

**BYLAW NUMBER 80D2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0075)  
\*\*\*\*\***

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

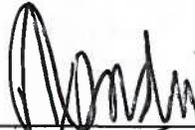
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 22<sup>ND</sup> DAY OF JULY, 2014.

READ A SECOND TIME THIS 22<sup>ND</sup> DAY OF JULY, 2014.

READ A THIRD TIME THIS 22<sup>ND</sup> DAY OF JULY, 2014.

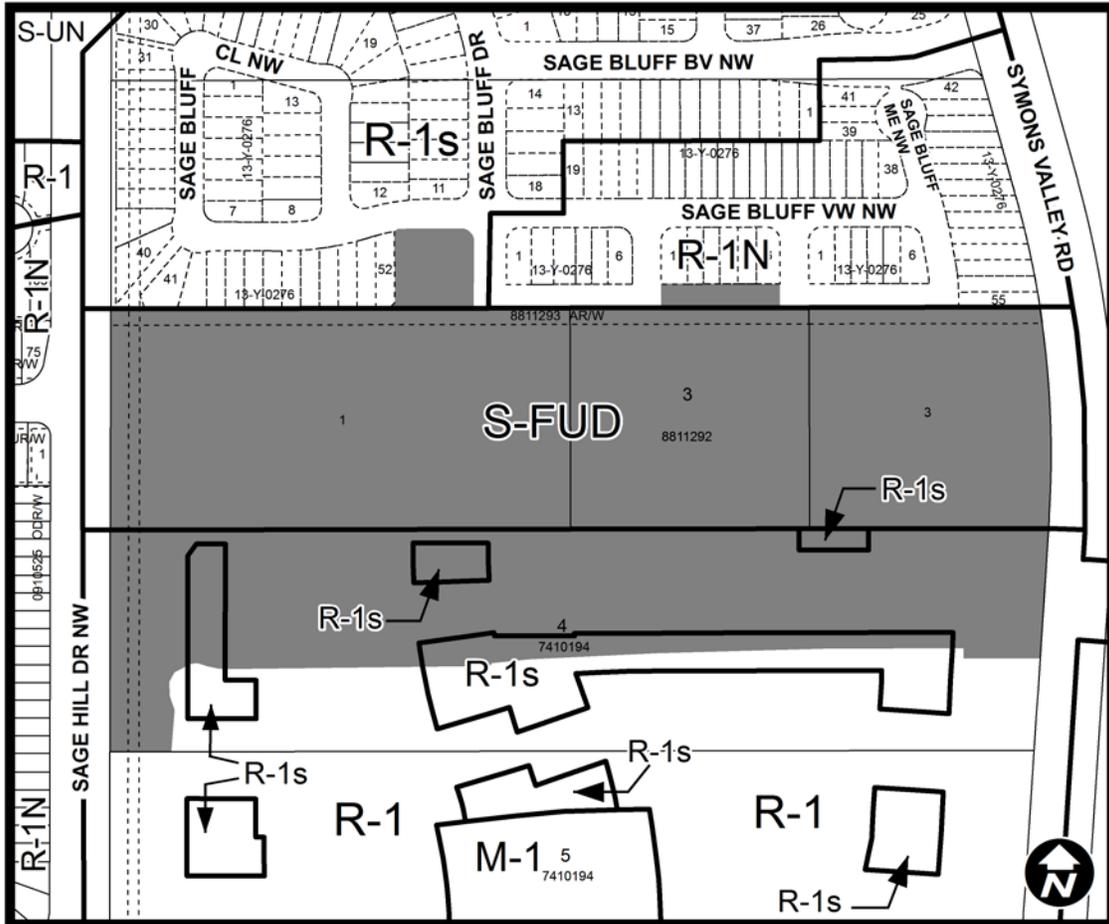


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MAYOR  
SIGNED THIS 22<sup>ND</sup> DAY OF JULY, 2014.

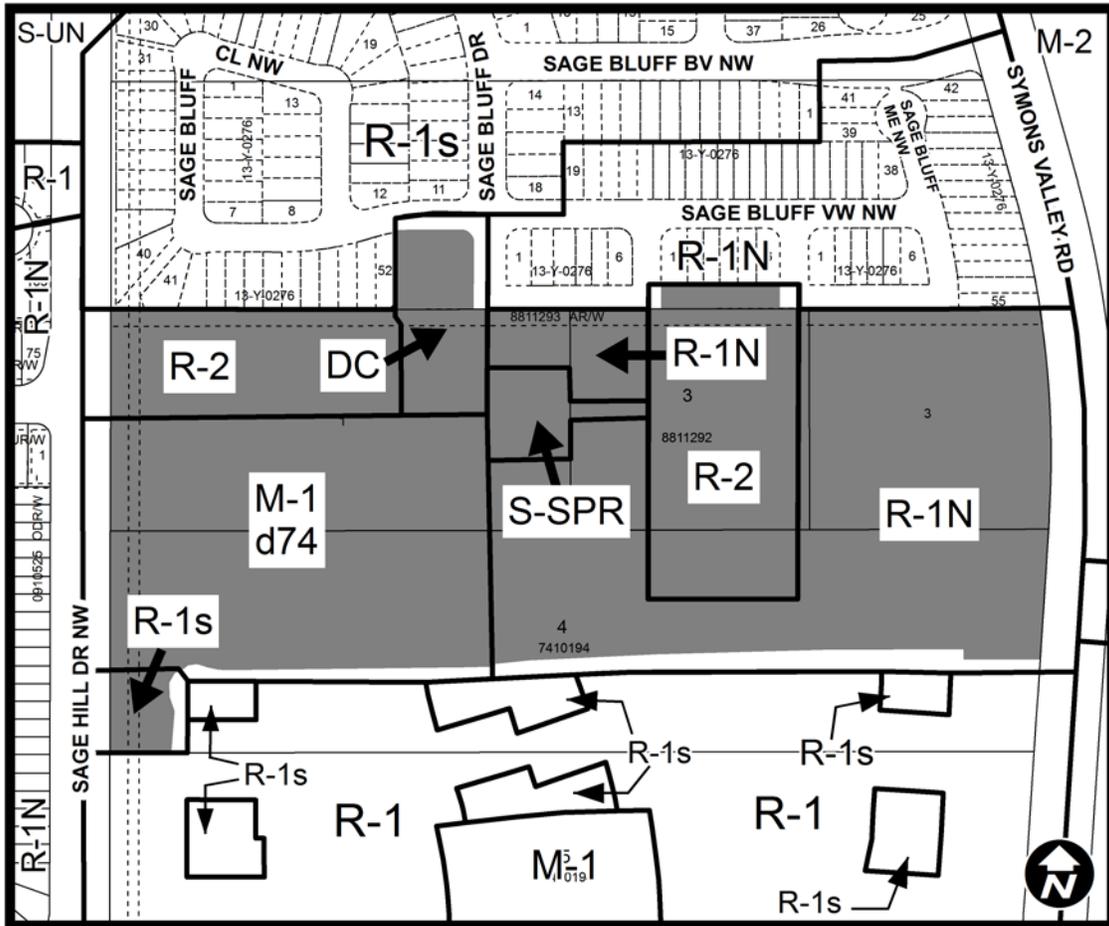


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ACTING CITY CLERK  
SIGNED THIS 22<sup>ND</sup> DAY OF JULY, 2014.

SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings** and **Semi-detached Dwellings** on small *parcels* and *carriage house parcels* in the **Developing Area**.

**Compliance with Bylaw 1P2007**

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

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**Reference to Bylaw 1P2007**

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definition**

- 4** In this Direct Control District,
- (a) **“carriage house parcel”** means a *parcel* for a **Single Detached Dwelling** or **Semi-detached Dwelling** that has no access to a street other than from a *parcel extension area* or *side yard*;
  - (b) **“parcel extension area”** means a long and narrow portion of a *carriage house parcel* that extends along a common *property line* with an adjacent *parcel* to provide pedestrian access to the street from a **Single Detached Dwelling** or **Semi-detached Dwelling**;

**Permitted Uses**

- 5** The following *uses* are **permitted uses** in this Direct Control District:
- (a) **Accessory Residential Building;**
  - (b) **Home Occupation – Class 1;**
  - (c) **Park;**
  - (d) **Sign – Class A;**
  - (e) **Single Detached Dwelling;**
  - (f) **Semi-detached Dwelling; and**
  - (g) **Utilities.**

**Discretionary Uses**

- 6** The following *uses* are **discretionary uses** in this Direct Control District:
- (a) **Community Entrance Feature;**
  - (b) **Home Occupation – Class 2;**
  - (c) **Sign – Class B;**
  - (d) **Sign – Class C;**
  - (e) **Sign – Class E;**
  - (f) **Temporary Residential Sales Centre; and**
  - (g) **Utility Building.**

**Bylaw 1P2007 District Rules**

- 7** Unless otherwise specified, the rules of the Residential – One/Two Dwelling District (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

**Dwelling Units on a Parcel**

- 8** (1) An individual **Dwelling Unit** in a **Semi-detached Dwelling** must be on a *carriage house parcel*.
- (2) The maximum number of **Dwelling Units** on a *parcel* is one.

**Carriage House Parcel Access**

- 9** Vehicular access to a *carriage house parcel* must be from a *lane*.

**Parcel Width**

- 10 (1) Unless otherwise referenced in subsections (2) and (3),  
(a) the minimum **parcel width** is 10.0 metres; and  
(b) the maximum **parcel width** is 24.0 metres.
- (2) For a **carriage house parcel**,  
(a) the minimum **parcel width** is 7.0 metres; and  
(b) the maximum **parcel width** is 11.5 metres.
- (3) For a **parcel extension area** within a **carriage house parcel**,  
(a) the minimum **parcel width** is 1.22 metres; and  
(b) the maximum **parcel width** is 4.0 metres.

**Parcel Depth**

- 11 (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is 17.0 metres.
- (2) The minimum **parcel depth** for a **carriage house parcel** is 14.0 metres.

**Parcel Area**

- 12 (1) Unless otherwise referenced in subsection (2), the minimum **parcel area** is 200.0 square metres.
- (2) The minimum **parcel area** for a **carriage house parcel** is 120.0 square metres.

**Parcel Coverage**

- 13 The maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**.

**Building Setback Areas**

- 14 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 16, 17, and 18.

**Building Setback from Front Property Line**

- 15 (1) Unless otherwise referenced in Subsections (2) and (3), the minimum **building setback** from a **front property line** is 3.0 metres.
- (2) The minimum **building setback** from the **front property line** for a **Single Detached Dwelling** or **Semi-detached Dwelling** on a **carriage house parcel** is 3.0 metres plus the depth of the **parcel extension area**; and
- (3) A **building** must not be located within the **parcel extension area** of a **carriage house parcel**.

**Building Setback from Side Property Line**

- 16 (1) Unless otherwise referenced in (2), (3) and (4), the minimum **building setback** from any **side property line** for a **carriage house parcel** is 1.2 metres.
- (2) The minimum **building setback** for a **Single Detached Dwelling** on a **parcel** from any side **property line** is:

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- (a) 1.2 metres; or
  - (b) 3.0 metres on one side of the **parcel**, when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** upon which the party wall is located.
- (4) For a **corner parcel**, the minimum **building setback** from a side **property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3) of Bylaw 1P2007 located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.

**Building Setback from a Rear Property Line**

- 17 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **rear property line** is 1.22 metres for a **Single Detached Dwelling**.
- (2) For a **Single Detached Dwelling** or a **Semi-detached Dwelling** on a **carriage house parcel**, the minimum **building setback** from a **rear property line** is 0.6 metres.

**Building Height**

- 18 The maximum **building height** is 12.0 metres.

**Motor Vehicle Parking Stalls**

- 19 (1) Unless otherwise referenced in subsection (2), the minimum number of **motor vehicle parking stalls** is 1.0 stall per **Single Detached Dwelling**;
- (2) The minimum number of **motor vehicle parking stalls** located within a **private garage** is 2.0 stalls per **Dwelling Unit** on a **carriage house parcel**.