which a Development Permit is sought would be likely to be detrimental to the movement of traffic in the area where the building is or is to be located he may refuse to issue a Development Permit unless and until the access ways shown on the plans submitted to him are approved by the Traffic Supervisor.

EXCAVATION OF LAND AND STRIPPING OF SOIL

13. (1) A person wishing to make an excavation or remove top soil for which a permit is required pursuant to the provisions of the Development Control By-law shall apply in writing to the Development Officer for a permit so to do and shall set out the following details in his application

- (a) the location of the site on which the excavation or stripping of loam is to take place, such location to be designated by the legal description of the land and by the municipal address, if any;
  - (b) the area of the site on which the operation is to take place;
  - (c) the type of excavation to be made with probable dimensions of the excavation or the area of the land from which and the depth to which the top soil is to be removed;
  - (d) the present height of the land on the site with relation to any abutting public thoroughfares and with relation to adjoining sites;
  - (e) the location on the site where the excavation is to be made or the top soil is to be removed with relation to the boundaries of the site;
  - (f) the condition in which the excavation is to be left when the operation is complete or the final disposition to be made of the area from which the top soil is to be removed;
  - (g) the action which is to be taken for restoring the condition of the surface of the land to be affected and for preventing, controlling or lessening the creation of dust from the land;
  - (h) when the excavation or removal of top soil will be completed, the action to be taken to prevent or control creation of dust during the excavation or removal of top soil and while the land is still uncovered and the time when it is anticipated that the surface of the land will be restored to its former condition.
- (2) Wherever a permit is required for the excavation of land or the removal of top soil pursuant to the provisions of the Development Control By-law the operation shall be deemed to be a permitted use under the applicable Use Table as set forth in the Land Use Classification Guide in the same manner and to the same extent as if it was designated as a permitted use in such Use Table.
- (3) The Development Officer or the Planning Commission shall consider every application for a permit to excavate land or to remove top soil therefrom and shall not issue a permit therefor unless the Development Officer or the Planning Commission is satisfied that
- (a) the operation will be proceeded with immediately and will be completed according to the timing set out in the application;

- (b) the operation will be carried out so as to create a minimum of dust; and
  - (c) the operation is one which in the opinion of the Planning Commission is reasonably necessary for the use and development of the land in question.
- (4) The Development Officer or the Planning Commission may require as a condition of authorizing the granting of a permit to excavate land or remove top soil that
- (a) the permittee take the precautions and follow the methods prescribed by the Planning Commission for the prevention or control of the creation and spreading of dust by the proposed operation, including but not limited to
    - (i) keeping the surface of the ground from which the grass or top soil is removed dampened with water or road oil during all times when the surface of the ground remains uncovered;
    - (ii) treating the exposed surface of the ground from which the top soil is removed with a commercial emulsion manufactured for the purpose of controlling dust during all times when it is exposed,
    - (iii) covering the land from which the top soil is removed with manure or a similar natural substance which will reduce or prevent the dust from the exposed surface being blown about during such time as the surface is exposed;
    - (iv) treating the exposed surface of the ground from which the top soil is removed with calcium chloride or similar deliquescent material to reduce the creation and spreading of dust;
    - (v) covering the portion of the ground from which the top soil has been removed and which is not immediately required for building or the other purpose for which the top soil has been removed therefrom with sod during such time as the surface thereof remains exposed;
    - (vi) placing snow fences or other artificial structures around or across the area exposed by the removal of top soil to reduce the amount of dust which may be blown about from the exposed surface;

- (vii) where the area from which the top soil is removed is likely to be exposed for a sufficient length of time to allow the seed to sprout, sowing the exposed surface with crested wheat or other grass or grain which will prevent the soil from loosening to being blown about;
- (viii) where the situation warrants such installation, placing of water sprinkler pipes or some other semi-permanent water device to keep the exposed surface of the ground from which the top soil is removed dampened at all times while it is exposed;

whichever of the said methods or any other method, whether similar or dissimilar thereto, that the Development Officer or the Planning Commission deems to be useful for controlling dust under the circumstances peculiar to the proposed operation; and

- (b) the method or methods so prescribed be endorsed on the permit to be issued for the proposed operation as a condition or conditions to which the permit is subject.

14. (1) A person obtaining a permit to excavate land or to remove top soil therefrom shall comply with all of the provisions of the Development Control By-law, these Rules Respecting the Use of Land and of any federal or provincial statute or regulation applicable thereto and with each and every condition on which the permit is issued.
- (2) If the permittee neglects or refuses to comply with the provisions of all laws affecting or relating to the permit and with any of the conditions subject to which the permit is issued, in addition to any penalty which may be imposed pursuant to the Planning Act.
- (a) the Development Officer or the Planning Commission may direct that the permit be suspended or revoked as in the opinion of the Development Officer or the Planning Commission the circumstances may require;
  - (b) the City may proceed to do or to have done any or all of the things which the Development Control By-law, these Rules Respecting the Use of Land and the said conditions of the permit require the permittee to do and which the permittee fails to do, and may recover the expense thereof with costs by action in any court of competent jurisdiction or in like manner as municipal taxes.

- (3) If pursuant to the provisions of subsection (2) a permit is suspended or revoked the Planning Commission may require before it reinstates the permit or authorizes a new permit to be issued to replace one that has been revoked that in addition to the permittee complying with the requirements of the law applicable thereto and the conditions of the permit, the permittee forthwith take such action as the Planning Commission deems necessary and reasonable to control and mitigate any dust nuisance which has been occasioned by the failure of the permittee to comply with the applicable law or with the conditions of the permit.

#### MAXIMUM FLOOR AREAS

15. (1) A person shall not erect a building in a C-2, C-3, a CM-1, or a CM-2 District the total floor area of which exceeds the maximum floor area for the district in which the site of the building is located as set out in Appendix 1 to the Rules Respecting the Use of Land, and which form part of this Resolution.
- (2) The maximum floor areas set out in Appendix 1 are subject to the conditions, qualifications and exceptions set out in the Appendix.

#### MAXIMUM BUILDING HEIGHTS

16. (1) A person shall not erect a building the height of which exceeds the maximum height for the district in which the building is located as set out in Appendix 2 to the Rules Respecting the Use of Land, and which form part of this Resolution.
- (2) The maximum heights set out in Appendix 2 are subject to the conditions, qualifications and exceptions set out in the Appendix.

#### BASE FOR MEASUREMENT OF HEIGHT

17. The base from which to measure the height of a building is the mean grade of all streets abutting the site where the building is located or the mean elevation of the ground adjoining the front wall of the building whichever is the higher.

#### MEASUREMENT OF HEIGHT

18. (1) For the purposes of this part the height of a building shall be the vertical distance between the base, determined in accordance with the provisions of Section 17 and the highest point of the building.
- (2) When determining the highest point of a building
- (a) an elevator housing, a roof stairway entrance, a water tank, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall or a parapet wall; or

- (b) a roof sign, an aerial array, a flag pole or similar device not structurally essential to the building

shall not be considered.

MINIMUM REQUIREMENTS, VARIATIONS AND EXCEPTIONS

19. (1) Except as otherwise provided in Section 20 a person who uses a site for any purpose
- (a) shall provide and maintain thereon a yard or yards which comply with the applicable requirements of Appendix 3 to the Rules Respecting the Use of Land, and which form part of this Resolution and of subsection (2), and
  - (b) shall not erect a building or permanent structure, other than a sign any part of which is nearer to the portion of a street boundary to which Appendix 4 applies than the set-back distance therefor established by that Appendix.
- (2) Where a site abuts a portion of a street boundary for which a set-back is established by Appendix 4 the depth of the front yard or the width of the side yard which abuts such portion of the street boundary shall be increased from the applicable requirements of Appendix 3 by the amount of the applicable set-back established by Appendix 4.
- (3) The requirements for the provision and maintaining of yards in Sections 19 - 21 inclusive of the Rules Respecting the Use of Land and in Appendix 3 do not apply to construction wholly beneath the surface of the ground and such sub-surface construction need not be considered when providing the yards so required.
- (4) The provisions of Appendix 3 and Appendix 4 are subject to the conditions, qualifications and exceptions set out in the Appendices.
- (5) Notwithstanding subsections (1) and (2) the Planning Commission in its discretion may permit the erection of a canopy or other projection above a set-back established by Appendix 4 subject to conditions deemed reasonable by the Commission.
- (6) Where a building does not comply with the provisions of this Resolution by reason of its encroachment into a required front yard, required rear yard or set-back area established by Appendix 4, the Planning Commission in its discretion may allow a person to extend or add to the building where the extension or addition
- (a) will not encroach further into the front yard, rear yard, or set-back area as the case may be, but
  - (b) otherwise complies with this Resolution.



20. (1) After the principal building is constructed on a site in a residential district if it appears that the building is so located that one or more of the yards will not comply with the requirements of Section 19, the Development Officer, subject to the provisions of subsection (2) of this Section, may in his discretion
- (a) relax the requirement for the yard or yards in question by not more than six (6) inches, or
  - (b) refuse to relax the requirement even if the relaxation sought is six (6) inches or less.
- (2) If the principal building is so located on a site in respect of which the yard relaxation is sought that
- (a) a relaxation of more than six (6) inches is required, or
  - (b) the combined depth of the yard for which the relaxation is sought and the yard on the opposite side of the building is less than the aggregate of the minimum dimensions required for both yards, the Development Officer shall not grant the relaxation, but on appeal a relaxation may be granted with such conditions as the Appeal Board in its discretion may impose.
21. Where a dwelling is erected on a site in a residential district in such a manner that one side yard is of less width than is required by this Resolution by the combined width of that side yard and of the yard on the opposite side of the building is no less than the aggregate of the minimum dimensions required for both yards, the Planning Commission in its discretion may approve the extension of such a building where
- (a) the extension will not reduce
    - (i) the width of the side yard already deficient in width, or
    - (ii) the combined widths of both side yards below the aggregate of the minimum dimensions required for both yards, and
  - (b) the Planning Commission is satisfied that the extension
    - (i) will not unreasonably prejudice the enjoyment of neighbouring properties, and
    - (ii) is not objectionable or undesirable for any other reason.

### UTILITY REGULATING STATIONS

22. Notwithstanding any other provision of this part when a gas, electricity or waterworks pumping, regulating, transformer or storage building or equipment is erected in a district in which such building or equipment is allowed, on a site designated or approved by the City for that purpose and when such site is of less area than other sites in the immediate locality, the person erecting the building or equipment shall place it or cause it to be placed on the site in a position which is approved by the Development Officer.

### RESTRICTIONS OF CERTAIN CORNER SITES

23. Notwithstanding anything elsewhere contained in this Resolution no person using a corner site in a residential district, in an A District or an AR District shall place or maintain in or upon that portion of the site within a triangle formed by the common boundaries of the site and the streets abutting it and a straight line connecting the two points on the said boundaries distant twenty-five (25) feet from the point where they intersect, a wall, a fence, a shrub, a hedge, a tree or other object or structure, whether or not it is similar or dissimilar, or is natural or artificial, if such object or structure interferes with or obstructs the view of the driver of any vehicle using the streets.

### FENCES IN RESIDENTIAL DISTRICTS

24. In addition to the restriction contained in Section 23, a person shall not construct a fence on a site in a residential district that is higher than
- (a) six (6) feet for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site; and
  - (b) four (4) feet for the portion of the fence that does extend beyond the foremost portion of the principal building on the site.

### PROJECTIONS OVER YARDS

25. (1) Except as provided in this part a person shall not allow any portion of the principal building on a site to project over or on a yard.
- (2) The portions of and attachments to a principal building which may project over or on a yard are
- (a) on a site in a residential district

- (i) a cornice, a balcony, a belt course, a sill, a canopy or eaves which project over a yard a distance not exceeding one-half of the width of the smaller side yard required for the site;
  - (ii) an unenclosed veranda, porch, eave or a canopy or open balcony individually supported by cantilever which projects not more than forty-eight (48) inches over a conforming front yard,
  - (iii) a chimney which is not more than eight (8) feet wide may project two (2) feet into a side yard if such projection will not reduce the yard to less than three (3) feet,
  - (iv) unenclosed steps with or without a landing
    - (A) if they do not project more than eight (8) feet where they are above the surface of the yard, or
    - (B) if the Development Officer approves them for the site where they are or are to be erected,
  - (v) the eaves of a private garage or other accessory building if such eaves are no closer than eighteen (18) inches to a property line,
- (b) on a site in a C-2, C-3, a CM-1, an M-1 an M-2 or an M-3 District a canopy or an extension over the rear yard only, if
    - (i) the canopy or extension is at least twelve (12) feet above the surface of the yard,
    - (ii) the supports of the canopy or extension do not obstruct the use of the yard, and
    - (iii) no dwelling accommodation is provided on the site,
  - (c) on a site in any district an exterior fire escape not more than four (4) feet wide
  - (d) other portions of and attachments to a principal building which in the opinion of the Planning Commission are of a similar nature to the projections provided for in paragraphs (a), (b) and (c) and which project over a yard no more than is allowed for the projection to which they are similar.

OBJECTS PROHIBITED OR RESTRICTED IN YARDS

26. (1) No person shall allow
- (a) a commercial vehicle of a maximum weight in excess of nine thousand (9,000) pounds to remain on a site in any residential district, or
  - (b) more than one commercial vehicle of maximum weight not in excess of nine thousand (9,000) pounds to remain on a site in an RC, and RR-1, and R-1 or an R-2 District.

for longer than is reasonably necessary to load or unload such vehicle.

- (2) For the purposes of subsection (1) the phrase 'maximum weight' means the aggregate weight of the vehicle and the load which that vehicle is permitted to carry on the public highways of the Province of Alberta under the legislation, and regulations of the Province applicable thereto.
- (3) No person shall allow

- (a) a commercial motor vehicle or a trailer of any type to remain in a front yard.
- (b) a motor vehicle used for stock car races, a motor vehicle which has all or part of its superstructure removed or a motor vehicle which is in a dilapidated or unsightly condition to remain outside a building in a residential district.

PARKING AND LOADING SPACES AND AREAS

27. (1) Subject to subsection (2), a person using a building or land for a purpose listed in Appendix 5 shall provide and maintain no less than the number of parking spaces specified in the Appendix for such use.
- (2) A person need not provide or maintain parking spaces in a C-2, a CM-1 or a CM-2 District other than the parking spaces required for dwelling accommodation allowed in a C-2 District, and the parking spaces required for apartment houses allowed in the Central Area Zone.
- (3) A person using a building or land for a purpose listed in Appendix 6 shall provide and maintain less than the number of loading spaces specified in the Appendix for the use.

- (4) Appendix 5 and Appendix 6 are each subject to the conditions, qualifications and exceptions appearing in or at the end of the Appendices.
- (5) Where more than one use is made of a building or a site the total number of
- (a) parking spaces required by Appendix 5 and
  - (b) loading spaces required by Appendix 6
- shall be the aggregate of those required for all such uses and the number required for any such use shall not be considered to include the number required for any other use of the same building or site.
- (6) A use made of a public or quasi-public building which is normally accessory to the principal use for which the building is erected shall not be considered a separate use for the purposes of this section.
28. Where the number of parking or loading spaces required to be provided is to be determined by reference to a unit made up of a number of persons, a number of rooms, a number of seats, seating spaces or bed spaces, or a fixed floor area, and the calculation involved results in a fractional number of parking or loading spaces, the next higher number shall be taken.
29. (1) A person providing a parking space required by this part shall locate it either
- (a) on the same site as the building or use in respect of which it is required, or
  - (b) on another site owned by him not further than four hundred (400) feet from the site where the building is located, or where the use is carried on,
- and in the latter case shall agree with the City in writing under seal, which document shall be in such form that it can be protected by registration under The Land Titles Act, that the site on which the parking space is located shall be used for such purpose as long as it is required by this part.
- (2) Notwithstanding subsection (1) hereof where allowed by the Planning Commission, a person may provide parking other than that required by subsection (1) (hereinafter called the 'alternate site') provided that

- (a) the parking space required by subsection (1) is to be used for a temporary use or a temporary building;
  - (b) the alternate site is within four hundred (400) feet of the site where the temporary building is located or where the temporary use is carried on;
  - (c) the person wishing to use an alternate site has absolute control of the alternate site for a period of three (3) or more years or for a length of time equal to the life of the temporary use or temporary building whichever is the greater;
  - (d) the absolute control is established to the satisfaction of the City Solicitor;
  - (e) upon the expiry of the temporary use, or temporary building, the site so used reverts to the parking site;
  - (f) the person wishing to use an alternate site shall agree with the City in writing under seal, which document shall be in such form that it can be protected by registration under The Land Titles Act, that the site on which the alternate parking site is located shall be used for such purpose as long as it is required by this part.
- (3) The Development Officer shall cause a Caveat to be registered against the land on which the parking space is located based on the agreement made with the City pursuant to subsection (1) or (2).
  - (4) A person providing a loading space required by this part shall locate it on the same site as the building or use in respect of which it is required.
  - (5) A parking space or a loading space located within a set-back distance from a street required by Appendix 4 shall not be counted for the purposes of Appendix 5 or Appendix 6.
30. (1) Where a parking space or loading space is required pursuant to the provisions of this Resolution the person providing it shall design, locate and construct it so that
- (a) it is reasonably accessible to the vehicle intended to be accommodated there,
  - (b) it can be properly maintained, and
  - (c) it is satisfactory to the Planning Commission in size, shape, location and construction.

- (2) For the purposes of this part, a person shall not use, and the Planning Commission shall not approve the use of
    - (a) a parking space less than one hundred fifty-two (152) square feet in area or than eight (8) feet wide; or
    - (b) a loading space less than three hundred (300) square feet in area or than eight (8) feet wide, or with less than twelve (12) feet overhead clearance.
  - (3) A person providing a parking space where required for other than a one-family or a two-family dwelling shall cause the portion of the site so used to be surfaced as directed by the Planning Commission,
31. (1) Where a building which requires parking or loading spaces is to be erected, the owner of the building shall provide the required parking and loading spaces at or before the time of construction of the building.
- (2) Where a building has been erected at the time this Resolution becomes effective, and the site upon which it is located does not afford space for the number of parking or loading spaces required for the building or the use thereof, the building or the use shall not for that reason alone be deemed non-conforming but the building shall not be enlarged nor the use of the building altered in such a manner that either additional parking spaces or additional loading spaces are required unless provision is made for the total number of parking and loading spaces required pursuant to the provisions of subsection (1) or subsection (3) of Section 30.

#### SITE DIMENSIONS

32. No person shall subdivide land for any purpose in an RC District so that
- (a) the number of parcels resulting from the subdivision will exceed one-fifth ( $1/5$ ) of the number of acres contained in the land so subdivided, or
  - (b) any lot is of less area than three (3) acres.
33. (1) Where a use of a building is included in Appendix 7, and there is prescribed the minimum dimensions of a site which may be used for the use, a person shall not use a site of lesser dimensions for such use.
- (2) Where a use table allows land of a specified minimum size, or a building located on a site of a specified minimum size to be used for a use, a person shall not use land of a less size or a building located on a site of less size to be used for such use.

- (3) The minimum areas and dimensions of sites set out in Appendix 7 are subject to any conditions, qualifications and exceptions set out in or at the end of the Appendix.
34. Notwithstanding Section 33 if a site which is not part of a subdivision for a row housing development
- (a) has a depth of not less than one hundred (100) feet, and
  - (b) has a width of not less than twenty-five (25) feet, and
  - (c) is recorded in the Land Titles Office for the South Alberta Land Registration District on a Certificate of Title which deals with no other property

a person may erect on the site a one-family dwelling after securing approval by the Planning Commission for the use of the site for that purpose and of the plans thereof if the site is located in a district where such building is allowed.

35. Notwithstanding Section 33 if a site which is not part of a subdivision for a row housing development.
- (a) has a depth of not less than one hundred (100) feet, and
  - (b) has a width of not less than thirty-seven and one-half feet (37.5), and
  - (c) is recorded in the Land Titles Office for the South Alberta Land Registration District on a Certificate of Title which deals with no other property

a person may either

- (d) erect on the site
  - (i) a one-family dwelling, or
  - (ii) a two-family dwelling after securing the approval of the Planning Commission for the use of the site for that purpose and for the plans thereof

if the site is located in a district where such building is allowed, or

- (e) convert a one-family dwelling already on the site into a two-family dwelling, after securing the approval of the Planning Commission of the use of the site for that purpose and of the plans thereof if the site is located in a district where such building is allowed.



SITES ADJACENT TO ARTERIAL AND MAJOR THOROUGHFARES

36. The provisions of Sections 37 and 38 apply only to a site which abuts an arterial or a major thoroughfare or a service road adjacent and parallel to an arterial or major thoroughfare.

37. (1) Where a person

(a) erects a building other than a one-family dwelling, a two-family dwelling or a motel building not higher than twenty-eight (28) feet, or

(b) adds to or otherwise alters an existing building so that its floor area is increased by more than thirty percent,

he shall cause those walls of such building which face on an arterial or major thoroughfare and those walls which face upon a street intersecting with an arterial or major thoroughfare and which are visible therefrom to be faced with brick, stone or other material approved by the Planning Commission, including but not limited to glass, porcelain enamelled panels, architectural concrete, split concrete block, glazed concrete block, integrally colored concrete block, self-supporting metal panels and asbestos boards when used in combination with other approved material unless the construction or alteration is allowed by the Planning Commission on a temporary basis only.

(2) Where a person erects a building required by subsection (1) to have the facing set out in that subsection and one-third (1/3) or more of the elevation of the roof of the building is visible from a major or arterial thoroughfare, a service road adjacent and parallel to a major or arterial thoroughfare, or from a street intersecting with the major or arterial thoroughfare in addition to facing the exterior walls as required by subsection (1) he shall also cause those portions of the roof which are visible from the said public thoroughfares to be finished with plain tile, slate, sheet copper, sheet lead, zinc, tin, asbestos, protective metal, asbestos shingles, cement tile, metal shingles, metal tile, plastic, or other material approved by the Planning Commission.

(3) Where a person constructs a roof which pursuant to subsection (2) is finished in whole or in part with any metal allowed by subsection (2) and where the Planning Commission requires, he shall cause the metal to be underlaid by a roof sheeting which in the opinion of the Building Inspector is the equivalent of three-quarter (3/4) inch fir lumber to prevent buckling or bending of the metal.

(4) A person shall not use an existing residential building in a district other than a residential district for a use which is not a residential use but which is allowed in the district in which the building is located, if the use involves a substantial addition to the building or any major structural change thereto.

- (5) For the purposes of subsection (4) a change or addition to a residential building which does not increase the floor area of the building shall not be deemed to be a substantial addition.
38. (1) Where a person uses a portion of a site for open air storage he shall enclose the portion of the site so used by buildings, fences, hedges, trees or other landscaping features, or by a combination of any of them.
- (2) When fences, hedges, trees or landscaping features are used for the purposes set out in subsection (1), they shall be of a design construction and variety approved by the Planning Commission.
- (3) Where there are parts of a site neither covered by buildings nor used for open air storage, the owner or lessee thereof shall cause the unoccupied parts of the site to be either
- (a) paved and maintained in a neat and dust free condition to the satisfaction of the Planning Commission, or
- (b) landscaped suitably, and maintained free of weeds to the satisfaction of the Planning Commission.

GROUND COVERAGE IN CERTAIN RESIDENTIAL DISTRICTS

39. A person shall not erect a building or buildings
- (a) in an RR-1 or an R-1 District so that
- (i) all buildings on the site together cover more than one-third
- (ii) all accessory buildings on the site together cover more than ten (10) per cent of the site area; or
- (b) in an R-2 District so that
- (i) all buildings on the site together cover more than forty
- (ii) the principal building on the site covers more than thirty-three and one-third, or
- (iii) all accessory buildings on the site together cover more than ten (10) per cent of the site area.

RE-LOCATION OF BUILDINGS

40. (1) Unless and until he has obtained either the approval of the Development Officer or the approval of the Planning Commission no person shall

- (a) place on a site a building which has been previously erected or placed on a different site, or
  - (b) alter the location of a site of a building which has already been erected on that site.
- (2) Before considering an application for approval under subsection (1) the Development Officer or the Planning Commission may require a site to be notice posted in accordance with Section 8.
- (3) An approval under subsection (1) shall be subject to such conditions as seem necessary or desirable to the Development Officer or the Planning Commission.
- (4) In the event that
- (a) the Development Officer has required a site to be notice posted under subsection (2) and objections are received, or that
  - (b) the Development Officer is not satisfied that approval should be granted under subsection (1)

the Development Officer shall refer the matter to the Planning Commission.

#### RESIDENTIAL BUILDINGS ON SAME SITE

41. No person may erect a residential building on a site on which another residential building is already located unless
- (a) all residential buildings when erected on the site form a dwelling group which complies with the provisions of this Resolution, or
  - (b) the site is in a district where an accessory building may be used as a dwelling and the Planning Commission after application is made to it as provided in Section 10 decides that
    - (i) all but one of the buildings are accessory to the one residential building on the site, or
    - (ii) all buildings are accessory to the principal use of the site.

#### METAL CLAD BUILDINGS IN CENTRAL BUSINESS DISTRICTS

42. Unless the Planning Commission otherwise allows a person shall not erect a metal clad building in a CM-1, or a CM-2 District.

SPECIAL DEVELOPMENT AREAS

43. As well as complying with all other applicable provisions of this Resolution a person using or developing a site in a Special Development Area shall comply with all applicable provisions of the following rules:
- (1) (a) A building shall not be closer than twenty (20) feet to the street.
  - (b) A building shall not be closer than fifteen percent (15%) of the width of the site to a side boundary of a site, but such distance need not exceed fifteen (15) feet.
  - (c) Notwithstanding clause (b) a building, with the permission of the Development Officer may be closer to the side boundary of a site if
    - (i) it is not closer than ten (10) feet to the side boundary, and
    - (ii) the combined width of the two side yards is not less than the aggregate of the minimum dimensions required for both yards.
  - (d) A building shall not be closer than seventeen (17) feet to the rear boundary of a site abutting a railway line, or twenty (20) feet to the rear boundary abutting another site with no lane or railway line intervening.
  - (e) Notwithstanding clause (d) a building may be less than seventeen (17) feet from the rear boundary of a site provided that the portion of the building which encroaches into the said seventeen (17) feet accommodates a railway spur line and facilities related to such spur line.
- (2) A building shall have its exterior walls faced with a material or materials that are acceptable to the Development Officer with regard to appearance, combination, method of attachment, quality and durability. Materials that are subject to rapid surface deterioration, discoloration, warpage, distortion, cracking, crazing, poor adhesiveness, or other similar defects, shall not be allowed.
  - (3) Unless the Development Officer approves otherwise, the aggregate ground floor areas of all accessory buildings shall not exceed the ground floor area of the principal building on the site.
  - (4) All parking, whether for employees or visitors, whether required by this Resolution or by any By-law of the City, shall be pro-

vided on the site in specific locations with each location appropriately designated on the site plan as to its intended use.

- (5) All areas used by vehicular traffic, other than those areas designated as storage areas or areas completely hidden by a building or buildings, must be graded and hardtopped with asphalt or concrete and adequate drainage facilities must be provided to the satisfaction of the City Engineer. Such areas must be adequately separated from other areas excluding building areas by fencing, curbing, hedging or other form of divider acceptable to the Development Officer.
- (6) The parking of trucks and trailers used in connection with the business or industry carried out on the site shall only be allowed in designated storage areas.
- (7) A designated storage area, in addition to permitting the storage of trucks and trailers as in subsection (6) above, may accommodate the storage of equipment or material used in connection with the business or industry carried out on the site. No outside storage is otherwise permitted. An approved storage area must be screened from view to other properties including public thoroughfares, with buildings, ornamental walls or fences of a height, type and design considered by the Development Officer as being acceptable for that purpose. All storage of equipment or material shall be kept in an orderly manner and the storage area shall be graded and gravelled or paved with adequate drainage facilities provided to the satisfaction of the City Engineer.
- (8) In addition to designated storage areas, enclosed display areas may be permitted for the display of new equipment or used equipment in good condition. Chain link fencing of a height, type, and design acceptable to the Development Officer may be used in lieu of ornamental walling or fencing as required for approved storage areas but must be supplemented with landscaping features such as hedging, shrubs, or trees. All equipment must be laid out in an orderly manner and the surface of the display area must be graded, gravelled and treated with a dust inhibitor, or paved with drainage facilities provided to the satisfaction of the City Engineer.
- (9) Neither waste material nor refuse shall be permitted to remain outside a building.
- (10) General advertising signs shall not be erected, maintained or displayed.
- (11) No free-standing roof sign shall be permitted and in the case of a fascia identification sign, it shall not protrude above

the roof level of the building to which it is attached and no external supporting structure such as struts, wires or braces shall be visible. The location, heights, appearance, size, durability and type of sign must be acceptable to the Development Officer.

- (12) No more than one free-standing sign shall be permitted on a site and no part of the sign shall be allowed to overhang any property line. The location, height and size of the sign must be acceptable to the Development Officer.
- (13) All areas not used for building, movement or storage of vehicles, storage areas, or landscaping, must be kept in a neat and tidy condition at all times and adequate measures shall be taken to ensure that soil erosion or dust hazard will not occur at any time.
- (14) A site shall provide a landscaped area or areas of not less than fifteen percent (15%) of the total site area and the total area of the boulevard abutting the property line or lines of the site may be counted as part of the said fifteen percent (15%) but the landscaped areas on the site need not in any case exceed ten thousand (10,000) square feet exclusive of the area of the boulevards. The landscaped areas on the site must be located so that they are visible from an adjoining street and they must be developed and maintained for the sole purpose of enhancing the appearance of the site and complementing the building or buildings thereon. Landscaping must include seeding to grass and planting with trees or shrubs. No use of the landscaped areas shall be permitted other than an approved free-standing sign or an approved driveway or driveways. The net landscaped area to be provided on the site may be reduced by not more than ten percent (10%) if such area is used for vehicular traffic.
- (15) A boulevard strip adjacent to a site shall be developed by the owner of the site to specifications as required by the City Parks Superintendent within one (1) year of the occupancy of the building.
- (16) No building shall be of wood frame construction.
- (17) No use of a site shall be permitted unless a principal building having a floor area of not less than three thousand (3,000) square feet is developed as part of or in conjunction with the use.
- (18) A Development Permit required by the provisions of the Development Control By-law in respect of a site shall not be issued until the Development Officer has endorsed the plans to the effect that the type, location and arrangement of buildings

(including the exterior finishing materials), other structures, (including signs), storage areas, landscaped areas and boulevards, parking areas, loading areas and driveways are acceptable. Plans not endorsed by the Development Officer shall be referred to the Planning Commission.

ACCESSORY BUILDINGS - GENERAL

44. Where a structure is attached to the principal building on a site, by a roof, a floor, or a foundation it is part of the principal building and is not an accessory building, even though separated from it by a passage which is open at both ends.
45. (1) No person shall erect an accessory building that is less than three (3) feet from a common boundary of the site on which the building is located and an adjoining site unless the walls of the building nearest to the common boundary are constructed of bricks, stone or equivalent fire-resistant material.
- (2) No person shall erect an accessory building in an A, an AR, a C-Hwy-1, a C-Hwy-2, or an AM or the UnR District unless and until the Planning Commission has approved the position of such building in relation to the boundaries of the site on which it is located and to the other buildings on the site.
46. (1) In addition to complying with the other provisions of this Part no person shall erect or construct in a residential district a private garage, whether it be an accessory building or incorporated in a principal building, where the driveway connecting the garage to a public thoroughfare is less than either
- (a) three (3) feet in length measured from the property line if the public thoroughfare is a lane, or
- (b) twenty (20) feet in length measured from the edge of the sidewalk closest to the property line of the site if the public thoroughfare is not a lane, or
- (c) where there is no sidewalk, twenty (20) feet in length measured from the property line unless a shorter distance is allowed by the Planning Commission.
- (2) Where a residential area is developed on a road and walkway system and the dwellings front upon the walkway and back upon the road for the purposes of subsection (1) the road may be regarded in the discretion of the Planning Commission as a lane.
- (3) No person shall construct a driveway for motor vehicles from

a site to a major or an arterial thoroughfare unless

- (a) there is no other practical method of vehicular access to the site,
  - (b) he provides turning space on the site connected to the driveway so that every motor vehicle leaving the site by such driveway will face the thoroughfare which the driveway enters, and
  - (c) he causes the driveway to enter such thoroughfare at a location on the common boundary approved by the Traffic Supervisor.
47. (1) Notwithstanding any other provision of this Resolution, a person may erect upon a site which is not in a residential district but which has erected upon it a residential building, a private garage or other accessory building.
- (2) A site upon which a private garage or other approved accessory building is allowed to be erected pursuant to subsection (1) shall be deemed to be in a residential district for the purposes of subsection (1) of Section 46 and of Sections 48 and 49.

ACCESSORY BUILDINGS - RESIDENTIAL DISTRICTS

48. (1) A person shall not use an accessory building erected on a site in a residential district as a dwelling.
- (2) Where a site is located in a residential district a person shall not erect thereon
- (a) an accessory building more than fifteen (15) feet high, or
  - (b) subject to subsection (3) an accessory building so that any portion of it is less than five (5) feet away from the principal building on the site, or less than sixty (60) feet away from the boundary of the street on which the site fronts.
- (3) Where a residential area is developed on a road and walkway system and the dwellings front upon the walkway and back upon the road, for the purposes of paragraph (b) of subsection (2) the walkways may be regarded, in the discretion of the Planning Commission, as being the street on which the sites of the dwellings fronts.
- (4) Notwithstanding paragraph (b) of subsection (2), a person may erect a private garage, less than sixty (60) feet away



from the boundary of the street on which the site fronts,  
where

- (a) it is five (5) feet away from the principal building on the site
- (b) it does not encroach on the required area of the front yard, or in the case of a through site, it is no closer than twenty (20) feet or such other distance as the Development Officer, having regard to the location of buildings on the site and on adjoining sites, may specify to the streets on which the site fronts,
- (c) it is not nearer the side of the site than the minimum distance of the width required for a side yard for the site, and
- (d) it complies with the provisions of this Resolution other than those of paragraph (b) of subsection (2) of this section.

49. When a person erects an accessory building on a reversed corner site in a residential district, he shall not place it

- (a) less than fifteen (15) feet from the site boundary abutting the side street or such lesser distance as the Planning Commission may allow.
- (b) less than five (5) feet from the rear boundary of the site if no lane intervenes between the site on which the accessory building is to be placed and the key site behind it.

ACCESSORY BUILDINGS - COMMERCIAL, BUSINESS AND INDUSTRIAL

50. No person shall erect in a C-2, C-3, a CM-1 or a CM-2 District an accessory building as a workshop the ground floor area of which is more than forty percent (40%) of the ground floor area of the principal building on the same site.

51. No person shall construct an accessory building on a site in a C-1, a C-2, C-3, a CM-1, a CM-2, an M-1, an M-2 or an M-3 District which abuts a site in a residential district so that the building is nearer the boundary of the residential site than the lesser of

- (a) five (5) feet, or
- (b) ten percent (10%) of the width of the site on which it is placed but in no case less than three (3) feet.

52. When the boundary of a reversed corner site in a C-1, a C-2, C-3, a CM-1, a CM-2, an M-1, M-2, or an M-3 District abuts a key site in a residential district no person erecting an accessory building in the rear yard of the reversed corner site shall place it so that it is less than
- (a) fifteen (15) feet from the side boundary of the site on the street side, and
  - (b) five (5) feet from the rear boundary of the site if no lane intervenes between it and the residential district.

MINIMUM DISTANCES FROM STREET BOUNDARIES INCREASED BY SET-BACK

53. Where a site abuts a portion of a street boundary for which a set-back is established by Appendix 4 the minimum distance required by a provision of this part between a private garage or other accessory building and such portion of the street boundary shall be increased by the amount of the applicable set-back established by the Appendix.

PREMISES USED FOR OUTDOOR DISPLAY OF MOTOR VEHICLES OR MACHINERY

54. Where premises are used for the outdoor display for sale or hire of motor vehicles, trailers, farm machinery or construction or other machinery
- (a) the Planning Commission shall require:
    - (i) that toilet facilities which, in the opinion of the City Medical Officer of Health are suitable and adequate, be provided on the premises or on neighbouring premises, and
    - (ii) that the motor vehicles, trailers and machinery be displayed in an orderly manner, and for this purpose the Planning Commission may require that all or any part of the display area be divided into separate display stalls by markings painted on the paving or by barriers fixed to the surface of the display area, and
  - (b) the Planning Commission may require:
    - (i) that the display area in whole or in part be enclosed by an ornamental fence or wall of a design and height approved by the Planning Commission and located on or set back such distance as the Commission may deem suitable, and

- (ii) that the display area be paved as approved by the Planning Commission and maintained in a neat condition free of dust, and
- (iii) that any portion of the property not included in the display area be paved or be landscaped as approved by the Planning Commission and be maintained in a neat and attractive condition.

SPECIAL SIGN REGULATIONS

55. (1) On and after the 1st day of January A.D., 1963 the Development Officer shall endorse on every Development Permit which is issued for a new shopping centre the words "Subject to Special Sign Regulations".
- (2) Notwithstanding any other provision in this Resolution no Development Permit for a sign nor sign permit nor other permit for a sign shall be issued for a sign which is to be located in a shopping centre which is subject to special sign regulations unless the Development Officer or the Planning Commission approve the sign.
56. (1) The use of land located in a set-back area as prescribed in Appendix 4 to support a sign is permitted for a limited time only and is subject to the condition that when the width of the street is to be extended into the set-back area in which the sign is erected or when it is necessary to remove or alter a sign erected in such a set-back area to allow for the installation or repair of any public utility, then on written notice from the City Engineer stating that street or utility work is to be started pursuant to a resolution of the Council of the City, the owner of the sign shall within thirty (30) days at his own risk and at no cost to the City remove, alter or relocate the sign as required to permit the street or utility work to proceed.
- (2) The use of a building to support a sign or a canopy over or above a set-back area as prescribed in Appendix 4 is permitted for a limited time only and is subject to the condition that when as the result of the extension of the width of a street a sign or canopy fails to comply with the provisions of The Sign By-law or of this Resolution then the owner of the sign or canopy on written notice of a resolution of the Council of the City requiring the removal, alteration or relocation of the sign or canopy, shall within thirty (30) days at his own risk and at no cost to the City, remove, alter or relocate the sign or canopy to comply with the terms of the resolution and the provisions of relevant City By-laws.
- (3) Subsections (1) and (2) shall not be construed to prohibit the

relocation or re-erection of the sign or canopy on the same premises if the owner of the sign or canopy when relocating or re-erecting it complies with the provisions of this Resolution and relevant City By-laws.

57. Trailer coach parks are a permitted use in C-2, C-Hwy-1, C-Hwy-2, AM, M-2, AR and R-3 Districts.
58. The use of a site for a trailer coach park shall be subject to the conditions, qualifications and exceptions set forth in Appendix 9 to this Resolution.
59. Council may from time to time, by By-law, amend this Resolution adopting Rules Respecting the Use of Land and before passing a By-law to amend this Resolution Council shall advertise its intention to pass such By-law and hold a Public Hearing with respect thereto in the same manner as is required pursuant to Section 130 of the Act.

ADOPTED BY COUNCIL THIS 16th DAY OF MARCH A.D., 1970.

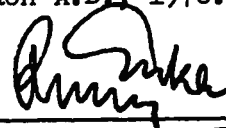
\_\_\_\_\_  
Mayor

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City Clerk

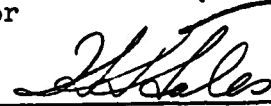
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ADOPTED BY COUNCIL THIS 16th DAY OF MARCH A.D. 1970.



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
City Clerk



Appendix 1 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land

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MAXIMUM TOTAL FLOOR AREAS OF BUILDINGS

(Section 15)

<u>District</u>	<u>Maximum Floor Area</u>
C-2 and C-3	2.8 times area of site where located
CM-1	3 times area of site where located
CM-2	8 times area of site where located
CS-1	1.0 times area of site where located

Conditions, Qualifications and Exceptions

1. For the purpose of this Appendix a floor area is determined from the outside dimensions of a building at the level of the floor.
2. The total floor area of a building includes all usable floor area except:
  - (a) that of a basement storey,
  - (b) that of a space used for vehicle parking inside the building,
  - (c) that of a penthouse used for equipment required to service the building.
3. For the purposes of this Appendix a site area includes the area between the street boundary of the site and a set-back established by Appendix 4 applicable to the site.
4. For the purposes of this Appendix the floor space in an overhead passage joining a building on one site to a building on another site shall not be included in determining the maximum floor area in either building.
5. For the purposes of this Appendix a building erected on a site may have a total floor area determined with reference to the aggregate area of the site on which the building is erected and of another site within four hundred feet of the boundary of the site on which the building is located if

Appendix 1

- (a) the same owner has title to both sites,
- (b) there is now no building or permanent structure (other than a parking structure) on the other site, and
- (c) the owner enters into an agreement under seal with the City whereby he undertakes to retain ownership of both sites and to maintain one of them free from any building or permanent structure and in default of so doing to reduce the floor area of the building appropriately.



Appendix 2 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land

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PERMISSIBLE HEIGHT OF BUILDINGS

(Section 16)

<u>District</u>	<u>Maximum Heights of Building (Feet)</u>
AR, RC, RR-1, R-1, R-2 & R-3	28
R-4	40
R-5	150
C-1	28
CS-1	40
C-2 and C-3	150
C-Hwy-1	28
C-Hwy-2	40
M-1 & M-2	40

Conditions, Qualifications and Exceptions

- Appendix 2 shall not apply to schools, colleges, public and quasi-public buildings, public utility buildings, public hospitals or sanatoria in an AR District or in a residential district, or to a radio or television transmitting tower, a public water tower or drive-in theatre screen wherever located.
  - Appendix 2 shall not apply to an apartment house approved for erection in the Central Area Zone.
- Appendix 2 shall not apply to public utility apparatus if in the opinion of the Development Officer it is of such a nature that it has to exceed the height limits in this Appendix.
- Notwithstanding the maximum heights set out in this Appendix of the provisions of Conditions 1 and 2 of this Appendix no building or other structure shall be erected in such a position and to such a height that it interferes in any way with the transmission or reception of telephone communication channels, television channels

Appendix 2

or other signals operated on or in connection with the Alberta Government Telephones Microwave Radio Telephone Link-up System.

4. Subject to condition 3 of this Appendix and notwithstanding the maximum heights set out above where a site in an R-3 District has been designated R-3X or a site in an R-4 District has been designated R-4X, buildings on such site may be erected to the height set out in the designating By-law and where the By-law sets no maximum height the buildings on such site may be erected to a maximum height of 150 feet.
5. A building in a C-1 District in addition to complying with the height limits in this Appendix shall be restricted to two storeys.

Appendix 3 to Resolution of  
 Council of the City of Calgary  
 adopting Rules Respecting the Use of Land

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YARD DIMENSIONS

(Section 19)

I

Front Yards

<u>District</u>	<u>Type of Site</u>	<u>Minimum Depth</u>
A	All types	25 feet
AR, RC	All types	20 feet
RR-1, R-1, R-2 R-3, R-4, & R-5	All sites other than key sites	(a) 20 feet; or (b) 20% of depth of site
RR-1, R-1, R-2, R-3, R-4, & R-5	Key sites	(a) 15 feet; or (b) the average of: (i) the depth of the front yard required to be provided or already provided (whichever is the less) on the adjoining inter- ior site, <u>and</u> (ii) the width of the side yard required to be provided or already pro- vided (whichever is the less) on the street side of the adjoining reversed corner site
AM	All sites	30 feet or 25% of depth of site
C-Hwy-1 & C-Hwy-2	All sites	(a) 30 feet, or (b) 25% of depth of site, or (c) such less depth as the Development Officer having regard to regul- ations which affected the site and neighboring sites before the first day of June 1958, may determine

<u>District</u>	<u>Type of Sites</u>	<u>Minimum Depth</u>
C-1, C-2, C-3 M-1, M-2, & M-3	Sites located on an entire frontage 40% of which is developed with buildings with conforming uses having front yards	Neither less than the shallowest nor greater than the deepest front yard already provided
C-1	All sites other than those on an entire frontage on which 40% of the sites have been developed with buildings with conforming uses and with front yards.	20 feet or 20% of the depth of the site.
C-2	All sites in the Bowness shopping Centre bounded by Bowness Road, 77 Street N.W., 43 Avenue N.W., and 79 Street N.W.	None allowed unless otherwise approved by the Planning Commission.
Cs-1	Sites abutting 16 Avenue N.W., All other types	10 feet 20 feet
UN-R	All sites	50 feet

### Conditions, Qualifications and Exceptions

1. Where alternate minimum depths of front yards are given, the lesser depth is the minimum required.
2. Where in a residential district a public or quasi-public building, a public utility building, a public hospital, a sanatorium, a school, or a college is constructed to a greater height than is allowed for other buildings in the same district the minimum requirement for the front yard in connection therewith is increased by one foot for every three (3) feet or portion thereof by which the height of the building exceeds the maximum height for the district set by Appendix 2.
3. Where in a residential district a building is constructed on a site which is flanked by two sites on both of which permanent principal buildings are located so that the front yard of either or both varies from the minimum depth required by this Appendix the Development Officer may allow or require the depth of the front yard of the middle

### Appendix 3

site to be increased or decreased from the minimum depth required by this Appendix to a depth which is an average of the depth of the two flanking sites.

4. When an entire frontage in an R-1 or an R-2 District is developed as a unit and the average depth of all the front yards is not less than the required minimum, the individual depth of any of the front yards may be decreased by not more than five (5) feet.
5. Front yards shall be provided adjacent to each street upon which a through site abuts.
6. Where the boundary between a residential district and a district which is not a residential district divides an entire frontage, all of the sites on the entire frontage shall have front yards required for a residential district unless on the day this Resolution comes into effect forty percent (40%) of the sites on the non-residential portion of the entire frontage are developed with permanent principal buildings. In the latter case the required minimum of the front yards on the non-residential portion of the entire frontage is the average depths of the front yards already developed on that portion of the entire frontage.
7. The Development Officer may determine on which street a corner lot fronts.
8. Front yards are not required on sites other than those listed in this Appendix.
9. Where the closing in of an existing porch or veranda attached to a dwelling in a residential district is not otherwise allowed by this Resolution, the Planning Commission may, in its discretion, approve the closing in of such a porch or veranda where it is satisfied that the closing in will not prejudice the enjoyment of neighbouring properties and is not objectionable or undesirable for any other reason.
10. Where a residential area is developed on a road and walkway system and the dwellings front upon the walkway and back upon the road, the boundary of the sites adjoining the walkway shall, in the discretion of the Planning Commission be deemed to be the front boundaries of the sites and where the distance between the dwellings facing each other across the walkway is not less than ninety (90) feet the front yards in the discretion of the Planning Commission may be reduced to no less than fifteen (15) feet.
11. Notwithstanding the provisions of this Appendix, every site adjoining Barlow Trail or the service road adjacent and parallel thereto in any

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part of the Foothills Industrial Area shall provide a minimum yard adjoining the said major thoroughfare or service road adjacent and parallel thereto of at least twenty (20) feet.

12. Notwithstanding the provisions of this Appendix the minimum front yard for

Lots 1 and 2 in Block 9 of Plan 786 J.K.  
 Lot 3 in Block 9 of Plan 1488 J.K., and  
 Lots 4, 5, 6 and 7 in Block 9 of Plan 2268 J.K.,

all located on the west side of 37th Street, between 41st Avenue and Gissing Avenue, South West shall be nineteen (19) feet.

II  
Side Yards

<u>District</u>	<u>Type of Site and Type of Side Yards</u>	<u>Minimum Width</u>
A, AR & RC	All types of sites and side yards	15 feet
RR-1	All types of sites - both sides	10% width of site
R-1, R-2, R-3, R-4, and R-5	Interior sites and corner sites - both sides; reversed corner sites - interior side. (Not applicable to site where building more than 28-ft. high)	(a) 5 feet <u>or</u> (b) 10% width of site, but not less than 3 feet
R-4 and R-5	Interior sites and corner sites - both sides; reversed corner sites - interior side. (Applicable to site where building more than 28 ft. high)	5 feet <u>and add</u> one foot for each 3 feet of height of building over 28 feet
R-3X and R-4X	As for R-4 and R-5 for buildings over 28 feet high	
R-1, R-2, R-3, R-4, and R-5	Reversed corner sites - street side	10 feet
C-1, C-2, C-3, CM-1 and CM-2	Side yards abutting side of a site in a residential district	(a) 5 feet, <u>or</u> (b) 10% width of site but not less than 3 feet
C-1, C-2, C-3, CM-1 and CM-2	Corner site or reversed corner site street side	None required

<u>District</u>	<u>Type of Site and Type of Side Yard</u>	<u>Minimum Width</u>
C-1, C-2, C-3, CM-1 and CM-2	Corner and reversed corner site - off street side; and interior sites - both sides	None allowed unless otherwise approved by Development Officer
C-Hwy-1 and C-Hwy-2	All sites - both sides	(a) 20 feet <u>or</u> (b) 10% width of site <u>or</u> (c) such less width as the Develop- ment Officer having regard to regulations which affected the site and neighbouring sites before the first day of June 1958 may determine
CS-1	All types	5 feet and add 1 foot for each 3 feet or por- tion thereof by which the height of the build- ing exceeds 28 ft.
UnR	All sites	20 feet unless the side property line abuts a street or a residential district in which case 50 feet is required
M-1, M-2, M-3	Side yards abutting side of a site in a residential district	(a) 5 feet <u>or</u> (b) 10% width of site but not less than 3 feet
M-1, M-2, and M-3	Other sites and side yards	None required but 3 feet if provided
AM	All types of sites and yards	15 feet

Conditions, Qualifications and Exceptions

1. Where alternate minimum widths of side yards are given, the lesser width is the minimum required.

2. The side yard requirements of this Appendix do not apply to individual buildings in a dwelling group. A person shall not erect a dwelling group until he has submitted a site plan showing the arrangement and spacing of the individual buildings and has obtained the approval of the plan from the Planning Commission. The Planning Commission shall not approve a dwelling group in which the buildings are less than ten (10) feet apart or less than ten (10) feet from either side boundary of the site.
3. The side yard requirements of this Appendix do not apply to row dwelling developments. A person shall not erect a row dwelling building until he has submitted a site plan showing the arrangements and spacing of the row dwelling buildings and has obtained approval of the plan from the Planning Commission. The Planning Commission shall not approve a plan in which the row dwelling buildings are less than ten (10) feet apart or less than five (5) feet from a side boundary of the site.
4. No side yard is required on that side of a semi-detached one-family dwelling which is joined by a party wall to another semi-detached one-family dwelling. The minimum width of the side yard required on the side opposite to the party wall is five (5) feet. The Planning Commission may require the consolidation of the building site for semi-detached one-family dwellings under one title and withhold approval of any subdivision of the parcel comprising the building site until both semi-detached dwellings have been built. The Planning Commission may also require the registration in the Land Titles Office of any covenant or restriction it deems desirable to ensure the preservation and maintenance of the required yard spaces for the semi-detached one-family dwellings as shown on the plans therefor approved by the Planning Commission.
5. Where the Planning Commission so allows, no side yard is required on the side of a semi-detached apartment house which is joined by a party wall to another semi-detached apartment house. As a condition of allowing apartment houses to be constructed without such side yards the Planning Commission may:
  - (i) require the consolidation of the building site under one title and withhold approval of any subdivision of the parcel comprising the building site until the two semi-detached apartment houses have been built.
  - (ii) require the registration in the Land Titles Office of such covenants and restrictions as will ensure the preservation and maintenance of the open spaces, yards and courts on each of the sites as shown on the plan approved for the semi-detached apartment houses by the Planning Commission.



- (iii) require that the width of the side yard of the semi-detached apartment house opposite the party wall shall be not less than the sum of the widths of the side yards that otherwise would be required for the site.
6. Where
    - (a) a public or quasi-public building, a public utility building, a public hospital, a sanatorium, a school or a college, whether or not it exceeds the maximum height set by Appendix 2, or
    - (b) a private club, a lodge, a fraternity or sorority building is located in a residential district side yards shall be provided each of which is not less than ten percent (10%) of the site width and not less than ten (10) feet wide, but in no case need be more than fifteen (15) feet wide.
  7. Where in a residential district a public or quasi-public building, a public utility building, a public hospital, a sanatorium, a school or a college is constructed to a height exceeding the applicable maximum set by Appendix 2 the minimum requirements for side yards as set by this Appendix and by Condition 6 above is increased by one foot for every three feet or portion thereof by which the height of the building exceeds the height allowed for other buildings in the district where it is located.
  8. When an entire frontage in an R-1 or an R-2 District is developed as a unit and the aggregate width of both side yards of a site is not less than the total minimum requirements for both side yards of the site, the individual width of one side yard may be less than the required minimum, but shall be no less than three feet and principal buildings on the adjoining sites shall be no less than ten (10) feet apart.
  9. On all interior residential sites without a rear lane, in those residential districts formerly contained in the Town of Bowness, one of the required side yards shall have a minimum width of twelve (12) feet unless the dwelling on the site has an attached garage or carport.

III  
Rear Yards

<u>District</u>	<u>Type of Site</u>	<u>Minimum Depth of Rear Yards</u>
A	All sites	15 feet
AR & RC	All sites	25 feet

Appendix 3

<u>District</u>	<u>Type of Site</u>	<u>Minimum Depth of Rear Yards</u>
RR-1, R-1, & R-2	All sites	(a) 25 feet, <u>or</u> (b) 25% depth of site
R-3, R-4, & R-5	Corner sites	18 feet
R-3, R-4, & R-5	Sites other than corner sites	(a) 25 feet, <u>or</u> (b) 25% depth of site
C-1	All sites	20 feet (exclusive of lane)
C-2, C-3, & CM-1	Corner sites and reversed corner sites; other sites abutting a lane	20 feet (exclusive of lane)
C-2, C-3, & CM-1	All sites not abutting a lane other than corner sites and reversed corner sites	No rear yard required but 3 feet if provided (exclusive of lane)
CM-2	All sites	No rear yard required but 3 feet if provided (exclusive of lane)
C-Hwy-1, C-Hwy-2, M-1, M-2 & M-3	Sites abutting a lane at the rear	20 feet (exclusive of lane)
C-Hwy-1, C-Hwy-2, M-1, M-2, & M-3	Sites not abutting a lane at the rear	No rear yard required
CS-1	All sites	25 feet
AM	All sites	15 feet (exclusive of lane)
UnR	All sites	20 feet unless the rear property line abuts a residential district, in which case 50 feet is required.

Conditions, Qualifications and Exceptions

1. Where alternate minimum depths or rear yards are given the lesser depth is the minimum required.
2. One half the width of a lane abutting the rear boundary of a site in a residential district may be counted as part of a required rear yard for such site. No part of a lane shall be counted as part of a rear yard required for a site other than a site in a residential district.
3. Where the Planning Commission allows, a person need not provide the rear yard required by this Appendix for a site in a C-1, C-2, C-3, C-Hwy-1, C-Hwy-2, M-1, M-2, M-3, or AM District, if he provides a space of an equivalent area elsewhere on the site, such space being in addition to any front or side yards that are required by this Resolution.
4. A rear yard is not required for a site in a C-Hwy-1, a C-Hwy-2, an M-1, or M-2 or an M-3 district if the rear boundary of the site abuts a railway line.
5. Notwithstanding the provisions of this part of Appendix 3 every site in the Foothills Industrial Area which is joined on the side or rear by a twenty (20) foot easement for a lead or sublead track shall provide a minimum yard parallel to the said easement of seventeen (17) feet for a private spur track.
6. No rear yard is required for a through site.
7. Where a building in a C-1, or a C-2, or a C-3 district provides dwelling accommodation the site on which it is built shall have a rear yard of a minimum depth of twenty (20) feet without counting any portion of a lane.
8. Where a site in a C-2, C-3, a CM-1, a CM-2, a C-Hwy-1, a C-Hwy-2, an M-1, an M-2 or an M-3 District abuts a residential district with no lane intervening it shall have a rear yard at least twenty (20) feet deep.
9. No rear yard is required for a service station site which abuts a lane but in a district where a service station is allowed and this Appendix requires a rear yard such rear yard shall be provided for a service station site which does not abut a lane.



Appendix 4 to Resolution of  
 Council of the City of Calgary  
 adopting Rules Respecting the Use of Land.

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SET - BACKS

I - Numbered Streets

<u>Street</u>	<u>Portion to which Set-back Applies</u>	<u>Set-back (in feet)</u>
1 St. S.E.	2 Ave. S.E. - 9 Ave. S.E.	17 - each side
	10 Ave. S.E. - Elbow River	17 - each side
1 St. S.W.	3 Ave. S.W. - 9 Ave. S.W.	7 - each side
	10 Ave. S.W. - 17 Ave. S.W.	7 - each side
2 St. S.E.	2 Ave. S.E. - 9 Ave. S.E.	17 - each side
	10 Ave. S.E. - 17 Ave. S.E.	17 - each side
	17 Ave. S.E. - Elbow River	7 - each side
	Elbow River - 29 Ave. S.E.	10 - each side
2 St. S.W.	32 Ave. S.E. - Macleod Trail	10 - each side
	1 Ave. S.W. - 9 Ave. S.W.	7 - each side
3 St. S.E.	10 Ave. S.W. - 17 Ave. S.W.	7 - each side
	5 Ave. S.E. - 9 Ave. S.E.	44 - east side only
3 St. S.W.	1 Ave. S.W. - 7 Ave. S.W.	7 - each side
4 St. N.E.	40 Ave. N.E. - 48 Ave. N.E.	17 - each side
4 St. S.E.	Bow River - 9 Ave. S.E.	7 - each side
	10 Ave. S.E. - 12 Ave. S.E.	7 - each side
4 St. N.W.	16 Ave. N.W. - 32 Ave. N.W.	7 - each side
	32 Ave. N.W. - 40 Ave. N.W.	10 - each side
	40 Ave. N.W. - 48 Ave. N.W.	17 - east side only
4 St. S.W.	Bow River - 9 Ave. S.W.	7 - each side

Appendix 4

<u>Street</u>	<u>Portion to which Set-back Applies</u>	<u>Set-back (in feet)</u>
	10 Ave. S.W. - 30 Ave. S.W.	7 - each side
5 St. S.W.	3 Ave. S.W. - 9 Ave. S.W.	7 - each side
	10 Ave. S.W. - 17 Ave. S.W.	7 - each side
6 St. S.E.	5 Ave. S.E. - 6 Ave. S.E.	7 - each side
	6 Ave. S.E. - 9 Ave. S.E.	17 - each side
6 St. S.W.	3 Ave. S.W. - 6 Ave. S.W.	7 - each side
7 St. S.E.	9 Ave. S.E. - 12 Ave. S.E.	7 - west side only
7 St. S.W.	3 Ave. S.W. - 6 Ave. S.W.	7 - each side
8 St. S.W.	3 Ave. S.W. - 9 Ave. S.W.	7 - each side
	10 Ave. S.W. - 17 Ave. S.W.	17 - each side
9 St. S.W.	4 Ave. S.W. - 9 Ave. S.W.	7 - each side
	10 Ave. S.W. - 17 Ave. S.W.	7 - each side
10 St. N.W.	Bow River - 24 Ave. N.W.	10 - each side
11 St. S.W.	5 Ave. S.W. - 9 Ave. S.W.	14 - each side
	10 Ave. S.W. - 13 Ave. S.W.	14 - each side
	13 Ave. S.W. - 17 Ave. S.W.	7 - each side
14a St. N.E.	Centre Ave. E. - 8 Ave. N.E.	49 - west side
14 St. N.W.	7 Ave. N.W. - Bowness Road	10 - each side
	7 Ave. N.W. - 16 Ave. N.W.	10 - each side except where already taken
14 St. S.W.	10 Ave. S.W. - 38 Ave. S.W.	10 - each side
14 St. N.W.	16 Ave. N.W. - 24 Ave. N.W.	10 - each side
14 St. S.W.	66 Ave. S.W. - 114 Ave. S.W.	17 - each side
15 St. S.E.	Centre Ave. E. - Bow River	66 - west side

<u>Street</u>	<u>Portion to which Set-back Applies</u>	<u>Set-back (in feet)</u>
15a St. N.E.	8 Ave. N.E. - 16 Ave. N.E.	32 - east side
15 St. S.E.	17 Ave. S.E. - 22 Ave. S.E.	17 - each side
15 St. S.E. diagonal road connecting with 76 Ave.	76 Ave. S.E. - 82 Ave. S.E.	17 - each side
16 St. S.W.	38 Ave. S.W. - 46 Ave. S.W.	10 - each side
	46 Ave. S.W. - 50 Ave. S.W.	3.1 - east side
19 St. S.E.	8 Ave. S.E. - 9 Ave. S.E.	14 - east side
24 St. S.E.	2 Ave. S.E. - 15 Ave. S.E.	66 - west side
24 St. S.W.	Richmond Road - 17 Ave. S.W.	10 - each side
24 St. N.W.	8 Ave. N.W. - Westmount Boulevard	7 - each side
24 St. S.E.	34 Ave. S.E. - 50 Ave. S.E.	33 - each side
24 St. N.W.	40 Ave. N.W. - 48 Ave. N.W.	17 - each side
24 St. S.W.	50 Ave. S.W. - 58 Ave. S.W.	17 - each side
24 St. S.E. and Ogden Road	57 Ave. S.E. - 70 Ave. S.E.	14 - west side
24 St. S.W.	Richmond Road - 50 Ave. S.W.	10 - each side
	90 Ave. S.W. - 114 Ave. S.W.	17 - each side
26 St. S.E.	24 St. (at approx. 71 Ave.) S.E. - 82 Ave. S.E.	10 - each side
36 St. S.E.	66 Ave. S.E. - 82 Ave. S.E.	66 - west side
37 St. S.W.	17 Ave. S.W. - Banff Coach Road	17 - each side or less if Planning Commission allows
37 St. N.W.	Banff Trail - 24 Ave. N.W.	33 - each side
37 St. S.W.	26 Ave. S.W. - 36 Ave. S.W.	17 - west side
	36 Ave. S.W. - 44 Ave. S.W.	17 - each side

<u>Street</u>	<u>Portion to which Set-back Applies</u>	<u>Set-back (in feet)</u>
	44 Ave. S.W. - 46 Ave. S.W.	17 - east side
	46 Ave. S.W. - 50 Ave. S.W.	17 - each side
	50 Ave. S.W. - 66 Ave. S.W.	66 - east side
	82 Ave. S.W. - 114 Ave. S.W.	66 - east side
53 St. S.W.	Banff Coach Road - Richmond Road	66 - east side

### II - Number Avenues

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
1 Ave. S.	1 St. S.E. - 4 St. S.W.	7 - each side
2 Ave. S.	3 St. S.E. - 4 St. S.W.	7 - each side
3 Ave. S.	4 St. S.E. - 4 St. S.W.	7 - each side
	4 St. S.W. - Juncture 1 Ave. S.W.	7 - south side only
4 Ave. S.	Juncture with 5 Ave. S.E. - 9 St. S.W.	7 - each side
5 Ave. S.	6 St. E. - Centre St. S.	17 - each side
	Centre St. S. - 11 St. S.W.	7 - each side
6 Ave. S.	6 St. S.E. - 11 St. S.W.	7 - each side
7 Ave. S.	6 St. S.E. - 11 St. S.W.	7 - each side
8 Ave. S.	6 St. S.E. - 11 St. S.W.	7 - each side
9 Ave. S.	15 St. S.E. - Elbow River	7 - each side
	Elbow River - Centre St. S.	17 - north side only
	Elbow River - Centre St. S.	7 - south side only
	Centre St. S. - 11 St. S.W.	7 - each side
	11 St. S.W. - 14 St. S.W.	14 - north side only
	11 St. S.W. - 14 St. S.W.	7 - south side only



Appendix 4

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
10 Ave. S.	4 St. S.E. - 14 St. S.W.	7 - each side
11 Ave. S.	6 St. S.E. - 17 St. S.W.	7 - each side
	17 St. S.W. - 24 St. S.W.	7 - north side only
12 Ave. S.	Elbow River - 20 St. S.W.	7 - each side
12 Ave. S.	24 St. S.W. - 33 St. S.W.	34 - north side only
16 Ave. N.	6 St. N.E. - 10 St. N.W.	7 - each side
	10 St. N.W. - 14 St. N.W.	17 - north side only
	10 St. N.W. - 14 St. N.W.	7 - south side only
17 Ave. S.	5 St. S.E. - 2 St. S.E.	7 - each side
	2 St. S.E. - 14 St. S.W.	17 - each side
	14 St. S.W. - 33 St. S.W.	7 - each side
17 Ave. S.E.	15 St. S.E. - 19 St. S.E.	17 - each side
	19 St. S.E. - Cushing Bridge	between 5 and 7 as required by Planning Commission
	Cushing Bridge - 24 St. S.E.	17 - each side
17 Ave. S.W.	33 St. W. - 37 St. S.W.	7 - south side
	37 St. S.W. - 45 St. S.W.	17 - north side
	45 St. W. - 53 St. S.W.	17 - each side
22 Ave. S.E.	15 St. E. - Lane east of 15A St. S.E. and west of 16 St. S.E.	7 - each side
30 Ave. S.W.	Elbow Drive - 8 St. S.W.	7 - each side
32 Ave. S.W.	24 St. W. - Richmond Road	14 on south side through City property; 7 on each side other- wise
32 Ave. N.E.	24 St. N.E. - C.P.R. tracks	17 - each side

## Appendix 4

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
33 Ave. S.W.	14 St. S.W. - 24 St. S.W.	7 - each side
38 Ave. S.W.	16 St. S.W. - Sifton Boulevard	7 - each side
40 Ave. S.E.	Bonnybrook Road - Portland Street	17 - each side
42 Ave. S.E.	Macleod Trail - 1 St. S.E.	7 - each side
	1 St. S.E. - Calgary Power R/W	17 - north side
	Calgary Power R/W - 6 St. S.E.	17 - both sides
48 Ave. N.E.	Airport Road (approx. 11 St. N.E.) - 1 St. N.E.	17 - each side
48 Ave. N.	Laycock Drive - 4 St. N.W.	17 - south side
50 Ave. S.W.	16 St. S.W. - 24 St. S.W.	7 - each side
50 Ave. S.E.	Ogden Road - 36 St. S.E.	17 - each side
50 Ave. S.W.	37 St. S.W. - 45 St. S.W.	66 - north side
	Macleod Trail - Elbow Drive S.W.	7 - each side
58 Ave. S.E.	2 St. S.E. - 6 St. S.E.	17 - south side
	C.P.R. tracks - Macleod Trail S.W.	17 - each side
66 Ave. S.W.	Macleod Trail - Elbow Drive	17 - each side (except where already provided)
66 Ave. S.W.	Elbow Drive - 14 St. S.W.	17 - south side
Connecting Road 76 Ave. and 15 St. S.E.	50 Ave. S.E. at 15 St. S.E. - 76 Ave. at approx. 11 St. S.E.	17 - each side
76 Ave. S.E.	Diagonal Road (approx. 17a St.) - 26 St. S.E.	7 - each side
82 Ave. S.	C.P.R. tracks - Elbow Drive	17 - south side
	6 St. S.E. - C.P.R. tracks	17 - each side

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
82 Ave. S.W.	Elbow Drive - 14 St. S.W.	17 - each side
82 Ave. S.E.	20 St. S.E. - 28 St. S.E.	17 - each side
	28 St. S.E. - 36 St. S.E.	33 - each side
90 Ave. S.W.	14 St. S.W. - 24 St. S.W.	17 - each side
114 Ave. S.	10 St. S.E. - Macleod Trail	33 - each side
114 Ave. S.W.	37 St. S.W. - Macleod Trail S.W.	33 - each side

### III - Named Streets and Avenues

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
Banff Coach Road	37 St. S.W. - 38 St. S.W.	17 - each side
	38 St. S.W. - 45 St. S.W.	25 - south side
	53 St. S.W. - 69 St. S.W.	33 - each side
Bonnybrook Road	Bonnybrook Bridge - 40 Ave. S.E.	10 - each side
Centre St. N.	7 Ave. N. - 32 Ave. N.	10 - each side
Centre St. S.	Bow River - 6 Ave. S.	17 - each side
	6 Ave. S. - 9 Ave. S.	10 - each side
Centre St. N.	32 Ave. N. - 40 Ave. N.	7 - each side
Edmonton Trail	Langevin Bridge - 3 Ave. N.E.	7 - each side
	5 Ave. N.E. - 32 Ave. N.E.	7 - each side
	32 Ave. N.E. - 40 Ave. N.E.	10 - each side
Elbow Ave.	9 Ave. S.E. - 12 Ave. S.E.	7 - each side
Elbow Drive	4 St. S.W. - 29 Ave. S.W.	10 - north side
	29 Ave. S.W. - 34 Ave. S.W.	7 - on each side or less if Planning Commission allows

## Appendix 4

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
	50 Ave. S.W. - 58 Ave. S.W.	10 - each side
Kensington Road	10 St. N.W. - 24 St. N.W.	10 - each side
Macleod Trail	9 Ave. S.E. - 38 Ave. S.	10 - each side
	38 Ave. S. - 42 Ave. S.W.	10 - west side
	42 Ave. S.W. - 46 Ave. S.W.	20 - east side and 10 west side, except where already provided
	46 Ave. S.W. - 58 Ave. S.W.	10 - each side
	58 Ave. S.W. - 66 Ave. S.W.	66 - on each side except where already provided
Memorial Drive	6 St. N.E. - 11 St. N.E.	17 - north side
Ogden Road	50 Ave. S.E. - Bonnybrook Bridge	10 - east side
	57 Ave. S.E. - 50 Ave. S.E.	14 - east side
Portland Street	40 Ave. S.E. - Alyth Overpass	17 - each side
Premier Way	8 St. S.W. - Marquette St. S.W.	10 - south side
Richmond Road	17 Ave. S.W. - 24 St. S.W.	5.5 - each side
	24 St. S.W. - 37 St. S.W.	5.5 - each side
Richmond Road	37 St. S.W. - 53 St. S.W.	17 - each side
	53 St. S.W. - 69 St. S.W.	33 - each side

IV - Bowness

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
Bowness Road	Bow Crescent - 62 St. N.W.	7 - each side
	62 St. N.W. - 63 St. N.W.	17 - north side
	Lots 17-18, Blk. 20, Plan 4610 AJ	17 - south side

<u>Street</u>	<u>Portions to which Set-back Apply</u>	<u>Set-back (in feet)</u>
	Lots 8-9, Blk. 3, Plan 4610 AJ	17 - north side
	Lots 11-12, Blk. 22, Plan 4610 AJ	17 - south side
	65 St. N.W. - 66 St. N.W.	7 - each side
	66 St. N.W. - 67 St. N.W.	7 - north side
	40 Ave. N.W. - Bow River	17 - each side
Bowwood Drive	33 Ave. N.W. - 36 Ave. N.W.	7 - each side
Bowfort Road	Trans-Canada - 85 St. N.W. projection	7 - each side
34 Ave. N.W.	69 St. N.W. - 73 St. N.W.	7 - north side
	73 St. N.W. - 76 St. N.W. projection	7 - north side 40 - south side
	76 St. N.W. - 77 St. N.W. projection	7 - each side
36 Ave. N.W.	64 St. N.W. - 67 St. N.W.	34 - south side
46 Ave. N.W.	72 St. N.W. - Bowness Road	7 - each side
64 St. N.W.	Bowwood Drive - Bow Crescent	17 - each side
72 St. N.W.	Bowness Road - 46 Ave. N.W.	7 - each side
77 St. N.W.	34 Ave. N.W. - 36 Ave. N.W.	7 - each side
	36 Ave. N.W. - 37 Ave. N.W.	7 - east side
	Bowness Road - 46 Ave. N.W.	7 - each side
83 St. N.W.	33 Ave. N.W. - Bowness Road	7 - each side

V - Streets Crossing or on either Side of Canadian  
Pacific Railway Right-of-Way between 9th and  
10th Avenues South

<u>Streets</u>	<u>Future Width of Right-of-Way (in feet)</u>
2 St. E.	94

Appendix 4

<u>Streets</u>	<u>Future Width of Right-of-Way (in feet)</u>
1 St. E.	94
1 St. W.	80
2 St. W.	80
4 St. W.	80
5 St. W.	80
8 St. W.	80
9 St. W.	80
11 St. W.	94

In each of the above named streets the widening will be an equal distance east of the east boundary and west of the west boundary of each street sufficient to bring the total width of the Street to the width indicated in the Appendix.

Conditions, Qualifications and Exceptions

1. Where part of a portion of a street to which a set-back applies has already been widened beyond the width of the rest of such portion, this additional width shall be considered as making up part of the set-back required on the side on which the widening has been made.
2. Where the Appendix provides for a lesser set-back to be allowed by the Planning Commission, the reduction may be allowed for any part of the portion affected by the set-back or for the whole of such portion as the circumstances require and the amount of the reduction shall be decided by the Planning Commission for the part in question.
3. Where the Appendix provides that the set-back shall be five (5) or seven (7) feet as required by the Planning Commission the provisions of Condition 2 shall apply within the limitations of the amounts set by the Appendix.
4. Where the Appendix provides a greater set-back for City property all property owned or controlled by the City at the time this Resolution becomes effective shall be subject to the increased set-back, and shall continue to be subject thereto, even if it is subsequently sold.

Appendix 5 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land.

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PARKING SPACES

(Section 27(1))

<u>Use of Building or Site</u>	<u>Minimum Number of Parking Spaces</u>
Airport, bus, freight and train terminals	One for each three employees and additional spaces the Planning Commission designates for use of Public using the terminal.
Apartment Houses - R-2, R-3, R-4, and R-5 Districts	One per dwelling unit
Banks	One per five hundred square feet of floor area used for business purposes.
Beer parlours	One per ten seats for patrons
Billiard halls and pool rooms	One per one hundred forty square feet of floor area plus one per ten seats for spectators, for restaurant facilities or for other activities.
Bowling Alleys	Five per alley plus five for staff plus one per ten seating spaces for spectators, restaurant or other activities; or one per one hundred square feet of space for the accommodation of the public, whichever is the greater.
Business, administrative and professional offices	One per five hundred square feet of floor area used for business purposes and in any case not less than one for each office or suite of offices occupied as a unit by one person or firm.
Churches	One per thirty seating spaces
Cocktail lounges	One per ten seats for patrons
Coin-operated car wash	Five spaces per bay and a minimum of twenty spaces for the operation, all on the site

<u>Use of Building or Site</u>	<u>Minimum Number of Parking Spaces</u>
Curling rinks	Eight per curling sheet of ice plus five for staff plus one per ten seating spaces for spectators, restaurant or other activities or one per one hundred square feet of space for accommodation of public, whichever is the greater.
Dwellings, one-family or two-family in Residential Districts including semi-detached one-family dwellings.	One per dwelling unit
Dwelling accommodation when allowed in other than residential districts.	One per dwelling unit
Equipment and repair shops	As for banks
Hospitals, sanatoria and asylums	One per four patients or inmate beds <u>and</u> one per four employees, <u>and</u> one per staff doctor and regular attending doctor.
Hotels	One per three guest rooms
Local credit union offices	As for banks
Lodges	One per ten adult members or adherents
Lodging houses	As for hotels
Lumber yards	One per three employees (minimum five)
Manufacturing and industrial plants	One per three employees (minimum five )
Nursing homes	One per two patient beds
Orphanages	As for hospitals
Private clubs	As for lodges
Public assembly auditoriums	One per ten seating spaces for public <u>or</u> one per one hundred square feet used in service of public, whichever is greater



<u>Use of Building or Site</u>	<u>Minimum Number of Parking Spaces</u>
Public utility buildings	One per three employees (minimum five)
Research laboratories	One per three employees (minimum five)
Restaurants	One per ten seats for patrons
Retail stores and personal service shops	One per five hundred square feet of floor area used for business purposes and in any case not less than one for each individual store or shop
Service stations and public garages or auto body and paint shops	As for banks
Schools without public auditoriums or gymnasiums	One per two employees
Schools with public auditoriums or gymnasiums	One per two employees plus number required public assembly auditoriums
Theatres and cinemas	As for restaurants
Warehousing, wholesale and storage buildings and yards	One per three employees (minimum five)

Conditions, Qualifications and Exceptions

1. Parking spaces provided for an apartment house shall not be located in the front yard of the site occupied by the apartment house or elsewhere between the front of the apartment house and the boundary of the street on which the apartment house faces.
2. Where a transitional site is used as a parking area, that portion on the site which would correspond to the front yard if a building were erected on the site, including the amount by which such yard would be increased by subsection (2) of Section 19, shall not contain any parking spaces but shall be landscaped to the satisfaction of the Planning Commission.
3. The portion of a transitional site used as a parking area on which parking spaces are allowed shall be separated from the common side boundary between the parking area site and a residential site by
  - (a) a fence or wall approved by the Planning Commission and not less than six (6) feet in height, or

- (b) a strip of land equal to ten percent (10%) of the width of the site or not more than five (5) feet landscaped and planted to the satisfaction of the Planning Commission.
4. The portion of a transitional site used for parking shall be
    - (a) marked off with curbs, barriers or fences as required and approved by the Planning Commission, and
    - (b) paved with asphalt or concrete.
  5. Where in a district other than a residential district a parking area is located on a site immediately adjacent to a residential district there shall be no parking spaces provided and parking shall not be allowed within five (5) feet of the common boundary with the residential district unless a fence or a wall approved by the Planning Commission of the height applicable to the portion of the site in the residential district which is abutted and the land shall be landscaped to the satisfaction of the Planning Commission.
  6. The floor space used for business purposes does not include corridors, washrooms, cloak rooms, staff retiring or refreshment rooms, stock rooms, elevators or stairways.
  7. Nursing homes include convalescent homes and homes for the aged and infirmed.
  8. Public assembly auditoriums include sports arenas, hockey forums.
  9. Restaurants include all establishments serving meals to the public with or without entertainment.
  10. Schools include colleges, universities, commercial schools and trade schools, and other similar institutions. Schools with gymnasiums need not provide parking spaces in respect of the gymnasium if it is only open to the pupils and the staff.
  11. Where in the opinion of the Planning Commission adequate provision has been made for parking spaces in the portion of a street or other area which is opposite or adjacent to the land set aside for a shopping centre, the requirement for parking spaces for commercial uses in the shopping centre shall not apply.

Appendix 6 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land.

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LOADING SPACES

(Section 27(2))

<u>Use of Building or Site</u>	<u>Minimum Number of Loading Spaces</u>
Auditoriums, convention and exhibition buildings	One per fifty thousand square feet of gross floor area or fraction thereof
Funeral homes	One per fifty thousand square feet of gross floor area or fraction thereof in addition to number required for hearses
Freight terminals and railroad yards	One per twenty thousand square feet of gross floor area or fraction thereof
Hospitals, sanatoria and welfare institutions	One per fifty thousand square feet of floor area or fraction thereof in addition to number required for ambulances
Hotels	As for auditoriums, etc.
Industrial and manufacturing plants	As for freight terminals
Office buildings	As for auditoriums, etc.
Restaurants	As for auditoriums, etc.
Retail and wholesale establishments	As for freight terminals
Sport arenas	As for auditoriums, etc.
Warehouses	As for freight terminals

Conditions, Qualifications and Exceptions

1. A loading space is to be provided for the first fifty thousand (50,000) or twenty thousand (20,000) as the case may be, square feet of gross floor area, and an additional loading space for every additional fifty thousand (50,000) or twenty thousand (20,000) as the case may be, square feet or fraction thereof.

Appendix 6

2. A restaurant for the purpose of Appendix 6 includes any establishment which serves meals to the public for compensation and includes a night club.
3. Freight terminals include those operated in connection with highway transportation.

Appendix 7 to Resolution of  
Council of the City of Calgary  
adopting Rules respecting the Use of Land

MINIMUM AREAS AND DIMENSIONS OF SITES  
(Section 33)

I

Sites used for Residential Buildings

<u>Type of Building</u>	<u>District</u>	<u>Site Area (Square Feet) Required per dwelling unit</u>	<u>Minimum Site Area (Square Feet)</u>	<u>Minimum Site Width (Feet)</u>
One-family dwelling	RR-1	12,000	12,000	80
One-family dwelling	R-1, R-2 R-3, R-4 and R-5	4,000	4,000	40
Semi-detached one- family dwelling	R-2, R-3 R-4, & R-5	3,000	3,000	
Two-family dwelling	R-1, R-2, R-3, R-4 and R-5	2,500	5,000	50
Row dwellings	R-3, R-4, & R-5	As given in the Provincial Subdivision and Transfer Regulations		
Apartment houses	R-2 & R-3	(1) Units having a floor area of no more than 500 square feet - 800  (2) Units having a floor area of more than 500 square feet with no more than one bedroom or room which is sep- arate from the living room and	5,000	50

Appendix 7

<u>Type of Building</u>	<u>District</u>	<u>Site Area (Square Feet) Required per dwelling unit</u>	<u>Minimum Site Area (Square Feet)</u>	<u>Minimum Site Width (Feet)</u>
		capable of being used as a bedroom - 1,200		
		(3) Units having a floor area of more than 500 square feet with more than one bedroom or room which is separate from the living room and capable of being used as a bedroom - 1,500		
		(4) Minimum site for subdivisions approved after 1st March, 1961	6,000	60
Apartment houses (50 feet high or less)	R-4 & R-5	(1) Units having a floor area of no more than 500 square feet - 400	5,000	50
		(2) Units having a floor area of more than 500 square feet with no more than one bedroom or room which is separate from the living room and capable of being used as a bedroom - 600		
		(3) Units having a floor area of more than 500 square feet with more than one bedroom or room which is separate from the living room and capable of being used as a bedroom - 750		
		(4) Minimum site for subdivisions approved after March 1, 1961	6,000	60

Appendix 7

<u>Type of Building</u>	<u>District</u>	<u>Site Area (Square Feet.) Required per dwelling unit</u>	<u>Minimum Site Area (Square Feet.)</u>	<u>Minimum Site Width (Feet.)</u>
Apartment houses (higher than 50 feet)	R-5	400	8,000	75
Hotels	All districts where allowed	Not applicable	7,500	75
Motels	All districts where allowed	Not applicable	24,000	
Service stations	All districts	Not applicable	12,000	100
All buildings other than dwellings, apartment houses and regulating stations for public utilities.	All residential districts where allowed		5,000	50

Conditions, Qualifications and Exceptions

1. A service station site shall have a depth and width of not less than one hundred (100) feet each.
2. Where a portion of a site is transferred to the City for street purposes, and it was agreed by the Planning Commission that the reduction in site area resulting from the transfer would not affect the density or intensity of development permitted on the site, the area of the site for the purposes of Appendix 7 shall include the area of the portion of the site so transferred.
3. The Planning Commission shall decide whether or not a room which is shown on a plan for an Apartment House is a bedroom or a room which is separate from the living room and capable of being used as a bedroom.
4. In a Highway Motel District (C-Hwy-1) formerly in the Town of Bowness the width of all sites shall be no less than one hundred seventy-five (175) feet.





Appendix 8 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land.

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BONUSES APPLICABLE IN THE CENTRAL AREA ZONE

The basic floor area calculated as three (3) times the ground area of the site may be increased with the approval of the Planning Commission as follows:

<u>Bonus Development</u>	<u>Floor Area increased by</u>
Open arcade	5 square feet per square foot of arcade
Enclosed arcade	8 square feet per square foot of arcade
Ground level open area	8 square feet per square foot of ground level open area
Open volume	1 square foot per 10 cubic feet of volume

Where a side set-back is provided the bonus factor for the open volume allowable on that side is increased by the width of the set-back expressed as a percentage of the frontage of the site times 0.005.

Conditions, Qualifications and Exceptions

1. For the purposes of interpreting and applying the provisions of this Appendix:

(a) Ground level open area is a portion of the site which is:

- (i) open to the sky,
- (ii) not occupied by any part of the building,
- (iii) not used for the movement or parking of vehicles,
- (iv) adjoining and approximately level with a street,
- (v) visible and accessible from the street, and
- (vi) not less than twenty-five (25) feet long nor less than ten (10) feet wide.

(b) Open volume is that space which is:

- (i) adjacent to a building,

- (ii) open to the sky,
  - (iii) above the roof of
    - (A) an arcade, or
    - (B) a storey of the building, and
  - (iv) below the eighty (80) feet level of the building.
- (c) The side set-back is a measurement which applies only to a building for which a bonus for open volume is allowable and is the distance between the side property line and the wall of the building adjoining the open volume. No bonus for a side set-back is allowed where the set-back is:
- (i) less than ten (10) feet, or
  - (ii) does not extend for the entire depth of the site, or
  - (iii) where, unless the Planning Commission otherwise allows, balconies, canopies, or other projections project into the set-back area.
- (d) An open arcade
- (i) is a covered walkway for the use of the general public which is open to, and approximately level with the adjoining street or ground level open area on one side,
  - (ii) has display windows and entrances to retail or service stores on the other side,
  - (iii) has a minimum length of twenty-five (25) feet,
  - (iv) is at least five (5) feet wide, and
  - (v) directly adjoins or leads to a street.
- (e) An enclosed arcade
- (i) is a covered walkway for the use of the general public,
  - (ii) is completely enclosed and protected from the weather,
  - (iii) is approximately level with the adjoining street or ground level open area and accessible therefrom,

- (iv) has display windows and entrances for retail or service stores on one or both sides, and
  - (v) is not less than twenty-five (25) feet long and five (5) feet wide.
2. (a) To calculate the basic floor area permitted, a set-back required under subsection (2) of Section 19 of this Resolution and contained in Appendix 4 of the Resolution may be included in the area of the site, but no such set-back may be used in the calculation of the amount of any additional floor area permitted as a bonus.
- (b) In no case shall the total floor area of any building including the basic floor area and the additional areas permitted as bonuses exceed eight (8) times the ground area of the site including the area of any set-back required under subsection (2) of Section 19 of this Resolution.
3. No bonus under this Appendix is allowed for any ground level open area at the rear of a building unless the site is a corner site and the open area adjoins the street side of the site.
4. No bonus is allowed for any open volume at the rear of a building unless:
- (a) the site is a corner site and the open volume adjoins the street side of the site, or
  - (b) a side set-back which qualifies for a side set-back bonus adjoins that open volume.
5. (a) All ground level open spaces for which a floor area bonus has been granted under this Appendix and all roofs below the eighty (80) foot level of the building shall be landscaped to the satisfaction of the Planning Commission and made available for the use of the occupants of the building.
- (b) In addition to the landscaping required under clause (a) the Planning Commission may require the landscaping of any other area.
6. The Planning Commission need not approve that portion of a wall which has an area in excess of six thousand (6,000) square feet and is above the twenty-four (24) foot level of a building if the wall is within ten (10) feet of a side property line.

Appendix 8

7. There is no height restriction for an apartment house or a building containing dwelling units in the Central Area Zone but the Planning Commission may, having regard to surrounding developments, refuse to approve any proposed development above a height of two hundred fifty (250) feet.

Appendix 9 to Resolution of  
Council of the City of Calgary  
adopting Rules Respecting the Use of Land.

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Trailer Coach Parks

Conditions, Qualifications and Exceptions

1. Trailer coach parks are permitted uses with posting of their proposed development being mandatory in C-2, C-Hwy-1, C-Hwy-2, AM, M-1, M-2, AR and R-3 Districts.
2. No trailer coach park shall provide a total number of trailer lots greater than ten (10) times the number of acres in the parks.
3. The average area of all trailer lots in a trailer coach park shall be not less than two thousand four hundred (2,400) square feet and no lot shall have an area less than two thousand and thirty (2,030) square feet.
4. No trailer lot shall have an average width, measured at right angles to the longest side, of less than thirty-five (35) feet.
5. Not less than ten percent (10%) of the total area of a trailer coach park shall be allocated to communal open space in a manner satisfactory to the Planning Commission and set aside for the use and enjoyment of the occupants of the trailer coach park.
6. The thirty (30) foot internal roadways required by provincial regulations shall be hardtopped or graded, gravelled, drained and oiled to the satisfaction of the City Engineer.
7. Each trailer lot shall have parking apron developed to standards satisfactory to the Development Officer and of a size to ensure that any trailer parked on it shall
  - (a) be within the boundaries of the trailer lot, and
  - (b) be at least fifteen (15) feet from every adjacent trailer.
8. To secure greater space separation for trailers, or for other reasons, the Planning Commission may require that the location of parking aprons on the plans as submitted be altered.
9. Each trailer lot shall have a developed patio of at least one hundred (100) square feet adjacent to the parking apron.
10. No boundary line of a trailer lot and no permanent building shall be closer than ten (10) feet to any exterior property line of the trailer

coach park which adjoins a street or any developed land or land capable of being developed in the future.

11. All areas of a trailer coach park not developed or occupied by internal roads, footpaths, driveways, parking aprons, buildings or other developed facilities including paved playgrounds shall be fully landscaped.
12. All utility services and all utility wires and conduits shall be installed underground and shall comply with existing regulations for underground installations.
13. Unless otherwise allowed by the Planning Commission only one (1) free standing identification sign of a character suitable to the district and of a size and type approved by the Planning Commission shall be erected for each trailer coach park.
14. Durable directional signs within the trailer coach park shall be integrated in design and appearance and scale with the immediate surroundings.
15. Each trailer lot shall have one (1) developed parking space for a motor vehicle.
16. No detached building or structure other than one (1) factory pre-fabricated unit or its equivalent and provided as a service facility adjoining the developed patio shall be placed on a trailer lot. The unit shall enclose a properly designed fuel receptacle with a capacity not in excess of forty-five (45) gallons.
17. The location, design, appearance and exterior finish of permanent buildings and structures within the trailer coach park is subject to the approval of the Planning Commission.
18. Outdoor lighting in the trailer coach park must be integrated in design and appearance and conform with requirements and specifications of the electrical code.
19. Every addition, porch, entry, or attachment to a trailer shall be of a design, construction and appearance to conform with provincial and City regulations and shall meet with the approval of the Development Officer.
20. Fencing or walling as required by the Planning Commission along the property line of a trailer coach park shall be of a design and construction approved by the Commission.
21. No vehicle other than one (1) trailer and one (1) passenger car or pick-up truck (bicycles and scooters excepted) shall be parked on a trailer lot.

Appendix 10 to Resolution of  
 Council of the City of Calgary  
 adopting Rules Respecting the Use of Land.


SIMILAR USES

DEVELOPMENT	ZONE	USE	DATE APPROVED	SIMILAR TO
Dry mix batching plant	A AR	Permitted	July 17, 1958	Sand and gravel pit
Mausoleum	A	Permitted	May 1, 1963	Cemetery
Foster homes (apply condition 6A)	R-2	Specified	January 28, 1960	Lodging houses
Propane gas tanks and pumps	C-1 C-2	Permitted	February 5, 1959	Service stations
Household appliances and equipment agencies (rentals) no outside storage	C-1 C-2	Specified	August 27, 1959	Retail stores
Sales of trees and shrubs	C-2	Permitted		Christmas tree sales lot
Saw sharpening shops	C-2	Permitted	March 17, 1960	Plumbing and sheet metal shop
Trampoline centre	C-2	Permitted		Open air sports arena
Packaging of food products (not including manufacturing, assembly or processing)	CM-1 CM-2	Specified	January 10, 1961	Delicatessens
Asphalt batching plants	AM	Permitted	April 16, 1959	Sand and gravel pit

Appendix 10

DEVELOPMENT	ZONE	USE	DATE APPROVED	SIMILAR TO
Electric substation	AM	Permitted	May 7, 1959	Radio and T.V. transmitting stations and equipment
Manufacture of tile (having cement base)	AM	Permitted	December 13, 1960	Cement block or cement brick manufacture
Materials and equipment yards and buildings (building ind.)	AM	Permitted	January 10, 1961	Vehicles and equipment (petroleum ind.) storage yards and buildings
Home for unwed mothers	A, R-3, R-4, R-5	Permitted	July 20, 1965	Homes for aged, widows or children
Radiator repair shop	C-2	Permitted	August 25, 1966	Auto body shop
Auto upholstery shop	C-2	Permitted	October 6, 1966	Auto body shop
Cash and carry outlet	C-2	Specified	March 31, 1966	Retail store

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PROVINCIAL PLANNING BOARD  
 Approved under the provisions of  
 The Planning Act 1963, as amended,  
 this 20th day of July 1970  
  
 CHAIRMAN



### **3. LAND USE CLASSIFICATION GUIDE AND SCHEDULE OF PERMITTED LAND USES**



Resolution of Council of the City  
of Calgary adopting a Land Use  
Classification Guide and a Schedule  
of Permitted Land Uses.

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WHEREAS the Planning Act, being Chapter 43 of the Statutes of Alberta, 1963, and amendments thereto, makes provision for the Council of a Municipality, by Resolution, to adopt a Land Use Classification Guide and a Schedule of Permitted Land Uses;

AND WHEREAS Council of the City of Calgary has passed a Development Control By-law, being By-law No. 7839 of the City of Calgary, which By-law contemplates the adoption by Council of a Land Use Classification Guide and a Schedule of Permitted Land Uses.

NOW THEREFORE COUNCIL OF THE CITY OF CALGARY IS PLEASED TO  
RESOLVE AS FOLLOWS:

1. This Resolution may be referred to as "The Land Use Classification Guide".
2. In this Resolution, unless the context otherwise requires, the words and phrases used herein shall have the meaning assigned to such words and phrases in the Resolution of Council adopting the Rules Respecting the Use of Land.
3. (1) To facilitate the accomplishment of the purposes of the Development Control By-law, the City is divided into districts having the following designations:

A	Agricultural and Parkway Districts
AR	Agricultural (Future Residential) Districts
RC	Country Residential Districts
RR-1	Restricted One-Family Residential Districts
R-1	One-Family Residential Districts
R-2	Two-Family Residential Districts
R-3	General Residential Districts
R-4	General Residential Districts
R-5	General Residential Districts
CR-6	Central Residential Districts
C-1	Local Commercial Districts
CS-1	Commercial and Service District

C-2	General Commercial Districts
C-3	General Commercial Districts
CM-1	Central Business Districts
CM-2	Central Business Districts
C-Hwy-1	Highway Motel Districts
C-Hwy-2	Highway Commercial and Industrial Districts
M-1	Restricted Light Industrial Districts
M-2	General Light Industrial Districts
M-3	Heavy Industrial Districts
AM	Agricultural (Future Industrial) Districts
DC	Direct Control District
UnR	University Research Districts

(2) Throughout this Land Use Classification Guide a district is referred to by the letter or letters and the number, if any, set in front of the name of the district in subsection (1).

(3) The boundaries of the districts listed in subsection (1) with the exception of Direct Control District, are the boundaries as delineated on the series of maps being Appendix 1 to this Land Use Classification Guide.

(4) The boundaries of the district entitled CS-1 shall be the following:

Blocks two (2), three (3), four (4) and five (5) inclusive as shown on Plans 3150 P. and 5611 F.O. being bounded by 10th and 14th Streets N.W. and 16th and 17th Avenues N.W.

(5) The Direct Control District comprises all parcels or areas of land within the boundaries of the City of Calgary which do not appear on the series of maps being Appendix 1 to this Land Use Classification Guide as being in any other district because of an inadvertent omission or by reason of an Order annexing any land to the City after passing of this Resolution, or for any other cause.

(6) Council, by Resolution, may designate any site in a R5, a CM-1 or CM-2 District as a CR-6 Central Residential District if the site

- (a) has an area of not less than fifteen thousand (15,000) square feet and a width of not less than one hundred fifty (150) feet, and
- (b) lies within the area bounded on the North by the Bow River, on the East by the Elbow River, on the South by 12th Avenue S. and on the West by 14th Street W.

(7) A site designated by Council as a CR-6 Central Residential

District is subject to all of the provisions of the Development Control By-law, the Rules Respecting the Use of Land and this Land Use Classification Guide governing its previous land use category, except as modified by any of the following provisions, namely:

- (a) the site has an area of not less than fifteen thousand (15,000) square feet and a width of not less than one hundred fifty (150) feet,
- (b) the apartment house is at least nine (9) storeys in height,
- (c) the total floor area of the apartment house calculated in accordance with the conditions of Appendix 1 to the Rules Respecting the Use of Land does not exceed an area equal to two and six tenths (2.6) times the area of the site,
- (d) the design and external appearance of the apartment house is approved by the Planning Commission, and
- (e) one off-street parking space is provided for each dwelling unit in the apartment house.

(8) In addition to the uses authorized pursuant to subsection (7) under the previous Land Use category a person may use a site designated as a CR-6 Central Residential District for the erection of an apartment house where all of the conditions set forth in subclauses (a) to (e) of subsection (7) are satisfied.

(9) The lands comprising those portions of the City shown hatched on the plan attached as Appendix 23 and classified as CM-1, CM-2 and M-1 Districts constitute the Central Area Zone

- A. All lands in the Central Area Zone, in addition to being subject to the regulations for CM-1, CM-2 or M-1 Districts, as the case may be, shall be subject to the provisions set forth in subclauses B, C and D below.
- B. A building in the Central Area Zone which contains dwelling units other than for a caretaker and is not a hotel is classified as an apartment house for the purpose of this Resolution.
- C. Notwithstanding any other provision in this Resolution, the Planning Commission may approve as a permitted use for a site in the Central Area Zone an apartment house or a building which is classified as an apartment house if
  - (i) in addition to any storeys used for commercial or

other uses provision is made for nine (9) storeys of apartment suites, or dwelling units and no commercial or non-residential use is accommodated in any storey used for residential purposes,

- (ii) the site has a width of not less than seventy-five (75) feet and an area of not less than nine thousand five hundred (9,500) square feet,
- (iii) the total floor area determined in accordance with the provisions of Appendix 1 to the Resolution adopting Rules Respecting the Use of Land does not exceed three (3) times the ground area of the site plus any additional floor area which the Planning Commission may approve in accordance with Appendix 24 to this Resolution, and being the Table of Bonus Allowances as set out in Appendix 24; but in no case shall the grand total of the floor area approved exceed eight (8) times the ground area of the site, and
- (iv) one (1) space for off-street parking is provided for every apartment suite or dwelling unit, either
  - (a) within the building or a parking structure on the site,
  - (b) on an open portion of the site not visible from a public street,
  - (c) within a parking structure not more than four hundred (400) feet from the building, or
  - (d) with the approval of the Planning Commission for a period not longer than five (5) years on a temporary site not more than four hundred (400) feet from the building and subject to conditions required by the Planning Commission.

D. The Planning Commission need not approve an apartment house in the Central Area Zone

- (i) which contains suites or dwelling units below the twenty-four (24) foot level of the building, or
- (ii) in which proposed uses of the lower twenty-four (24) feet of the height of the building, in the opinion of the Planning Commission, are not compatible with the development of adjoining sites or with the development of the Central Area Zone as the major retail shopping area of the City,

but in no case shall the Planning Commission approve an apartment house which contains suites or dwelling units on the ground floor unless such accommodation is required for managerial or janitorial purposes in a location approved by the Planning Commission.

(10) The land or parcel of land situate in any of the districts referred to in Section 3(1) of this Resolution, subject to the provisions of the Development Control By-law, the Rules Respecting the Use of Land, and the applicable provisions of this Resolution, may be used for any of the specified uses shown in the Use Table applicable to such district and may, with the approval of the Planning Commission and subject to such reasonable conditions, restrictions or limitations as the Planning Commission may prescribe, be used for any of the permitted uses shown in the Use Table applicable to such district.

(11) The Use Table applicable to each of the districts referred to in Section 3(1) of this Resolution, and being Appendices 2 - 22 inclusive to this Land Use Classification Guide form part of this Resolution.

4. (1) Council may by By-law passed in accordance with the provisions of Section 130 of the Act designate a site as an R-3X or as an R-4X site.

(2) When a By-law to establish an R-3X or an R-4X site is proposed, then in addition to the publication required by subsection (2) of Section 130 of The Planning Act the Director of Planning shall cause to be posted on the proposed R-3X or R-4X site for a period of not less than seven (7) days a notice giving the time and place of a public hearing required under the Act and such notice shall first be posted at least fourteen (14) days before the said public hearing.

(3) Both the newspaper notice and the notice posted on the proposed R-3X or R-4X site shall state briefly the effect of the change in designation which will permit the erection of buildings to the height stated in the By-law or to a maximum of one hundred fifty (150) feet.

5. (1) If there is any uncertainty or dispute about the exact location of the boundaries of any district as shown on the series of maps, being Appendix 1 to this Land Use Classification Guide, the location shall be determined by the application of the following rules:

Rule 1 Where a district boundary is shown as following a street or lane, it shall be deemed to follow the centre line thereof.

Rule 2 Where a district boundary is shown as approximately following the boundary of a site, the site boundary shall be deemed to be the boundary of the district for the portion of the district boundary which approximates the site boundary.

Rule 3 Where a district boundary is not shown as follow-

ing a street or lane and does not coincide with the boundary of a site, its location shall be determined

- (a) where dimensions are set out on the series of maps, or one of the series of maps being Appendix 1 to this Land Use Classification Guide by the dimension so set out, or
- (b) where no dimensions are set out on the series of maps, being Appendix 1 to this Land Use Classification Guide, the boundary shall be determined by taking a measurement of the boundary using the scale shown on the series of maps or one of the series of maps, being Appendix 1 to this Land Use Classification Guide.

(2) Where the application of the above Rules does not determine the exact location of a boundary of a district, the Calgary Municipal Planning Commission either on its own motion or upon the written application being made to it on the form required by the Calgary Planning Commission by any person requesting the determination of the exact location of the boundary shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of Section 5 of this Resolution and with the degree of detail as to measurements and directions as the circumstances may require.

(3) After the Planning Commission has fixed the district boundary pursuant to the provision of subsection (2), the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Resolution.

(4) The Planning Commission shall maintain a list of its decisions with respect to the boundaries or portions thereof fixed by it.

6. Council may from time to time, by By-law, amend this Resolution adopting a Land Use Classification Guide and a Schedule of Permitted Land Uses and before passing a By-law to amend this Resolution Council shall advertise its intention to pass such By-law and hold a public hearing with respect thereto in the same manner as is required pursuant to Section 130 of the Act.

ADOPTED BY COUNCIL THIS 16th DAY OF MARCH A.D., 1970.

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Mayor

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City Clerk



ing a street or lane and does not coincide with the boundary of a site, its location shall be determined

- (a) where dimensions are set out on the series of maps, or one of the series of maps being Appendix 1 to this Land Use Classification Guide by the dimension so set out, or
- (b) where no dimensions are set out on the series of maps, being Appendix 1 to this Land Use Classification Guide, the boundary shall be determined by taking a measurement of the boundary using the scale shown on the series of maps or one of the series of maps, being Appendix 1 to this Land Use Classification Guide.

(2) Where the application of the above Rules does not determine the exact location of a boundary of a district, the Calgary Municipal Planning Commission either on its own motion or upon the written application being made to it on the form required by the Calgary Planning Commission by any person requesting the determination of the exact location of the boundary shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of Section 5 of this Resolution and with the degree of detail as to measurements and directions as the circumstances may require.


(3) After the Planning Commission has fixed the district boundary pursuant to the provision of subsection (2), the portion of the boundary so fixed shall not be thereafter altered except by an amendment to this Resolution.

(4) The Planning Commission shall maintain a list of its decisions with respect to the boundaries or portions thereof fixed by it.

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ADOPTED BY COUNCIL THIS 16th DAY OF MARCH A.D. 1970.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk



Appendix 1 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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Appendix 1 consists of a bound series of section maps containing  
163 maps.

Arterial thoroughfares are delineated on the section maps by  
a dotted line along each side of the arterial thoroughfare.



Appendix 2 to Resolution of  
 Council of the City of Calgary  
 adopting a Land Use Classification Guide

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USE TABLE FOR "A" - AGRICULTURAL AND PARKWAY DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Farms of no less than 20 acres area	Airports and airfields
Identification signs	Animal hospitals, kennels and pounds
Local advertising signs	Archery ranges
One-family dwellings on sites of no less than 20 acres area	Bowling greens
	Cemeteries
Parks	Christmas tree sales
Private garages	Colleges on sites of no less than 20 acres area
Water reservoirs, wells, storage, purification and distribution systems	Convents and monasteries on sites of no less than 20 acres area
	Correction homes on sites of no less than 20 acres area
	Crematories
	Directional signs
	Domestic animal and poultry raising for commercial marketing
	Drive-in theatres
	Golf Driving ranges
	Exhibition grounds
	Fire stations
	Golf courses

Appendix 2

<u>Specified Uses</u>	<u>Permitted Uses</u>	<u>Permitted Uses</u>
Gun clubs		Private clubs and lodges
Home occupations		Private schools Public schools
Homes for the aged, widows or children on sites of no less than 20 acres area		Public and quasi-public buildings
Horse riding academies		Public utility buildings and installations
Hospitals and sanatoria		Race tracks, commercial sportsfields and stadia
Keeping of pigeons		Radio and television transmitting stations, towers and equipment (commercial)
Kindergartens - posting mandatory		Radio transmitting stations, towers and equipment (amateur, fire, police and taxis)
Market gardens, horticul- tural nurseries and green houses		Sand and gravel pits
Nursery schools - posting mandatory		Small holdings
Nursing and convales- cent homes on sites of no less than 20 acres area		Sportsfields (non-commercial)
Petroleum and natural gas wells, drilling, producing and storage equipment		Tennis courts
Police stations		Zoological gardens and open air museums

Conditions, Qualifications and Exceptions

1. A farm or a small holding includes dwellings and all structures and equipment normally incident to the efficient operation of a farm or a small holding.

2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
3. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
4. Home occupations are limited to those:
  - (a) which are approved by the Planning Commission for the dwelling where they are carried on;
  - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
  - (c) which do not employ other than occupants of the dwelling in which they are carried on.
5. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
6. Parks include all ancillary uses and equipment allowed in parks by the City.
7. A private garage may be erected only on a site where another specified or permitted use is carried out.
8. Animal hospitals, kennels, pounds or crematories shall be no closer to the boundary of a residential district than five hundred (500) feet.
9. Unless the Provincial Board of Health acting pursuant to the provisions of The Public Health Act of the Province of Alberta otherwise directs a crematory shall not be erected elsewhere than in a cemetery.
10. Public utility buildings and installations are limited to those which
  - (a) are essential to the district in which they are located or
  - (b) could not be located in another district without materially hampering the service supplied to the City by the public utility involved.

Appendix 2

11. No kindergarten, nursery school or private school shall be established on any site of less than twenty (20) acres in area.
12. Where a kindergarten or nursery school is to be carried on in a church hall, a community hall, or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
13. In a district formerly in the Town of Bowness no person shall erect a single-family dwelling having a floor area of less than eight hundred fifty (850) square feet.



Appendix 3 to Resolution of  
 Council of the City of Calgary  
 adopting a Land Use Classification Guide

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USE TABLE FOR "AR" - AGRICULTURAL (FUTURE RESIDENTIAL) DISTRICT

<u>Specified Uses</u>	<u>Permitted Uses</u>	<u>Permitted Uses</u>
Identification signs	Archery Ranges	One-family dwelling on sites of not less than two acres area
Local Advertising Signs	Bowling Greens	
Parks	Christmas Tree Sales	Petroleum and natural gas wells, drilling and producing equipment
Private Garages	Directional Signs	
	Domestic Animal and Poultry raising for Commercial Marketing	Police stations
	Golf Driving Ranges	Private schools
	Farms of no less than 20 acres area	Public schools
	Fire stations	Public and quasi-public buildings
	Golf courses	Public utility buildings and installations
	Home occupations	Radio transmitting stations, towers and equipment (amateur, fire, police and taxis)
	Horse riding academies	
	Kindergartens - Posting mandatory	Sand and gravel pits
	Market gardens, horticultural nurseries and greenhouses	Small holdings
	Nursery schools - posting mandatory	Sportsfields (non-commercial)
	Nursing and convalescent homes	Tennis courts
	One-family and two-family dwellings in a planned development	Trailer coach parks - Posting mandatory
		Water reservoirs, wells, storage, purification and distribution systems
		Zoological gardens and open air museums

Conditions, Qualifications and Exceptions

1. A farm and a small holding includes dwellings and all structures and equipment normally incident to the efficient operation of a farm or a small holding.
2. Unless the Planning Commission or the Development Officer otherwise allows a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
3. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
4. Home occupations are limited to those:
  - (a) which are approved by the Planning Commission for the dwellings where they are carried on;
  - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
  - (c) which do not employ other than the occupants of the dwelling in which they are carried on.
5. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
6. Parks include all ancillary uses and equipment allowed in parks by the City.
7. A private garage may be erected only on a site where another specified or permitted use is carried out.
8. Public utility buildings and installations are limited to those which
  - (a) are essential to the district in which they are located, or
  - (b) could not be located in another district without materially hampering the service supplied to the City by the public utility involved.
9. No subdivision or transfer of land in an AR district whether by re-

plotting scheme or otherwise shall be allowed unless:

- (a) the subdivision is in accordance with a scheme of subdivision approved by the Planning Commission which provides for the gradual breaking down of the existing acreage parcels and holdings in the area in question into smaller parcels, and eventually into sites for residential and other purposes having regard to the topography of the land, the major thoroughfares systems and the eventual establishment of residential neighbourhoods and communities, or
  - (b) the subdivision in the opinion of the Planning Commission will not prejudice the implementation of such a scheme of subdivision as is referred to in Clause (a).
10. A person proposing to undertake a planned development of a portion of an AR district, which will include the subdivision of the land and the erection of residential buildings thereon, after having
- (a) arranged for the provision to the land to be developed of electric power, water, sewage, street and other facilities or such of them as may be required to the satisfaction of the City Commissioners,
  - (b) received the approval of the Planning Commission and of the Provincial Planning Director of the Province of Alberta to the proposed subdivision of the land to be developed,
- may before the final plans of subdivision have been registered in the Land Titles Office proceed with the erection of one-family and two-family dwellings on such sites within the planned development as are approved by the Planning Commission for that purpose and in so doing he shall comply with such requirements of this Resolution applicable to R-1 and R-2 Districts as the Planning Commission shall direct in the place of similar requirements applicable to an AR District.
11. No kindergarten, nursery school or private school shall be established on any site of less than two acres in area.
12. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall, or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.



Appendix 4 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "RC" - COUNTRY RESIDENTIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Archery ranges	Christmas tree sales
Bowling greens	Directional signs
Golf courses	Fire stations
Identification signs (size restricted)	Home occupations
Local advertising signs (size restricted)	Identification signs (larger area)
One-family dwellings on sites consisting of not less than three acres	Kindergartens - posting mandatory
Parks	Local advertising signs (larger area)
Private garages	Market gardens, horticultural nurseries and greenhouses
Private schools	Nursery schools - posting mandatory
Private stables	Neighbourhood stores
Public schools	Police stations
Tennis courts	Public utility buildings and installations
Water reservoirs, wells, storage purification and distribution systems	Sportsfields (non-commercial)

Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit or fifteen (15) square feet for a non-residential building it is a specified use in an RC District; if in either case, it is larger, then it is only a permitted use for such district.

Appendix 4

2. If a local advertising sign is not larger than fifteen (15) square feet in area it is a specified use in an RC District; if it is larger it is a permitted use in an RC District.
3. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
4. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
5. Dwellings in an RC District shall cover not less than one thousand (1,000) square feet of ground surface; the area covered by attached garages, porches, verandahs, breeze-ways and similar extensions of the dwelling shall not be included in calculating the minimum ground area so required.
6. Parks include all ancillary uses and equipment allowed in parks by the City.
7. A private garage may be erected only on a site where another specified or permitted use is carried out.
8. A private stable may only be placed on a site where a dwelling is erected and may accommodate no more than three (3) horses.
9. After Council approves a general plan which makes provision, among other things, for the subdivision of an RC District and the development of it as a low density residential area or for some other purpose, the boundaries of a site in the district may not be located in a manner which in the opinion of the Planning Commission will prejudice the subdivision and development of the district as provided in the plan.
10. Home occupations are limited to those
  - (a) which are approved by the Planning Commission for the dwellings where they are carried out;
  - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
  - (c) which do not employ other than the occupants of the dwelling in which they are carried on.

11. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
12. No building or use requiring a water well or a septic field shall be located on a site of less than three (3) acres in area.
13. Public utility buildings and installations are limited to those which
  - (a) are essential to the district in which they are located, or
  - (b) could not be located in another district without materially hampering the service supplied to the City by the public utility involved.
14. Unless the Planning Commission otherwise allows, no kindergarten, nursery school or private school shall be established on any site of less than three (3) acres in area.
15. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.





Appendix 5 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "RR-1" - RESTRICTED ONE-FAMILY RESIDENTIAL DISTRICTS

Specified Uses

Identification signs (size restricted)  
One-family dwellings  
Parks  
Private garages

Permitted Uses

Bowling greens  
Christmas tree sales  
  
Directional signs  
Fire stations  
Golf courses  
Home occupations  
Identification signs  
(larger area)  
Kindergartens - posting  
mandatory  
Nursery Schools - posting  
mandatory  
Private schools  
Public schools  
Regulating stations for public  
utilities  
Sportsfields (non-commercial)  
Tennis courts  
Water reservoirs, wells,  
storage, purification and  
distribution equipment

Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit or fifteen (15) square feet for a non-residential building it is a specified use in an RR-1 District, if in either case, it is larger, then it is only a permitted use for such district.
2. A person may, where allowed by the Planning Commission or the Development Officer erect a sign not otherwise allowed by this By-law on premises accommodating a non-conforming use. The Planning Commission or the Development Officer may, as a condition of allowing the sign, require that an existing sign or signs on the premises be removed.
3. In an RR-1 District one-storey dwellings shall cover not less than one thousand four hundred (1,400) square feet, one and one-half storey dwellings and split level dwellings shall cover not less than one thousand two hundred (1,200) square feet and two-storey dwellings

shall cover not less than one thousand (1,000) square feet of ground surface; the area covered by attached garages, porches, verandahs, breeze-ways and similar extensions of the dwelling shall not be included in calculating the minimum ground area so required.

4. Parks include all ancillary uses and equipment allowed in parks by the City.
5. A private garage may be erected only on a site where there is a dwelling and shall serve only the occupants of that dwelling.
6. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
7. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
8. A fire station may be erected only if the Fire Chief deems it necessary for the adequate protection of the district where it is located.
9. A golf course shall not include a commercial driving range or miniature golf course.
10. Home occupations are limited to those
  - (a) which are approved by the Planning Commission for the dwelling where they are carried on;
  - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
  - (c) which do not employ other than occupants of the dwelling in which they are carried on.
11. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
12. A private school shall only be erected on a site having a minimum area of four hundred (400) square feet for each pupil. Only a private

school where the equivalent of a public school curriculum is taught may be erected in an RR-1 District.

13. No kindergarten, nursery school or private school shall be established on any site of less than eighty (80) foot frontage or of less than twelve thousand (12,000) square feet in area.
14. Where a kindergarten or nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
15. Public utility regulating stations are limited to those which
  - (a) are essential to the district in which they are located, or
  - (b) could not be located in another district without materially hampering the service supplied to the City by the public utility involved.
16. A water reservoir, well, storage, or purification and distribution equipment shall be allowed in an RR-1 District only if it is necessary to serve the residents of that District.



Appendix 6 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "R-1" - ONE-FAMILY RESIDENTIAL DISTRICTS

Specified Uses

For all sites:

Identification signs (size restricted)  
One-family dwellings  
Parks  
Private garages

For transitional sites only:

Fire stations  
Kindergartens  
Lodging houses  
Nursery schools  
Parking areas  
Police stations  
Private schools  
Public and quasi-public buildings  
Public schools  
Public utility buildings and  
installations  
Two-family dwellings

Permitted Uses

For all sites:

Bowling greens  
Christmas tree sales (B  
Directional signs  
Fire stations  
Golf courses  
Home occupations  
Hospitals and sanatoria -  
posting mandatory  
Identification signs (larger  
area)  
Keeping of pigeons - posting  
mandatory  
Kindergartens - posting  
mandatory  
Nursery schools - posting  
mandatory  
Nursing and convalescent  
homes - posting mandatory  
Police stations - posting  
mandatory  
Private schools - posting  
mandatory  
Public and quasi-public  
buildings - posting mandatory  
Public schools  
Public utility buildings and  
installations  
Sportsfields (non-commercial)  
Tennis courts  
Water reservoirs, wells,  
storage, purification  
and distribution equipment

Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit or fifteen (15) square feet for a non-residential building, it is a specified use; if, in either case, it

- is larger, then it is only a permitted use.
2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
  3. Lodging houses are limited to those accommodating no more than six (6) lodgers and no more than one (1) family.
  4. A person may, where allowed by the Planning Commission or the Development Officer erect a sign not otherwise allowed by this Resolution on premises accommodating a non-conforming use. The Planning Commission or the Development Officer may, as a condition of allowing the sign, require that an existing sign or signs on the premises be removed.
  5. Parks include all ancillary uses and equipment allowed in parks by the City.
  6. A private garage may be erected only on a site where another specified or permitted use is carried out.
  7. A fire station, a police station, a public utility building or installation shall be located in an R-1 district only if it is necessary for the efficiency of the service in question that it be in the district.
  8. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
  9. A golf course shall not include a commercial driving range or a miniature golf course.
  10. Home occupations are limited to those:
    - (a) which are approved by the Planning Commission for the dwellings where they are carried on;
    - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
    - (c) which do not employ other than occupants of the dwelling in which they are carried on.

11. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
12. Hospitals and sanatoria do not include isolation hospitals, mental hospitals or institutions for the treatment of alcoholics, drug addicts, or for the treatment of animals.
13. A private school shall only be erected on a site having a minimum area of four hundred (400) square feet for each pupil. Only a private school where the equivalent of the public school curriculum is taught may be erected in an R-1 District.
14. No kindergarten, nursery school or private school shall be established on any site with a frontage of less than fifty (50) feet or with an area of less than five thousand (5,000) square feet.
15. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
16. In addition to conforming with all other provisions of this Table every nursing and convalescent home shall
  - (a) provide a minimum site area of two (2) acres;
  - (b) have a minimum site dimension of at least two hundred thirty (230) feet;
  - (c) provide at least one thousand (1,000) square feet of site area per bed;
  - (d) restrict the ground coverage of the buildings to not more than one-third of the site area;
  - (e) restrict the height of all buildings to one (1) storey not more than twenty-eight (28) feet in height;
  - (f) provide a buffer strip, exclusive of roadways and parking areas, in each side yard at least twenty-five (25) feet in width which shall adjoin the side property line and extend into the front yard to the front property line;
  - (g) landscape at least fifty percent (50%) of the site area including all areas not occupied by buildings, parking areas and roads;

- (h) fence and hard surface all parking areas to standards approved by the Development Officer;
  - (i) provide all its parking facilities outside the side and front yards required by the Development Control By-law, the Rules Respecting the Use of Land and this Land Use Classification Guide.
17. No application to permit the keeping of pigeons shall be approved:
- (a) if an apartment house is located on the same site, or
  - (b) unless the quarters housing the pigeons will be no closer than twenty-five (25) feet to any building used for human habitation, or
  - (c) unless the design, character and appearance of the quarters housing the pigeons conforms to the design, character and appearance of neighbouring developments.
18. In a district formerly in the Town of Bowness no person shall erect a single-family dwelling having a floor area of less than eight hundred fifty (850) square feet.



Appendix 7 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "R-2" - TWO-FAMILY RESIDENTIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
<u>For all sites:</u>	<u>For all sites:</u>
Identification signs (size restricted)	Archery ranges
Lodging houses	Bowling greens
One-family dwellings	Christmas tree sales
Parks	
Private garages	Colleges - posting mandatory
Two-family dwellings	Directional signs
	Fire stations
	Golf courses
	Home occupations
	Hospitals and sanatoria - posting mandatory
	Identification signs (larger area)
	Keeping of pigeons - posting mandatory
	Kindergartens - posting mandatory
	Local Credit Union offices - posting mandatory
	Neighbourhood stores - posting mandatory
	Nursery schools - posting mandatory
	Nursing and convalescent homes - posting mandatory
	Police stations - posting mandatory
	Private schools - posting mandatory
	Public and quasi-public buildings posting mandatory
	Public schools
	Public utility buildings and installations
	Semi-detached one-family dwellings
	Sportsfields (non-commercial)
	Tennis courts
	Water reservoirs, wells, storage, purification and distribution equipment

Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit, or fifteen (15) square feet for a non-residential building, it is a specified use; if, in either case, it is larger, then it is only a permitted use.
2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
3. A person may, where allowed by the Planning Commission or the Development Officer erect a sign not otherwise allowed by this Resolution on premises accommodating a non-conforming use. The Planning Commission or the Development Officer may, as a condition of allowing the sign, require that an existing sign or signs on the premises be removed.
4. Parks include all ancillary uses and equipment allowed in parks by the City.
5. A private garage may be erected only on a site where another specified or permitted use is carried out.
6. Clinics are limited to those accommodating the offices of only one (1) medical, dental or other professional healing practitioner.
7. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
8. Lodging houses are limited to those accommodating no more than six (6) lodgers and no more than one (1) family.
9. All utility lines for water, sewer or gas service provided for a semi-detached one-family dwelling shall be separate and independent from similar lines provided for any other dwelling unit and the party wall separating semi-detached one-family dwelling units shall conform to the requirements of the Building By-law of the City of Calgary established for a fire wall.
10. A fire station, a police station, a public utility building or installation shall be located in an R-2 District only if it is necessary for the efficiency of the service in question that it be in that district.

11. A golf course shall not include a commercial driving range or miniature golf course.
12. Home occupations are limited to those
  - (a) which are approved by the Planning Commission for the dwellings where they are carried on;
  - (b) which do not have connected with them displays of goods, sale of goods, or stock in trade upon the premises; and
  - (c) which do not employ other than the occupants of the dwelling in which they are carried on.
13. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
14. Hospitals and sanatoria do not include isolation hospitals, mental hospitals, nor institutions for the treatment of alcoholics, drug addicts, nor the the treatment of animals.
15. A neighbourhood store unless the Planning Commission otherwise allows
  - (a) shall be located on a corner or a reversed corner site which is landscaped, paved, and is no closer than one thousand five hundred (1,500) feet to a business or commercial district, an industrial district or another neighbourhood store;
  - (b) shall be accommodated in a building which incorporates a dwelling and is of a design which in the opinion of the Planning Commission is compatible with other buildings in the immediate vicinity; and
  - (c) shall not have identification signs which are not flat against the building.
16. A private school shall only be erected on a site having an area of four hundred (400) square feet for each pupil. Only a private school where the equivalent of a public school curriculum is taught may be erected in an R-2 District.
17. No kindergarten, nursery school or private school shall be established on any site with a frontage of less than fifty (50) feet or with an area of less than five thousand (5,000) square feet.

18. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
19. The office of a local credit union
  - (a) shall be accommodated in a building which is of a design that in the opinion of the Planning Commission is compatible with other buildings in the immediate vicinity whether or not the same building also incorporates a dwelling;
  - (b) shall not display any advertising sign, and unless the Planning Commission otherwise allows, shall not display any illuminated sign, any sign larger than two hundred sixteen (216) square inches in area, or any identification sign which is not affixed flat against the wall of the building;
  - (c) shall be used for no purpose except the usual work of the local credit union;
  - (d) shall be accommodated only in a building on a site landscaped and paved to the satisfaction of the Planning Commission whether or not the same building also accommodates dwelling units.
20. In addition to conforming with all other provisions of this Table every nursing and convalescent home shall
  - (a) provide a minimum site area of two (2) acres;
  - (b) have a minimum site dimension of at least two hundred thirty (230) feet;
  - (c) provide at least one thousand (1,000) square feet of site area per bed;
  - (d) restrict the ground coverage of the buildings to not more than one-third of the site area;
  - (e) restrict the height of all buildings to one (1) storey not more than twenty-eight (28) feet in height;
  - (f) provide a buffer strip, exclusive of roadways and parking areas, in each side yard at least twenty-five (25) feet in width which shall adjoin the side property line and extend into the front yard to the front property line;
  - (g) landscape at least fifty percent (50%) of the site area including all areas not occupied by buildings, parking areas and roads;

- (h) fence and hard surface all parking areas to standards approved by the Development Officer;
  - (i) provide all its parking facilities outside the side and front yards required by the Development Control By-law, the Rules Respecting the Use of Land and this Land Use Classification Guide.
21. No application to permit the keeping of pigeons shall be approved
- (a) if an apartment house is located on the same site, or
  - (b) unless the quarters housing the pigeons will be no closer than twenty-five (25) feet to any building used for human habitation, or
  - (c) unless the design, character and appearance of the quarters housing the pigeons conforms to the design, character and appearance of neighbouring developments.
22. In a district formerly in the Town of Bowness no person shall erect a single-family dwelling having a floor area of less than eight hundred fifty (850) square feet, or a two-family dwelling in which either unit has a floor area of less than eight hundred fifty (850) square feet.



Appendix 8 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "R-3" - GENERAL RESIDENTIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
<u>For all sites:</u>	<u>For all sites:</u>
Apartment houses	Archery ranges
Identification signs (size restricted)	Bowling greens
One-family dwellings	Christmas tree sales
Parks	Colleges - posting mandatory
Private garages	Convents and monasteries - posting mandatory
Two-family dwellings	Directional signs
<u>For transitional sites only:</u>	Dwelling groups
Colleges	Fire stations
Convents and monasteries	Fraternity and sorority houses - posting mandatory
Fire stations	Golf courses
Fraternity and sorority houses	Home occupations
Homes for the aged, widows or children	Homes for aged, widows or children - posting mandatory
Hospitals and sanatoria	Hospitals and sanatoria - posting mandatory
Kindergartens	Identification signs (larger area)
Lodging houses	Keeping of pigeons - posting mandatory
Nursery schools	Kindergartens - posting mandatory
Nursing and convalescent homes	Local credit union offices - posting mandatory
Parking areas	
Police stations	
Private clubs and lodges	

Specified Uses

For transitional sites only:

Private schools  
Public and quasi-public buildings  
Public utility buildings  
and installations  
Public schools

Permitted Uses

For all sites:

Lodging houses  
Neighbourhood stores - posting  
mandatory  
Nursing and convalescent  
homes - posting mandatory  
Nursery schools - posting  
mandatory  
Police stations - posting  
mandatory  
Private clubs and lodges -  
posting mandatory  
Private schools - posting  
mandatory  
Public and quasi-public  
buildings - posting mandatory  
Public schools  
Public utility buildings and  
installations  
Row dwellings  
Semi-detached one-family  
dwellings  
Sportsfields (non-commercial)  
Tennis courts  
Trailer coach parks - posting  
mandatory  
Water reservoirs, wells,  
storage, purification and  
distribution equipment

For transitional sites only:

Clinics



Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit or fifteen (15) square feet for a non-residential building, it is a specified use; if, in either case, it is larger, then it is only a permitted use.
2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
3. A person may where allowed by the Planning Commission or the Development Officer, erect a sign not otherwise allowed by this Resolution on premises accommodating a non-conforming use. The Planning Commission or the Development Officer may, as a condition of allowing the sign, require that an existing sign or signs on the premises be removed.
4. Parks include all ancillary uses and equipment allowed in parks by the City.
5. A private garage may be erected only on a site where another specified or permitted use is carried out.
6. In addition to the parking spaces required by Appendix 5 to the Resolution of Council adopting Rules Respecting the Use of Land, a clinic on a transitional site in an R-3 District shall be provided with two (2) parking spaces for each medical, dental or other healing practitioner employed in the clinic.
7. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
8. The arrangement of the buildings in a dwelling group are subject to the approval of the Planning Commission.
9. All utility lines for water, sewer or gas service provided for a semi-detached one-family dwelling shall be separate and independent from similar lines provided for any other dwelling unit and the party wall separating semi-detached one-family dwelling units shall conform to the requirements of the Building By-law of the City of Calgary established for a fire wall.
10. A fire station, a police station, a public utility building or installation shall be located in an R-3 District only if it is necessary

- for the efficiency of the service in question that it be in that district.
11. A golf course shall not include a commercial driving range or a miniature golf course.
  12. Home occupations are limited to those
    - (a) which are approved by the Planning Commission for the dwellings where they are carried on;
    - (b) which do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
    - (c) which do not employ other than the occupants of the dwelling in which they are carried on.
  13. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
  14. Hospitals and Sanatoria do not include isolation hospitals, mental hospitals nor institutions for the treatment of alcoholics or drug addicts, nor for the treatment of animals.
  15. A neighbourhood store unless the Planning Commission otherwise allows
    - (a) shall be located on a corner or a reversed corner site which is landscaped, paved and is no closer than one thousand five hundred (1,500) feet to a business or commercial district, an industrial district or another neighbourhood store;
    - (b) shall be accommodated in a building which incorporates a dwelling and is of a design which in the opinion of the Planning Commission is compatible with the other buildings in the immediate vicinity; and
    - (c) shall not have identification signs which are not flat against the building.
  16. Private clubs and lodges do not include institutions which require a license under the Calgary License By-law to operate.
  17. A private school shall only be erected on a site having an area of four hundred (400) square feet for each pupil. Only a private school where the equivalent of the public school curriculum is taught may be erected in an R-3 District.

18. No kindergarten, nursery school or private school shall be established on any site with a frontage of less than fifty (50) feet or with an area of less than five thousand (5,000) square feet.
19. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
20. For a site designated R-3X the specified uses listed in this Table shall be permitted uses.
21. The office of a local credit union
  - (a) shall be accommodated in a building which is of a design that in the opinion of the Planning Commission is compatible with other buildings in the immediate vicinity whether or not the same building also incorporates a dwelling;
  - (b) shall not display any advertising sign, and unless the Planning Commission otherwise allows, shall not display any illuminated sign, any sign larger than two hundred sixteen (216) square inches in area, or any identification sign which is not affixed flat against the wall of the building;
  - (c) shall be used for no purpose except the usual work of the local credit union;
  - (d) shall be accommodated only in a building on a site landscaped and paved to the satisfaction of the Planning Commission whether or not the same building also accommodates dwelling units.
22. An application to permit the keeping of pigeons shall not be approved:
  - (a) if an apartment house is located on the same site, or
  - (b) unless the quarters housing the pigeons will be no closer than twenty-five (25) feet to any building used for human habitation, or
  - (c) unless the design, character and appearance of the quarters housing the pigeons conforms to the design, character and appearance of neighbouring developments.
23. In a district formerly in the Town of Bowness no person shall erect a single-family dwelling having a floor area of less than eight hundred fifty (850) square feet, or a two-family dwelling in which either unit has a floor area of less than eight hundred fifty (850) square feet.



Appendix 9 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide

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USE TABLE FOR "R-4" AND "R-5" - GENERAL RESIDENTIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
<u>For all sites:</u>	<u>For all sites:</u>
Apartment houses	Archery ranges
Identification signs (size restricted)	Bowling greens
One-family dwellings	Christmas tree sales
Parks	Clinics
Private garages	Colleges - posting mandatory
Two-family dwellings	Convents and monasteries - posting mandatory
<u>For transitional sites only:</u>	Directional signs
Colleges	Dwelling groups
Convents and monasteries	Fire stations
Fire stations	Fraternity and sorority houses - posting mandatory
Fraternity and sorority houses	Golf courses
Hotels	Home occupations
Homes for the aged, widows or children	Homes for the aged, widows or children - posting mandatory
Hospitals or sanatoria	Hospitals and sanatoria - posting mandatory
Kindergartens	Hotels - posting mandatory in R-4 Districts only
Lodging houses	Identification signs (larger area)
Nursery schools	Keeping of pigeons - posting mandatory
Nursing and convalescent homes	
Parking areas	
Police stations	

Appendix 9

Specified Uses

For transitional sites only:

Private clubs and lodges

Private schools

Public and quasi-public buildings

Public utility buildings and installations

Public schools

Retail businesses and services when accessory to the operation of and located in an apartment hotel or a hotel

Permitted Uses

For all sites:

Kindergartens - posting mandatory

Local credit union offices - posting mandatory

Lodging houses

Neighborhood stores

Nursery schools - posting mandatory

Nursing and convalescent homes - posting mandatory

Police stations - posting mandatory

Private clubs and lodges - posting mandatory

Private schools - posting mandatory

Public and quasi-public buildings - posting mandatory

Public schools

Public utility buildings and installations

Row dwellings

Retail businesses and services when accessory to the operation of and located in an apartment hotel or a hotel

Semi-detached one-family dwellings

Sportsfields (non-commercial)

Tennis courts

Water reservoirs, wells, storage, purification and distribution equipment

Conditions, Qualifications and Exceptions

1. If an identification sign is not larger than two hundred sixteen (216) square inches for a dwelling unit or fifteen (15) square feet for a non-residential building, it is a specified uses; if, in either case, it is larger, then it is only a permitted use.
2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
3. A person may where allowed by the Planning Commission or the Development Officer, erect a sign not otherwise allowed by this Resolution on premises accommodating a non-conforming use. The Planning Commission or the Development Officer may, as a condition of allowing the sign, require that an existing sign or signs on the premises be removed.
4. Parks include all ancillary uses and equipment allowed in parks by the City.
5. A private garage may be erected only on a site where another specified or permitted use is carried out.
6. In addition to parking spaces required by Appendix 5 to the Resolution of Council adopting Rules Respecting the Use of Land, a clinic in an R-4 or an R-5 District shall be provided with two parking spaces for each medical, dental or other healing practitioner employed in the clinic.
7. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
8. The arrangement of buildings in a dwelling group is subject to the approval of the Planning Commission.
9. All utility lines for water, sewer or gas service provided for a semi-detached one-family dwelling shall be separate and independent from similar lines provided for any other dwelling unit and the party wall separating semi-detached one-family dwelling units shall conform to the requirements of The Building By-law of The City of Calgary established for a fire wall.
10. A fire station, a police station or a public utility building or installation shall be located in an R-4 District only if it is necessary for the efficiency of the service in question that it be in that district.

11. A golf course shall not include a commercial driving range or a miniature golf course.
12. Home occupations are limited to those which
  - (a) are approved by the Planning Commission for the dwellings where they are carried on;
  - (b) do not have connected with them displays of goods, sale of goods or stock in trade upon the premises; and
  - (c) do not employ other than the occupants of the dwelling in which they are carried on.
13. Notwithstanding the foregoing, the Planning Commission may allow a medical, dental or other healing practitioner to employ one individual other than an occupant of the dwelling where the practitioner is operating his office as a Home Occupation on a temporary basis only.
14. Hospitals and sanatoria do not include isolation hospitals, mental hospitals, nor institutions for the treatment of alcoholics or drug addicts nor for the treatment of animals.
15. A hotel or an apartment hotel which is licensed for the sale of intoxicating liquor shall not be located in a residential district.
16. A neighborhood store, unless the Planning Commission otherwise allows
  - (a) shall be located on a corner or a reversed corner site which is landscaped, paved, and is no closer than one thousand five hundred (1,500) feet to a business or commercial district or another neighborhood store;
  - (b) shall be accommodated in a building which incorporates a dwelling and is of a design which in the opinion of the Planning Commission is compatible with other buildings in the immediate vicinity; and
  - (c) shall not have identification signs which are not flat against the building.
17. Private clubs and lodges do not include institutions which require a license under the Calgary License By-law to operate.
18. A private school shall be erected only on a site having an area of four hundred (400) square feet for each pupil. Only a private school where the equivalent of a public school curriculum is taught may be erected in an R-4 or an R-5 District.



Appendix 9

19. No kindergarten, nursery school or private school shall be established on any site with a frontage of less than fifty (50) feet or with an area of less than five thousand (5,000) square feet.
20. Where a kindergarten or a nursery school is to be carried on in a church hall, a community hall or in a public school, notice posting of the proposed use is not mandatory unless required by the Development Officer.
21. For a site designated R-4X the specified uses listed in this Table shall be permitted uses.
22. The office of a local credit union
  - (a) shall be accommodated in a building which is of a design that in the opinion of the Planning Commission is compatible with other buildings in the immediate vicinity whether or not the same building also incorporates a dwelling;
  - (b) shall not display any advertising sign, and unless the Planning Commission otherwise allows, shall not display any illuminated sign, any sign larger than two hundred sixteen (216) square inches in area, or any identification sign which is not affixed flat against the wall of the building;
  - (c) shall be used for no purpose except the usual work of the local credit union;
  - (d) shall be accommodated only in a building on a site landscaped and paved to the satisfaction of the Planning Commission whether or not the same building also accommodates dwelling units.
23. No application to permit the keeping of pigeons shall be approved
  - (a) if an apartment house is located on the same site, or
  - (b) unless the quarters housing the pigeons will be no closer than twenty-five (25) feet to any building used for human habitation, or
  - (c) unless the design, character and appearance of the quarters housing the pigeons conforms to the design, character and appearance of neighboring developments.



Appendix 10 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "C-1" - LOCAL COMMERCIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Artist studios	Bakeries (retail only)
Banks	Billiard halls and pool rooms
Barber shops	Bowling alleys
Beauty parlours	Catering establishments
Clinics	Christmas tree sales
Dry cleaning agencies	Cleaning and dyeing establishments for clothes, dry goods, rugs and carpets (not laundries) - posting mandatory
Dwelling accommodation	
Frozen food locker establishments	Coin-operated car wash - posting mandatory
Identification signs	Colleges
Interior decorating studios	Directional signs
Local advertising signs	Delicatessens
Laundry agencies	Drive-in refreshment stands - posting mandatory
Libraries	Dry cleaning establishments and shirt laundries - posting mandatory
Offices: administrative, business, and professional	
Parks	Fire stations
Parking areas	Fraternity and sorority houses
Photography studios	Funeral homes
Post offices	General advertising signs
Private garages	Home occupations
Private schools	
Public schools	

Specified Uses

Radio and television repair shops  
Restaurants  
Retail stores  
Shoe repair shops  
Tailor shops  
Valet shops

Permitted Uses

Hospitals and sanatoria  
Ice vending machines  
Laundries, automatic or self-service  
Liquor stores  
Motion picture theatres  
Nursing and convalescent homes -  
posting mandatory  
Police stations  
Private clubs and lodges  
Public and quasi-public  
buildings  
Public utility buildings and  
installations  
Radio transmitting stations,  
towers and equipment (amateur,  
fire, police and taxis)  
Rental garages  
Service stations  
Veterinary clinics  
Water reservoirs, wells,  
storage, purification and  
distribution equipment for water  
Workshops accessory to retail  
stores

Conditions, Qualifications and Exceptions

1. All specified and permitted uses except drive-in refreshment stands, parks, parking areas and service stations shall be carried on only within a building.

2. Dry cleaning agencies or laundry agencies do not include the cleaning or laundry establishments which they represent.
3. Dwelling accommodation
  - (a) shall not be located below the second storey of a building;
  - (b) shall have direct access to the outside street level;
  - (c) shall not consist of more than one storey;
  - (d) may exceed the floor area of the commercial portion of the building to a maximum of not more than twenty percent (20%) more than the floor area of the commercial portion of the building.
4. Frozen food locker establishments may provide service for the district where located and the adjacent residential districts only, and shall be limited to seven hundred (700) lockers, each of a capacity of not more than one hundred (100) cubic feet.
5. A restaurant includes any establishment which serves meals to the public for compensation other than a drive-in refreshment stand but does not include a place where there is dancing or other entertainment.
6. A delicatessen, a pawn shop, a pet shop, a liquor store, a second hand store or a tire shop are not retail stores for the purposes of this table.
7. Unless the Planning Commission or the Development Officer otherwise allows a sign if attached to a building shall extend no more than three (3) feet above the highest point of the building as determined under Section 18 of the Rules Respecting the Use of Land and no part of the structural support shall be visible, and, if illuminated, the lighting shall not be intermittent or flashing.
8. Bakeries are limited to those which sell their products on or from their own premises and do not include bakeries which supply products for other retailers.
9. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize the particular product, enterprise, business or industry, to which it refers in preference to any other similar product, enterprise, business or industry.
10. A fire station, a police station, or a public utility building or installation shall be located in a C-1 District only if it is necessary for the efficiency of the service in question that it be in that district.

Appendix 10

11. A drive-in refreshment stand or service station site boundary which abuts a residential district shall be separated therefrom by a fence or boundary wall approved by the Planning Commission and if there is no intervening lane by a strip of shrubbery, flowers or grass of ten (10) feet or such less width as the Planning Commission may direct.
12. A workshop accessory to a retail store shall not be located at the front of the store, and shall be restricted to the compounding, processing and treatments of goods which would normally be done on the premises where the goods are sold. Goods for sale in other premises shall not be processed in such workshop.
13. No more than four motor vehicles or trailers or any combination of these shall be displayed for sale or for hire on a service station site without the approval of the Planning Commission.
14. Ice vending machines shall be located not less than one hundred feet from the boundary of a residential district.
15. Veterinary clinics shall not have outside pens, runs or enclosures or be used for boarding animals, whether sick or healthy.
16. Home occupations are limited to those which
  - (a) are located in single and two-family dwellings only;
  - (b) are approved by the Planning Commission for the dwellings where they are carried on;
  - (c) do not have connected with them displays of goods, sale of goods, or stock in trade upon the premises; and
  - (d) do not employ other than the occupants in the dwelling in which they are carried on.
17. Where a coin-operated car wash is established as a use accessory to a service station, the development shall comply with all the requirements for site area, surfacing, drainage and fencing or buffer strips which apply to a service station and shall provide an additional three thousand (3,000) square feet of site area and parking space for five (5) motor vehicles per car wash bay unless the Development Officer permits otherwise.

Appendix 11 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "CS-1" - COMMERCIAL AND SERVICE DISTRICT

Specified Uses

Identification signs (size restricted)  
One-family dwellings  
Two-family dwellings  
Private garages

Permitted Uses

Apartment houses  
Lodging houses  
Restaurants  
Retail stores (size restricted)  
Banks  
Barber shops  
Beauty parlours  
Clinics  
Delicatessens  
Dry cleaning agencies  
Laundry agencies  
Offices: business and  
professional  
Post offices  
Shoe repair shops  
Tailor shops  
Valet shops  
Public utility buildings and  
installations

Conditions, Qualifications and Exceptions

1. A restaurant includes any establishment which serves meals to the public for compensation other than a drive-in refreshment stand.
2. Dry cleaning agencies or laundry agencies do not include the dry cleaning or laundry establishment which they represent.
3. A retail store is a store which is less than two thousand (2,000) square feet in area, and, for the purposes of this district, does not include a pet shop, a department store, a pawn shop, a liquor store, a second hand store or a tire shop.

4. Identification signs
  - (a) to a maximum area of two hundred sixteen (216) square inches are permitted for residential uses, and
  - (b) to a maximum of fifteen (15) square feet are permitted for non-residential uses.
5. All other signs not included in the next preceding paragraph are permitted uses.
6. Unless the Planning Commission otherwise allows, all signs are limited to those that:
  - (a) are attached to the buildings which they identify, and
  - (b) do not project above the roof line of the building to which they are attached.
7. Parking spaces shall be located at least twenty-seven (27) feet North of the existing North boundary of 16th Avenue North.
8. Unless the Planning Commission allows, there shall be no access for motor vehicles from a site to 16th Avenue N.W.
9.
  - (a) Parking areas shall not abut 17th Avenue North unless a fence, wall or landscaping of a design, construction and variety, approved by the Planning Commission, is erected between the parking area and said 17th Avenue.
  - (b) The landscaped area required to be provided pursuant to Condition 9(a) shall be seeded with grass and planted with suitable plants and trees to the satisfaction of the Planning Commission, and shall be of a width and depth satisfactory to the Planning Commission.
10. A public utility building or installation shall be allowed in the district only if, in the opinion of the Planning Commission, it is necessary for the efficiency of the service in question that it be located in that district.
11.
  - (a) Notwithstanding any other provision of this Resolution, and for the purpose of this district only, the Planning Commission in its sole discretion may allow a building to be occupied by a combination of any one or more of the permitted uses listed in this Appendix and each such use shall be considered as a separate use for the purposes of Appendix 5 to the Resolution of Council adopting Rules Respecting the Use of Land.



- (b) In the event that the Planning Commission, pursuant to Condition 11(a) allows a building to be occupied both by a residential use and a non-residential use, the Planning Commission shall require that
- (i) the non-residential use or uses be located only on the ground floor of the building,
  - (ii) the residential use or uses be located only above the ground floor and such residential use or uses have a separate direct access to the sidewalk,
  - (iii) residential uses and non-residential uses shall not be located on the same floor.



Appendix 12 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "C-2" - GENERAL COMMERCIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Artist studios	Amusement arcades
Auction rooms	Auto body and paint shop
Auditoriums	Bus terminals
Bakeries	Car washing establishments
Banks	Christmas tree sales
Barber shops	Cleaning and dyeing establish- ments for clothes, dry goods, rugs and carpets (not laundries)
Beauty parlours	Cocktail lounges
Billiard halls and pool rooms	Colleges
Blue printing, photostating, map printing and mechanical reproduction processes	Dairies
Bowling alleys	Directional signs
Boxing arenas	Drive-in refreshment stands - posting mandatory
Catering establishments	Dry cleaning establishments and shirt laundries
Clinics	Fire stations
Commercial schools	Fraternity and sorority houses
Dance halls	Funeral homes
Dancing schools	General advertising signs
Delicatessens	Home occupations
Dry cleaning agencies	Hotels
Dwelling accommodation	Ice vending machines
Film exchanges	

<u>Specified Uses</u>	<u>Permitted Uses</u>
Frozen food locker establishments	Laundries, automatic or self-service
Gymnasias	Liquor stores
Ice storage houses	Materials testing laboratories
Identification signs	Motels
Interior decorating studios	Nursing and convalescent homes
Laundry agencies	Open air sports arenas
Libraries	Ornamental metal works
Local advertising signs	Parking structures
Medical and dental laboratories	Plumbing and sheet metal workshops
Music colleges	Police stations
Offices: administrative, business and professional	Printing, lithographing and publishing establishments
Parks	Private clubs and lodges
Parking areas	Public and quasi-public buildings
Pawn shops	Public garages
Pet shops	Public utility buildings and installations
Photography studios	Radio transmitting stations, towers and equipment (amateur, fire, police and taxis)
Post offices	Rinks (commercial)
Private garages	Service stations
Private schools	Sign painting workshops
Public baths	
Public schools	
Radio and television repair shops	
Radio and television studios	

<u>Specified Uses</u>	<u>Permitted Uses</u>
Restaurants	Swimming pools
Retail stores	Tire shops
Sale and sample rooms	Trade schools
Second hand stores	Trailer coach parks - posting mandatory
Shoe repair shops	Trailer sales lot
Tailor shops	Used car sale lots
Taxidermy shops	Veterinary clinics
Theatres	Water reservoirs, wells, storage, purification and distribution equipment for water
Valet shops	
Workshops accessory to retail stores	

Conditions, Qualifications and Exceptions

1. All specified and permitted uses except drive-in refreshment stands, ice vending machines, open air sports arenas, parking areas, rinks, service stations, and used car sale lots shall be carried on only within a building.
2. Dry-cleaning agencies or laundry agencies do not include the dry cleaning or laundry establishment which they represent.
3. Dwelling accommodation
  - (a) shall not be located below the second storey of a building.
  - (b) shall have direct access to the outside street level.
4. Frozen food locker establishments are limited to direct consumer service.
5. Ice storage houses are limited to five (5) tons capacity.
6. Parks include all ancillary uses and equipment allowed in parks by the City.
7. A restaurant includes any establishment which serves meals to the public for compensation other than a drive-in refreshment stand.

8. A delicatessen, a pawn shop, a pet shop, a liquor store, a second hand store or a tire shop are not retail stores for the purpose of this Appendix.
9. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize the particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
10. Ice vending machines shall be located not less than one hundred (100) feet from the boundary of a residential district.
11. The assembly or production of ornamental metal works shall be carried on only in connection with or accessory to the retail or display of such ornamental metal.
12. A plumbing or sheet metal shop shall be operated only in connection with or accessory to the retail or display of plumbing or sheet metal equipment.
13. A wall of a public garage which is within fifty (50) feet of and faces upon a residential district with no lane intervening between them shall have no openings other than immovable windows. Unless the Planning Commission otherwise allows all motor vehicles stored in connection with a public garage shall be stored inside a building.
14. Unless the Planning Commission otherwise allows all operations involved in carrying on a public garage or an auto body and paint shop, including
  - (a) the parking of motor vehicles awaiting repair or painting, or having been repaired or painted, awaiting collection, and
  - (b) the storage of damaged or undamaged motor vehicle parts,shall be carried on within a building, which shall be sufficiently sound-insulated to confine the noise to the premises and any flashing, fumes, gases, smoke and vapour created on the premises shall be effectively confined to the premises.
15. A site on which is located a drive-in refreshment stand, a service station or other permitted use which is carried on wholly or partly outside of a building and which abuts a residential district shall be separated therefrom by a fence or boundary wall approved by the Planning Commission and if there is no intervening lane by a strip of shrubbery, flowers or grass of ten (10) feet or such less width as the Planning Commission may direct.
16. Trade schools are limited to those approved by the Planning Commission.

17. Veterinary clinics shall not have outside pens, runs or enclosures or be used for boarding animals, whether sick or healthy.
18. A workshop accessory to a retail store shall not be located at the front of the store on the ground floor and shall be restricted to the compounding, processing and treatment of goods which would normally be done on the premises where the goods are sold. Goods for sale in other premises shall not be processed in such workshop.
19. Home occupations are limited to those which
  - (a) are located in single and two-family dwellings only;
  - (b) are approved by the Planning Commission for the dwellings where they are carried on;
  - (c) do not have connected with them displays of goods, sale of goods, or stock in trade upon the premises; and
  - (d) do not employ other than the occupants in the dwelling in which they are carried on.





Appendix 13 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "C-3" - GENERAL COMMERCIAL DISTRICTS

Specified Uses

Those specified uses as listed  
in Appendix 12 of this Land Use  
Classification Guide

Permitted Uses

Those permitted uses as listed  
in Appendix 12 of this Land  
Use Classification Guide

Conditions, Qualifications and Exceptions

Those conditions, qualifications and exceptions as the same appear  
and are listed in Appendix 12 of this Land Use Classification Guide.



Appendix 14 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "CM-1" AND "CM-2" - CENTRAL BUSINESS DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Amusement arcades	Auto body and paint shop
Artist Studios	Bus terminals
Auction rooms	Car washing establishments
Auditoriums	Christmas tree sales
Assembly of automobile equipment (not on ground floor)	Directional signs
Assembly of minor electric and electronic equipment (not on ground floor)	Drive-in refreshment stands
Bakeries	General advertising signs
Banks	Motels
Barber shops	Nursing and convalescent homes associated with a clinic
Beauty parlours	Open air sports arenas
Billiard halls and pool rooms	Parking structures
Blue printing, photostating, map printing and mechanical reproduction processes	
Bowling alleys	
Boxing arenas	
Catering establishments	
Cleaning and dyeing establishments for clothes, dry goods, rugs and carpets (not laundries)	
Clinics	
Cocktail lounges	

## Appendix 14

<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Colleges	Laundry agencies	
Commercial schools	Laundries, automatic or self-service	
Dairies	Local advertising signs	
Dance halls	Libraries	
Dancing schools	Liquor stores	
Delicatessens	Machine shops and backsmith shops (not on ground floor)	
Dry cleaning agencies	Manufacture, assembly and processing of articles or merchandise from prepared bone, cellulose products, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious metals, or stones, paint, tobacco or wood (not on ground floor)	
Dry cleaning establishments and shirt laundries		
Dwelling accommodation	Manufacture, assembly and processing of bakery products, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, and food products (not on ground floor)	
Film exchanges		
Film and film-testing laboratories (not on ground floor)	Manufacture and maintenance of commercial advertising structures and devices (not on ground floor)	
Fire stations	Manufacture of figurines and other similar ceramic products (not on ground floor)	
Fraternity and sorority houses	Manufacture and maintenance of light sheet metal products (not on ground floor)	
Frozen food locker establishments		
Funeral homes		
Gymnasias		
Hotels		
Ice storage houses		
Ice vending machines		
Identification signs		
Interior decorating studios		

<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Manufacture of musical instruments, toys, novelties, rubber and metal stamps (not on ground floor)	Public garages	
Medical and dental laboratories	Public schools	
Motion picture theatres	Public utility buildings and installations	
Music colleges	Radio and television repair shops	
Offices; administrative, business and professional	Radio and television studios (commercial)	
Ornamental metal works	Radio transmitting stations, towers and equipment (amateur, fire, police and taxis)	
Parking areas	Restaurants	
Parks	Retail stores	
Pawn shops	Rinks (commercial)	
Pet shops	Sale and sample rooms	
Photography studios	Second hand stores	
Plumbing and sheet metal workshops	Service stations	
Police stations	Shoe repair shops	
Post offices	Sign painting workshops	
Printing, lithographing and publishing establishments	Swimming pools	
Private clubs and lodges	Tailor shops	
Private garages	Taxidermy shops	
Private schools	Theatres	
Public and quasi-public buildings	Tire shops	
Public baths	Trade schools	
	Trailer sales lot	

Specified Uses

Permitted Uses

Used car sale lots

Valet shops

Veterinary clinics

Warehousing  
(not on ground floor)

Water reservoirs, wells, storage,  
purification and distribution equip-  
ment

Wholesale stores or businesses  
(not on ground floor)

Workshops accessory to retail stores

Conditions, Qualifications and Exceptions

1. All uses except drive-in refreshment stands, ice vending machines, open air sports arenas, parking areas, parks, rinks, service stations, trailer courts and used car sales shall be carried on only within a building.
2. The assembly of automobile equipment may only be carried on in conjunction with a use which is allowed on the ground floor of the building where it takes place. The assembly of automobile equipment includes the painting, upholstering, re-building, body repair or alterations, re-conditioning, repairing and overhauling of motor vehicles; tire re-treading and recapping; and battery manufacturing and servicing.
3. Dwelling accommodation is only allowed if
  - (a) it is accessory to the principal use of the building or site, and
  - (b) it is to be occupied by the caretaker or watchman of the premises and his family.
4. Ice vending machines shall be located not less than one hundred (100) feet from the boundary of a residential district.
5. Laundry agencies do not include the laundry establishments which they represent.
6. The food products which may be manufactured, assembled or processed do not include fish and meat products, sauerkraut, vinegar or yeast.

7. Manufacture of ceramics may be carried on only if pulverized clay is used and if the kilns are fired by electricity or low pressure gas.
8. Parks include all ancillary uses and equipment allowed in parks by the City.
9. A wall of a public garage which is within fifty (50) feet of and faces upon a residential district with no lane intervening between them shall have no openings other than immoveable windows. Unless the Planning Commission otherwise allows all motor vehicles stored in connection with a public garage shall be stored inside.
10. Unless the Planning Commission otherwise allows all operations involved in carrying on a public garage or an auto body and paint shop, including
  - (a) the parking of motor vehicles awaiting repair or painting, or having been repaired or painted, awaiting collection, and
  - (b) the storage of damaged or undamaged motor vehicle parts,shall be carried on within a building, which shall be sufficiently sound-insulated to confine the noise to the premises and any flashing, fumes, gases, smoke and vapour created on the premises shall be effectively confined to the premises.
11. A restaurant includes any establishment which serves meals to the public for compensation other than a drive-in refreshment stand.
12. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
13. A site on which is located a drive-in refreshment stand, a service station, a public garage or other use which is carried on wholly or partly outside of a building and which abuts a residential district shall be separated therefrom by a fence or boundary wall approved by the Planning Commission, and if there is no intervening lane by a strip of shrubbery, flowers or grass of ten (10) feet or such less width as the Planning Commission may direct.
14. A use which involves a paint boiling process shall not be carried on in a CM-1 or CM-2 District.
15. A private school shall be erected only on a site having an area of four (400) hundred square feet for each pupil.
16. Drop hammers and punch presses in excess of twenty (20) tons rated

17. The manufacture, assembly and processing of wood does not include planing and saw-mill work.
18. Light sheet metal products are limited to heating and ventilating equipment, eaves and cornices.
19. The assembly or production of ornamental metal works shall be carried on in a CM-1 or a CM-2 District only in connection with or accessory to the retail or display of such ornamental metal.
20. Veterinary clinics shall not have outside pens, runs or enclosures, or be used for boarding healthy or sick animals.
21. A workshop accessory to a retail store shall not be located at the front of the store on the ground floor and shall be restricted to the compounding, processing and treatment of goods which would normally be done on the premises where the goods are sold. Goods for sale on other premises shall not be processed in such workshop.
22. A nursing or convalescent home is allowable as a permitted use in a CM-1 or CM-2 District only when it is associated with and operated in connection with a medical clinic which is located either on the same site or on a site which is within four hundred (400) feet of the site of the nursing or convalescent home and when the nursing or convalescent home is used only for the treatment of patients who stay in the home no longer than seven (7) days.



Appendix 15 to Resolution of  
Council of the City of Calgary  
adopting a Land Use Classification Guide.

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USE TABLE FOR "C-HWY-1" - HIGHWAY MOTEL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Identification signs	Auto body and paint shop
Local advertising signs	Camping grounds
Motels	Car washing establishments
Parks	Christmas tree sales
Private garages	Cocktail lounges
Public schools	Directional signs
	Drive-in refreshment stands - posting mandatory
	Drive-in theatres
	Golf driving ranges
	General advertising signs
	Hotels
	Ice vending machines
	Open air sports arenas
	Public and quasi-public buildings
	Public garages
	Restaurants
	Road houses
	Service stations
	Trailer coach parks - posting mandatory
	Trailer sales lot

Specified Uses

Permitted Uses

Truck motels

Used car sales lots

Water reservoirs, wells,  
storage, purification and  
distribution equipment

Conditions, Qualifications and Exceptions

1. Unless the Planning Commission or the Development Officer allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to a principal building where it is located.
2. Parks include all ancillary uses and equipment allowed in parks by the City.
3. A private garage may be erected only on a site where another specified or permitted use is authorized.
4. A restaurant includes any establishment which serves meals to the public for compensation.
5. A site on which is located a drive-in refreshment stand, a service station, a public garage or any other use which is carried on wholly or partly outside of a building and which abuts a residential district shall be separated therefrom by a fence or boundary wall approved by the Planning Commission, and if there is no intervening lane by a strip of shrubbery, flowers or grass of ten (10) feet or such less width as the Planning Commission may direct.
6. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
7. Ice vending machines shall be located not less than one hundred (100) feet from a residential district.
8. A wall of a public garage which is within fifty (50) feet of and faces upon a residential district with no lane intervening between them shall have no openings other than immoveable windows. Unless the Planning Commission otherwise allows all motor vehicles stored in connection with a public garage shall be stored inside.

9. Unless the Planning Commission otherwise allows all operations involved in carrying on a public garage or an auto body and paint shop, including
  - (a) the parking of motor vehicles awaiting repair or painting, or having been repaired or painted, awaiting collection, and
  - (b) the storage of damaged or undamaged motor vehicle parts,shall be carried on within a building, which shall be sufficiently sound insulated to confine the noise to the premises and any flashing, fumes, gases, smoke and vapour created on the premises shall be confined to the premises.
10. No site, including a site to be developed as a service station, unless access to that site is provided by a service road, shall be developed in a C-HWY District unless it has a frontage which measures at least one hundred fifty (150) feet.



Appendix 16 to Resolution of  
Council of the City of Calgary  
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USE TABLE FOR "C-HWY-2" - HIGHWAY COMMERCIAL AND INDUSTRIAL DISTRICTS

Specified Uses

Identification signs  
Local advertising signs  
Parks

Permitted Uses

Commercial, manufacturing,  
public utility, storage and  
warehousing activities and  
buildings, the appearance,  
extent and manner of carrying  
out of which are suitable to  
an arterial thoroughfare

Christmas tree sales

Directional signs

General advertising signs

Trailer coach parks - posting  
mandatory

Conditions, Qualifications and Exceptions

1. Parks include all ancillary uses and equipment allowed in parks, by the City.
2. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to the principal building where it is located.
3. The Planning Commission shall determine whether or not a use of land or a building is of a type which is suitable to a site in a C-Hwy-2 District.
4. The Planning Commission shall determine the manner in which a use deemed to be suitable to a C-Hwy-2 District shall be carried out in such district.
5. The Planning Commission shall not vary or modify the application of any requirements of Sections 36 - 56 of the Resolution of Council adopting Rules Respecting the Use of Land with respect to a site adjacent to an arterial or a major thoroughfare.
6. A directional sign shall not contain any advertising slogan, illus-

tration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.

7. No site, including a site to be developed as a service station, unless access to that site is provided by a service road, shall be developed in C-Hwy District unless it has a frontage which measures at least one hundred fifty (150) feet.

Appendix 17 to Resolution of  
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USE TABLE FOR "M-1" - RESTRICTED LIGHT INDUSTRIAL DISTRICTS

<u>Specified Uses</u>	<u>Permitted Uses</u>
Amusement arcades	Bulk oil storage warehouses
Assembly of automobile equipment as an accessory use	Christmas tree sales
Assembly of minor electric and electronic equipment	Directional signs
Artist studios	Golf driving ranges
Auditoriums	Drive-in refreshment stands
Auction rooms	General advertising signs
Auto body and paint shop	Motels
Bakeries	Open air sports arenas
Banks	Parking structures
Barber shops	Petroleum and natural gas wells, drilling and producing equipment
Beauty parlors	Radio transmitting stations, towers and equipment (amateur, fire, police and taxis)
Billiard halls and pool rooms	Trailer coach parks - posting mandatory
Blue printing, photostating, map printing and mechanical reproduction processes	Truck motels
Bottling and distribution plants	Veterinary clinics and hospitals animal homes and pounds
Bowling alleys	Water reservoirs, wells, storage, purification and distribution equipment
Boxing arenas	
Building equipment storage yards	
Building material storage yards	
Bus terminals	

<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Cartage, freighting or trucking yards or terminals	Funeral homes	
Car washing establishments	Gravel, sand and similar building material storage	
Catering establishments	Gymnasias	
Chicken hatcheries and poultry dressers	Hotels	
Cleaning and dyeing establishments for clothes, dry goods, rugs and carpets	Ice plants	
Clinics	Ice storage houses	
Cocktail lounges	Ice vending machines	
Cold storage plants	Identification signs	
Colleges	Interior decorating studios	
Commercial schools	Laundry agencies	
Crematories	Laundries, automatic or self-service	
Dairies	Laundries (steam)	
Dance halls	Libraries	
Dancing schools	Liquor stores	
Delicatessens	Local advertising signs	
Drive-in theatres	Machine shops and blacksmith shops	
Dry cleaning agencies	Manufacture and maintenance of commercial advertising structures and devices	
Dry cleaning establishments	Manufacture and maintenance of light sheet metal products	
Dwelling accommodation	Manufacture, assembly and processing of articles or merchandise from prepared bone, cellulose products, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paint paper, plastics, precious metals or stones, tobacco and wood	
Feed and fuel storage yards		
Film exchanges		
Film laboratories and testing laboratories		



<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Fire stations	Public and quasi-public buildings	
Frozen food locker establishments	Public baths	
Manufacture, assembly and processing of bakery products, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries and food products	Public garages	
Manufacture of figurines and other similar ceramic products	Public schools	
Manufacture gypsum wall panels	Public utility buildings and installations	
Manufacture of musical instruments, toys, novelties, rubber and metal stamps	Public utility service yards	
Medical and dental laboratories	Radio and television repair shops	
Motion picture theatres	Radio and television studios	
Music colleges	Restaurants	
Offices; administrative, business and professional	Retail lumber yards and accessory mill work	
Ornamental metal works	Retail stores	
Parking areas	Rinks (commercial)	
Parks	Sale and sample rooms	
Pawn shops	Second-hand stores	
Pet shops	Service stations	
Photography studios	Shoe repair shops	
Plumbing and sheet metal workshops	Sign painting workshops	
Police stations	Small boat buildings	
Post offices	Tailor shops	
	Taxidermy shops	
	Theatres	
	Tire shops	

<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Printing, lithographing and publishing establishments	Trade schools	
Private clubs and lodges	Trailer sale lots	
Private garages		
Used car sale lots		
Valet shops		
Warehousing		
Welding shops		
Wholesale stores or businesses		
Workshops accessory to retail stores		

Conditions, Qualifications and Exceptions

1. A use which is a specified use in this Appendix is applicable for all floors of a building including the ground floor; otherwise all of the conditions, qualifications and exceptions of Appendix 14 apply to this Table.
2. All uses except drive-in refreshment stands and theatres, open air sports arenas, parking areas, parks, rinks, service stations and used car sales shall be carried on only within buildings; or, in the case of cartage, freightage or trucking yards and terminals, electric substations, lumber yards, public utility service yards, and storage yards (including storage yards accessory to a use allowed by this Table) on sites enclosed by buildings, fences, trees or landscaped features or a combination of any of them, of a height, design, construction or variety approved by the Planning Commission.
3. The manufacture of concrete or cement products shall not be carried on in an M-1 District.
4. The Planning Commission shall not consider an application for the approval of a bulk oil storage warehouse unless and until the applicant has produced to it plans endorsed as approved by the Fire Prevention Bureau of the City.

Appendix 18 to Resolution of  
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USE TABLE FOR "M-2" - GENERAL LIGHT INDUSTRIAL DISTRICTS

Specified Uses

All uses set out in Appendix 17  
as specified uses for M-1, Restricted  
Light Industrial Districts

Permitted Uses

All uses set out in Appendix 17  
as permitted uses for M-1,  
Restricted Light Industrial  
Districts

All industrial uses other than  
those:

(a) incorporated in this  
Appendix as specified  
uses by reference to  
Appendix 17

(b) listed as uses in Appendix  
19 and not included in  
this Appendix

Concrete or cement products  
manufacture

Iron, steel, brass or copper  
foundaries or fabrication plants

Conditions, Qualifications and Exceptions

1. Except as otherwise provided in the conditions, qualifications and exceptions in this Table, all of the conditions, qualifications and exceptions of Appendix 14 applicable to Appendix 17 apply also to this Appendix.
2. A use which is permitted to be carried on only within a building or within an enclosed area in a CM-1, a CM-2 or an M-1 District may be carried on in an M-2 District either inside or outside a building and if carried on outside a building need not be in an enclosed area.
3. A use authorized in an M-2 District may be carried on on any floor.
4. Where the Planning Commission permits the manufacture of concrete or cement products as a permitted use in an M-2 District all operations shall be carried on only within a building and no storage or stock-piling of raw materials, of waste materials or of partially manu-

factured products is permitted outside of a building.

5. When associated with a use otherwise allowed
  - (a) a use which involves a paint boiling process may be carried on in an M-2 District;
  - (b) planing and saw-mill work may be carried on in an M-2 District;
  - (c) drop hammers and punch presses need not be limited to twenty (20) tons rated capacity in an M-2 District.
6. A use which in the opinion of the Planning Commission is or is likely to become a nuisance by reason of the emission of odour, dust, smoke, gas fumes, refuse matter, waste or water carried waste, or by reason of vibration; or is likely to create a hazard to persons or property shall not be carried on in an M-2 District.

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USE TABLE FOR "M-3" - HEAVY INDUSTRIAL DISTRICTS

Specified Uses

All uses set out in Appendix 17  
as specified uses for M-1 Restricted  
Light Industrial Districts

All uses designated in Appendix 18  
as specified or permitted uses for  
M-2 General Light Industrial Dis-  
tricts and not set out elsewhere  
in this Table

Also the following uses:

Acetylene gas manufacture or  
storage  
Alcohol manufacture (industrial)  
Ammonia, bleaching powder, or  
chlorine manufacture  
Automobile wrecking (inside a  
building)

Asphalt manufacture or refining  
Blast furnaces or coke ovens  
Boiler works  
Brick, tile or terra cotta manu-  
facture  
Bulk oil storage warehouses

Chemical manufacture  
Concrete or cement products  
manufacture  
Cotton gins or oil mills (but not  
including petroleum refineries)

Fish smoking, curing or canning  
Flour and feed mills  
Freight classification yards

Iron, steel, brass or copper,  
foundaries or fabrication plants

Lamp black manufacture  
Liquid air manufacture

Permitted Uses

Acid manufacture  
Automobile wrecking yards  
Cement, lime, gypsum or plaster  
of paris manufacture  
Directional signs  
Drive-in refreshment stands

Drop forge industries manu-  
facturing forgings with power  
hammers  
Explosives, manufacture or  
storage of  
Fat rendering  
Fertilizer manufacture  
Garbage, offal or dead animal  
reduction or dumping

Gas manufacture  
General advertising signs  
Glue manufacture

Parking structures

Petroleum and natural gas  
well, drilling, producing  
and storing equipment

Petroleum refining  
Slaughter of animals  
Smelting of copper, iron, tin  
and zinc ores

Stock yards or feeding pens

Storage, sorting, collecting  
or baling of rags, old paper,  
iron or junk

Tanneries or the curing or  
storage of raw hides

<u>Specified Uses</u>	<u>Specified Uses</u>	<u>Permitted Uses</u>
Oilcloth or linoleum manufacture	Salt works	
Ore reduction	Smoke houses	
Paint, oil, shellac, turpentine, lacquer or varnish manufacture	Soap and compound manufacture	
Paper or pulp manufacture	Soap manufacture	
Plastic manufacture	Stove or shoe polish manufacture	
Potash works	Tar distillation or tar products manufacture	
Pyroxlin manufacture	Wool pulling or scouring	
Quarry or stone works		
Railroad repair shops		
Rock, sand or gravel distribution, excavation or crushing		
Rolling mills		
Rubber or gutta-percha manufacture or treatment		

Conditions, Qualifications and Exceptions

1. Dwelling accommodation is allowed only if
  - (a) it is accessory to the principal use of the building or site, and
  - (b) it is to be occupied by a caretaker or watchman of the premises and his family.
2. Ice vending machines shall be located not less than one hundred (100) feet from a residential district.
3. A wall of a public garage that is within fifty (50) feet of and faces upon a residential district with no lane intervening between shall have no openings other than immovable windows.
4. A site on which a commercial or industrial use which is carried on wholly or partly outside of a building and which abuts a residential district shall be separated therefrom by a fence or boundary wall approved by the Planning Commission, and if there is no intervening lane by a strip of shrubbery, flowers or grass of ten (10) feet or

such less width as the Planning Commission may direct.

5. An industrial use which the Planning Commission does not allow as a permitted use in an M-2 District, because it is or is likely to become a nuisance or a hazard, may be carried on in an M-3 District as a permitted use, unless it is forbidden by other legislation or unless the Planning Commission is of the opinion that the nuisance or the hazard involved is of such a nature that the safety and comfort of the inhabitants of the City or any area thereof is endangered by the use for such purpose of land or a building within the City.
6. Unless the Planning Commission otherwise allows, all permitted uses for an M-3 District shall be located not less than five hundred (500) feet from the boundary of a district of another designation.
7. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
8. The Planning Commission shall not consider an application for the approval of a bulk oil storage warehouse unless and until the applicant has produced to it plans endorsed as approved by the Fire Prevention Bureau of the City.





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USE TABLE FOR "AM" - AGRICULTURAL (FUTURE INDUSTRIAL DISTRICTS)

<u>Specified Uses</u>	<u>Permitted Uses</u>	<u>Permitted Uses</u>
Farms of no less than 20 acres in area	Asphalt batching plants	Radio transmitting stations, towers, and equipment (amateur, fire, police and taxis)
Identification signs	Bulk oil storage warehouses	Sand and gravel pits
Parks	Cement block manufacture	Service stations
	Cement brick manufacture	Trailer coach parks (posting mandatory)
	Concrete batching plant	Truck motels
	Core houses	Vehicles and equipment (petroleum industry) storage yards and buildings
	Directional signs	Water reservoirs, wells, storage, purification and distribution equipment
	Garbage, offal, or dead animal reduction or dumping	Any other use which in the opinion of the Planning Commission will not hinder the planned development of the area
	Keeping of pigeons	
	Large scale industries	
	Motels	
	Open air sports arenas	
	Open air storage	
	Petroleum and natural gas wells, drilling and producing equipment	
	Pipe storage (petroleum industry) storage yards and buildings	
	Radio and television transmitting stations and equipment (commercial)	

Conditions, Qualifications and Exceptions

1. A farm includes farm dwellings and all structures and equipment normally

incident to the efficient operation of a farm. Farm dwellings are subject to the limitations of height set out in Appendix 2 to the Resolution of Council adopting Rules Respecting the Use of Land but other farm buildings are not restricted to height.

2. After a general plan which makes provision, among other things, for the subdivision and development of an AM District for future industrial purposes has been prepared and is approved by Council the boundaries of a site in the district may not be located in a manner which in the opinion of the Planning Commission will prejudice the subdivision and development of the district as provided in the plan.
3. Unless the Planning Commission or the Development Officer otherwise allows, a sign which is separate from a building must be located so as to comply with the front yard or set-back requirements applicable to the principal building where it is located.
4. Parks include all ancillary uses and equipment allowed in parks by the City.
5. A directional sign shall not contain any advertising slogan, illustration, wording or other matter calculated to induce the public to patronize a particular product, enterprise, business or industry to which it refers in preference to any other similar product, enterprise, business or industry.
6. Large scale industries may not be established in an AM District if they require public sewer and water service.
7. The Planning Commission shall not consider an application for the approval of a bulk oil storage warehouse unless and until the applicant has produced to it plans endorsed as approved by the Fire Prevention Bureau of the City.

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USE TABLE FOR "DC" - DIRECT CONTROL DISTRICT

Specified Uses

Farms of no less than 20 acres in area for which the proposed location, height and size of buildings has been approved by the Planning Commission

Permitted Uses

All other uses as approved by the Planning Commission on the merits of each individual application having regard to:

- (a) conformity of the proposed use with the general plan being prepared for the City
- (b) the existing use of the land and existing uses of neighbouring lands, and
- (c) the use to which the neighbouring lands and, where the land has been annexed to the City the previous zoning and development policy and regulations applied to the land before annexation



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USE TABLE FOR "UnR" - UNIVERSITY RESEARCH DISTRICT

<u>Specified Uses</u>	<u>Permitted Uses</u>	<u>Permitted Uses</u>
	Industrial, medical and scientific testing and research laboratories or centres	Other uses which the Planning Commission, in consultation with the University of Calgary considers appropriate to an industrial, medical or scientific research area or necessarily accessory or incidental to uses allowed in an industrial, medical or scientific research area
	Core houses	
	Identification signs - free standing	
	Museums	
	Libraries	

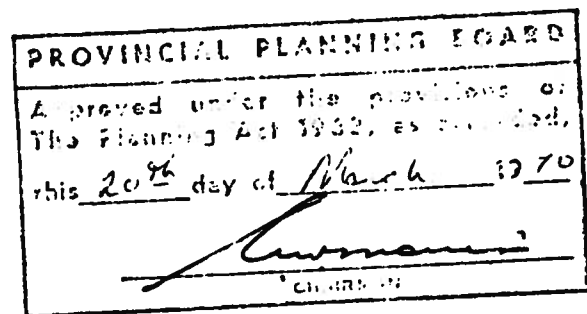
Conditions, Qualifications and Exceptions

1. Accessory and incidental uses are limited to those which are accessory to a principal use allowed on the site and shall not be allowed as principal uses of a site.
2. No free standing roof sign shall be permitted and in the case of a facia identification sign it shall not protrude more than three (3) feet above the roof level of the building to which it is attached. No external supporting structure such as struts, wires, or braces, shall be visible.
3. No more than one free standing sign shall be permitted on a site and unless the Planning Commission or the Development Officer otherwise allows, the sign shall not be located closer than fifty (50) feet to a property line abutting a street or twenty (20) feet to a property line adjoining another site.
4. No illuminated sign shall have lighting that is intermittent or flashing.
5. No billboard signs shall be permitted.
6. All areas of a site used by vehicular traffic, other than those areas within enclosed storage areas, must be graded and paved and must be physically segregated from every other area excluding building areas by fencing, curbing, hedging, or other form of divider acceptable to the Planning Commission or the Development Officer. Adequate drainage

facilities must be provided to the satisfaction of the City Engineer.

7. Outside storage areas (including the outside storage of trucks and trailers) and their location shall only be allowed with the express permission of the Planning Commission which shall require that such areas be completely screened from view to other properties, including public thoroughfares, by the installation of fences or ornamental walls of a height, type and design acceptable to the Planning Commission. All storage areas shall be graded, gravelled and treated to prevent dust hazard. Adequate drainage facilities shall be provided to the satisfaction of the City Engineer.
8. (a) No principal or accessory use shall be established or carried on which in the opinion of the Planning Commission is or is likely to become a nuisance by reason of the emission of odour, dust, smoke, the glare of lights, electrical interference, gas fumes, refuse matter, waste or water-carried waste, or by reason of vibration or noise, or is likely to create a hazard to persons or property.  
  
(b) For the purpose of this condition a nuisance shall be considered established if it is capable of being discerned outside the building in which the use is located.
9. The aggregate ground floor areas of all accessory buildings shall not exceed the ground floor area of the principal building on the site unless otherwise allowed by the Planning Commission.
10. Neither waste material nor refuse shall be permitted to remain outside a building.
11. All areas not used for building, movement or storage of vehicles, storage areas, or landscaping, must be kept in a neat and tidy condition at all times and adequate measures shall be taken to ensure that soil erosion or dust hazard will not occur at any time.
12. All parking, whether for employees or visitors, whether required or otherwise, shall be provided on site in approved locations subject to requirements appearing elsewhere in this Resolution.
13. (a) A principal building shall have its exterior walls faced with brick, stone, or other material approved by the Planning Commission including but not limited to glass, porcelain, enamelled panels, architectural concrete, split concrete block, integrally coloured concrete blocks, glazed concrete block and self-supporting metal panels and asbestos board when used in combination with other approved material.

- (b) An accessory building shall have its exterior walls faced in a similar manner to (a), but may be of other material or materials (excluding wood siding) that are considered acceptable by the Planning Commission subject to such conditions that the Planning Commission deems necessary to impose.
14. A medical research centre or clinic shall not for the purposes of this Table include medical clinics as defined elsewhere in the Resolution.
15. Uses allowed will be industrial, medical and scientific testing and research laboratories or centres established for the purpose of cooperating with the University of Calgary in advancing knowledge through experimentation and investigation in fields of learning usually association with Canadian Universities.







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