

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021
	July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022
34P2022	August 15, 2022
66P2022	December 20, 2022
56P2022	January 2, 2023
28P2023	May 16, 2023
34P2023	June 20, 2023
2H2023	June 20, 2023
65P2023	September 19, 2023
17P2024	April 9, 2024
21P2024	May 14, 2024
<i>Portions of this bylaw take effect on different dates, which are only consolidated once in force</i>	

NOTE:

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

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

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		(iii)	constructed of materials and to the standards required by the Development Authority ;
		(j)	must not keep vehicles outside of a building or screened enclosure for more than 72 consecutive hours;
48P2020		(k)	<i>deleted</i>
		(l)	does not require bicycle parking stalls – class 1 ; and
		(m)	requires a minimum of 1.0 bicycle parking stalls – class 2 per 2000.0 square metres of gross usable floor area .
32P2009	152		<i>deleted</i>
32P2010	153		<i>deleted</i>
24P2014, 15P2016	153.1		“Backyard Suite”
		(a)	means a use that:
		(i)	contains two or more rooms used or designed to be used as a residence by one or more persons;
		(ii)	contains a kitchen , living, sleeping and sanitary facilities;
		(iii)	is located in a detached building located behind the front façade of the main residential building ;
		(iv)	may be attached to an Accessory Residential Building ;
21P2024		(v)	is considered part of and secondary to a Dwelling Unit ; and
21P2024		(vi)	Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use.
4P2017, 62P2018, 56P2022, 21P2024		(vii)	<i>deleted</i>
21P2024		(viii)	<i>deleted</i>

- (b) is a **use** within the Residential Group in Schedule A to this Bylaw; and 21P2024
- (c) *deleted* 21P2024
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

154 “Bed and Breakfast”

- (a) means a **use**: 27P2011
 - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and
 - (ii) that must not provide liquor; 13P2008
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the **parcel** who is not a resident of the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling**; 27P2011
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) *deleted* 14P2010
- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the **use**; 27P2011
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

Permitted use Rowhouse Building

347.3 *deleted*

24P2014,
15P2016
4P2017
56P2022
66P2022
21P2024

- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) Except in the R-CG District, a **Backyard Suite** must have a **private amenity space** that: 56P2022
- (a) is located outdoors; and 16P2018
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
 - (c) *deleted* 16P2018
- (8) A **Backyard Suite** may include a **balcony** where the **balcony**: 10P2019
- (a) projects from a façade that faces a **property line** shared with a **lane** or a **street**; or
 - (b) includes a **privacy wall** that **screens** the **balcony** from a **property line** shared with a **parcel** designated with **low density residential district** where:
 - (i) the **balcony** is setback less than 4.0 metres from the shared **property line**; and
 - (ii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height.
- (9) A **balcony** attached to a **Backyard Suite** may project into a required **setback area** from a **property line** shared with a **street** or a **lane** to a minimum setback of 0.6 metres from the **property line**. 10P2019

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted*

Accessory Suite – Density

12P2010, 24P2014

- 354 (1) There must not be more than one **Backyard Suite** located on a **parcel**, except in the R-CG and R-2M Districts where one **Backyard Suite** may be located on any **bare land unit**. 4P2017, 62P2018, 21P2024
- (1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**. 62P2018
- (2) *deleted* 4P2017, 21P2024
- (3) A **Secondary Suite** or a **Backyard Suite** must not be separated from the main residential use on a **parcel** by the registration of a condominium or subdivision plan. 23P2016
- (4) *deleted* 4P2017, 21P2024

Secondary Suite – Entry and Stairways

355 *deleted*

12P2010

Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District17P2009, 4P2012,
9P2012, 24P2014,
62P2018**Purpose**

- 525 (1)** The Residential – Grade-Oriented Infill (R-CG) District: 62P2018
- (a) accommodates existing residential **development**;
 - (b) accommodates a wide range of grade-oriented **development**; 56P2022,
21P2024
 - (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential **development**;
 - (d) provides flexible **parcel** dimensions and **building setbacks** that facilitate integration of a diversity of grade-oriented housing over time; and
 - (e) accommodates site and **building** design that is adaptable to the functional requirements of evolving household needs.
- (2)** The Residential – Grade-Oriented Infill (R-CGex) District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate **Secondary Suites** or **Backyard Suites**. 62P2018

Permitted Uses

- 526 (1)** The following **uses** are **permitted uses** in the The Residential – Grade-Oriented Infill District:
- (a) **Accessory Residential Building**;
 - (b) **Contextual Semi-detached Dwelling**;
 - (b.1) **Contextual Single Detached Dwelling**; 21P2024
 - (c) **Home Based Child Care – Class 1**;
 - (d) **Home Occupation – Class 1**;
 - (e) **Park**;
 - (f) **Protective and Emergency Service**;
 - (g) **Secondary Suite**;
 - (h) **Sign – Class A**; and
 - (i) **Utilities**.
- (2)** *deleted* 21P2024
- (3)** The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**: 21P2024
- (a) **Community Recreation Facility**;
 - (b) **School Authority – School**; and
 - (c) **School Authority Purpose – Minor**.

Discretionary Uses

21P2024

527 (1) *deleted***(2)** The following **uses** are **discretionary uses** in the Residential – Grade-Oriented Infill District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Community Entrance Feature;**
- (f) **Cottage Housing Cluster;**
- (g) **Custodial Care;**
- (h) **Duplex Dwelling;**
- (i) *deleted*
- (j) **Home Occupation – Class 2;**
- (k) **Place of Worship – Small;**
- (l) **Power Generation Facility – Small;**
- (m) **Residential Care;**
- (m.1) **Rowhouse Building;**
- (n) **Semi-detached Dwelling;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class E;**
- (r) **Single Detached Dwelling;**
- (s) **Temporary Residential Sales Centre;**
- (s.1) **Townhouse; and**
- (t) **Utility Building.**

28P2021

21P2024

56P2022

56P2022

21P2024

(3) The following **uses** are additional **discretionary uses** if they are located in buildings used or previously used as a **Community Recreation Facility** or **School Authority – School**:

- (a) **Child Care Service;**
- (b) **Library;**
- (c) **Museum;**
- (d) **School Authority Purpose – Major;**
- (e) **School – Private; and**

(f) **Service Organization.**

- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has a **building** used or previously used as **School Authority – School:**

21P2024

- (a) **Food Kiosk;**
- (b) **Indoor Recreation Facility;**
- (c) **Outdoor Recreation Area;**
- (d) **Park Maintenance Facility – Large;** and
- (e) **Park Maintenance Facility – Small.**

- (5) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing building used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area:**

21P2024

- (a) **Place of Worship – Large;** and
- (b) **Place of Worship – Medium.**

Permitted and Discretionary Uses for Parcels Designated R-CGex

- 527.1 (1) **Parcels** designated R-CGex have the same **permitted uses** referenced in Section 526 with the exclusion of:

62P2018

- (a) **Secondary Suite.**

- (2) **Parcels** designated R-CGex have the same **discretionary uses** referenced in Section 527 with the exclusion of:

62P2018

- (a) **Backyard Suite.**

Rules

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

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

Density

529 The maximum **density** for **parcels** designated R-CG District is 75 **units** per hectare.

Number of Main Residential Buildings on a Parcel

4P2017

530 *deleted*

Parcel Width

15P2016

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

Facade Width

15P2016

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

At Grade Orientation of Units

56P2022

- 533** (1) All **units** must provide individual, separate, direct access to **grade**.
- (2) **Units** with an exterior wall facing a **street** must provide:
- (a) an entrance that is visible from the **street**; and
 - (b) sidewalks that provide direct exterior access to the **unit**.

Parcel Coverage

15P2016

534 (1) *deleted*

62P2018

- (2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse** is:

62P2018, 56P2022,
21P2024

- (a) 45.0 per cent of the area of the **parcels** subject to the single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
- (b) 50.0 per cent of the area of the **parcels** subject to the single **development permit** for a **development** with a **density** of

- (c) must not have a **balcony** on the rear façade with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

62P2018

545 *deleted***Motor Vehicle Parking Stall**15P2016, 62P2018,
56P2022, 21P2024

546 (1) The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stalls per **unit** or **suite**.

21P2024

- (2)** Notwithstanding subsection (1), the minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite** for the area listed in Table 2.1 below.

Table 2.1 – Communities with 0.5 Parking Stalls			
ACADIA	DOWNTOWN WEST END	LINCOLN PARK	ROSEMONT
ALBERT PARK/ RADISSON HEIGHTS	EAGLE RIDGE	LOWER MOUNT ROYAL	ROSSCARROCK
ALTADORE	EAU CLAIRE	MANCHESTER	ROXBORO
BANFF TRAIL	ELBOW PARK	MAPLE RIDGE	RUTLAND PARK
BANKVIEW	ELBOYA	MARLBOROUGH	SCARBORO
BAYVIEW	ERLTON	MAYFAIR	SHAGANAPPI
BEL-AIRE	FAIRVIEW	MAYLAND HEIGHTS	SOUTH CALGARY
BELTLINE	FOREST HEIGHTS	MEADOWLARK PARK	SOUTHVIEW
BONAVISTA DOWNS	FOREST LAWN	MISSION	SOUTHWOOD
BOWNESS	GARRISON GREEN	MONTGOMERY	SPRUCE CLIFF
BRAESIDE	GARRISON WOODS	MOUNT PLEASANT	ST. ANDREWS HEIGHTS
BRENTWOOD	GLAMORGAN	NORTH GLENMORE PARK	SUNALTA
BRIDGELAND/ RIVERSIDE	GLENBROOK	NORTH HAVEN	SUNALTA WEST
BRITANNIA	GLENDALE	NORTH HAVEN UPPER	SUNNYSIDE
CAMBRIAN HEIGHTS	GREENVIEW	OAKRIDGE	THORNCLIFFE
CANYON MEADOWS	HAYSBORO	OGDEN	TUXEDO PARK

CAPITOL HILL	HIGHLAND PARK	PALLISER	UNIVERSITY DISTRICT
CHARLESWOOD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOOD	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE
CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD
DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONA VISTA	RIDEAU PARK	WINDSOR PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

- (3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.

21P2024

Mobility Storage

- 546.1 (1)** The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

56P2022,
21P2024

- (2) Notwithstanding subsection (1), there is no requirement for **mobility storage lockers** for **parcels** with two or less **Dwelling Units**.

21P2024

Bicycle Parking Stalls

- 546.2 (1)** The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

56P2022,
21P2024

- (2) Notwithstanding subsection (1), there is no requirement for a **bicycle parking stall – class 1** for **parcels** with two or less **Dwelling Units**.

21P2024

Parcel Area

- 1089 (1)** Unless otherwise referenced in subsections (2) and (3), the minimum area of a *parcel* is 64.0 hectares.
- (2)** The subdivision of a new *parcel* from an unsubdivided quarter section may be considered where: 57P2008
- (a) the purpose of the subdivision is to contain an existing **Dwelling Unit** and other related *buildings*; and
 - (b) the area of the *parcel* is:
 - (i) a minimum of 0.4 hectares; and
 - (ii) maximum of 4.0 hectares.
- (3)** If a *parcel* is less than 64.0 hectares at the time it has been designated Special Purpose – Future Urban Development District, the minimum area of a *parcel* is the area of that *parcel* at the time of such designation.

Setback Areas

- 1090 (1)** Where the *parcel* shares a *property line* with a *lane*, *LRT corridor* or *street*, the *setback area* from that *property line* must have a minimum depth of 6.0 metres.
- (2)** Where the *parcel* shares a *property line* with another *parcel*, the *setback area* from that *property line* must have a minimum depth of 1.2 metres.

Single Detached Dwellings and Manufactured Homes

- 1091 (1) Single Detached Dwellings and Accessory Residential Buildings** on *parcels* designated as Special Purpose – Future Urban Development District must comply with all the rules, not including those referring to minimum area of a *parcel*, referenced in the:
- (a) Residential – Low Density Mixed Housing District when such *uses* are on *parcels* in the *Developing Area*; and 21P2024
 - (b) Residential – Grade-Oriented Infill District when such *uses* are on *parcels* in the *Developed Area*. 21P2024
- (2)** The maximum number of **Single Detached Dwellings** on a *parcel* is one.
- (3) Manufactured Homes** on *parcels* designated as Special Purpose – Future Urban Development District must comply with all the rules, not including those referring to the minimum area of a *parcel*, referenced in the Residential – Manufactured Home District. 13P2008