

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>
78P2024	October 8, 2024

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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67P2018

- (ii) the addition and alteration complies with the rules of section 365; and
 - (iii) the existing **building** is not listed on the **City** inventory of evaluated historic resources;
- (b) an addition to a **Contextual Semi-detached Dwelling** or a **Contextual Single Detached Dwelling**;
 - (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
 - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;

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- (b.1) an exterior alteration or addition to a **Dwelling Unit** in the Housing – Grade-Oriented (H-GO) District where:
 - (i) the **main residential building** was legally existing prior to the effective date of this Bylaw;
 - (ii) the addition has a maximum of:
 - (A) 40.0 square metres in gross floor area for any portion at a height less than or equal to 6.0 metres when measured from grade; or
 - (B) 10.0 square metres when located above the first storey;
 - (iii) the addition or exterior alteration reduces the existing **building setback** by:
 - (A) a maximum of 1.5 metres from a front property line, or 1.8 metres for a porch, provided the building will comply with the minimum setback from a front property line specified in the district; and
 - (B) A maximum of 4.6 metres from a rear property line provided the building will have a minimum 7.5 metre building setback from the rear property line;
 - (c) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling** and **Duplex Dwelling** when listed as a **permitted use** in a land use district;
 - (d) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:

- (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a *development permit* under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw. 46P2008
- (6) The *building depth* and *building height* for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** is deemed to conform with the requirements of this Bylaw if the **building** was legally existing or approved prior to the *parcel* being redesignated by Bylaw 21P2024. 78P2024

Personal Sales

- 359** *Personal sales* may be conducted on a *parcel* a total of eight days in any calendar year.

Building Height

- 360** (1) Unless otherwise referenced in (5), the *building height* of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling**, must not exceed a height plane described in this section. 3P2010
- (2) When the difference between the *average building reference point* at the front corners of the *parcel* and those at the rear of the *parcel* is greater than or equal to 1.0 metres, the *building height* must not be greater than a height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest *average building reference point*; and 9P2012
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the *average building reference points* at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the *building height* must not be greater than the height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the *parcel*.

- (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
- (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (b.2) the addition or exterior alteration to a **building** is not required to comply with the maximum **building depth** specified in the district where the minimum **building setback** from the **rear property line** is 7.5 metres or greater;”
- (c) the addition or exterior alteration may:
 - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres, or 1.8 metres for a **porch**, provided the **building** will comply with the minimum setback from a **front property line** specified in the district; and
 - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules:
 - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
 - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

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61P2018

3P2010

15P2016

Cottage Housing Cluster

- 365.1 (1)** Unless otherwise referenced in subsection (2), the minimum separation distance between **cottage buildings** is 3.0 metres.
- (2)** When a **common amenity space – outdoors** is located between two **cottage buildings**, the minimum separation distance between those **buildings** is 6.0 metres.
- (3)** Within each **Cottage Housing Cluster** the maximum number of **Dwelling Units** is 25.
- (4)** Each **cottage building** must be **adjacent** to the common open space.
- (5)** The maximum **gross floor area** of any individual **storey** of a **Dwelling Unit** in a **cottage building** is 100.0 square metres.

- (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.
- (3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0 metres for any portion of the building located between the rear property line and:
 - (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**;
 whichever is closer to the **rear property line**.
- 78P2024 (4) Notwithstanding subsections (1) through (3), there is no maximum **building depth** for an existing **Dwelling Unit** if:
 - (a) the **building** was legally existing or approved prior to the **parcel** being redesignated by Bylaw 21P2024; and
 - (b) all subsequent exterior alterations or additions conform to section 25(2)(b.1);

Building Setback Areas

1394 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 1393, 1395, 1396 and 1397.

Building Setback from Front Property Line

1395 The minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 1396** (1) Subject to subsections (2) through (5), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
 - (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
 - (4) Unless otherwise referenced in subsection (5), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
 - (5) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.