

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

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49P2008	June 1, 2008	23P2010	June 7, 2010	33P2013	June 9, 2014
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53P2008	June 1, 2008	34P2010	August 19, 2010	15P2014	June 9, 2014
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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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Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

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- (26) “**building reference points**” means the geodetic elevation of four points:
- (a) located at the intersection of the **front property line** and each **side property line**;
 - (b) located at the intersection of the **rear property line** and each **side property line**; and
 - (c) where each pair of points must be considered as corresponding.
- (27) “**building setback**” means the distance from a **property line** to the point on a **parcel** where a **building** is located measured at a right angle from the **property line** to which it relates.
- (28) “**calliper**” means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
- (28.1) “**carriage house lot**” means a small **parcel** containing one **Dwelling Unit** in a **Single Detached Dwelling** or **Semi-detached Dwelling** where the **parcel**:
- 33P2013, 15P2016
- (a) shares a **side property line** or **rear property line** with a **lane**; and
 - (b) is connected to a public **street** using a panhandle with a **front property line** that is between 3.0 metres and 1.5 metres in length.
- (28.2) “**Central Business District Improvement Fund**” means a civic fund into which financial contributions made towards additional **floor area ratio** in accordance with the incentive provisions in Part 13, Division 3 are collected.
- (29) “**City Manager**” means the Chief Administrative Officer of the City of Calgary.
- (30) “**City**” means The City of Calgary, a municipal corporation in the Province of Alberta, or the area within the corporate limits of The City of Calgary, as the context requires.
- (31) “**commercial district**” means any one or more of the land use districts described in Part 7 and the CC-X and CC-COR districts contained in Part 11.
- 51P2008
- (32) “**commercial multi-residential uses**” means any one or more of the following **uses**, when referenced in a **multi-residential district**:
- 39P2010, 7P2011,
5P2015
- (a) **Convenience Food Store**;
 - (b) **Counselling Service**;
 - (c) **Drinking Establishment – Small**;
 - (d) **Information and Service Provider**;
 - (e) **Office**;
 - (f) **Outdoor Café**;

- (g) **Print Centre;**
- (h) **Restaurant: Food Service Only – Small;**
- (i) **Restaurant: Licensed – Small;**
- (j) **Restaurant: Neighbourhood;**
- (k) **Retail and Consumer Service;**
- (l) **Service Organization**
- (m) **Specialty Food Store;** and
- (n) **Take Out Food Service.**

(33) “**common amenity space**” means a space designed for active or passive recreational use that is provided for the use of all of the occupants of a **development**.

(34) “**common amenity space – indoors**” means **common amenity space** that is located in a **building**.

(35) “**common amenity space – outdoors**” means **common amenity space** that is not located in a **building**.

44P2013

(36) “**contextual adjacent buildings**” means the two closest **buildings** to a **parcel**:

- (a) located on the same block face not separated by a **street**;
- (b) in the case of **low density residential district** where the **building** is on a **parcel** designated as a **residential district**; and
- (c) where the **building** is not an **Accessory Residential Building**.

3P2010

(37) “**contextual building depth average**” means:

- (a) where there are at least two other **buildings** on the same block face, the average **building depth** of the **contextual adjacent buildings** plus 4.6 metres;
- (b) where there is only one other **building** on the same block face, the **building depth** of such **building** plus 4.6 metres; and
- (c) where there is no other **building** on the same block face, 65.0 per cent of **parcel depth**.

3P2010

(38) *deleted*

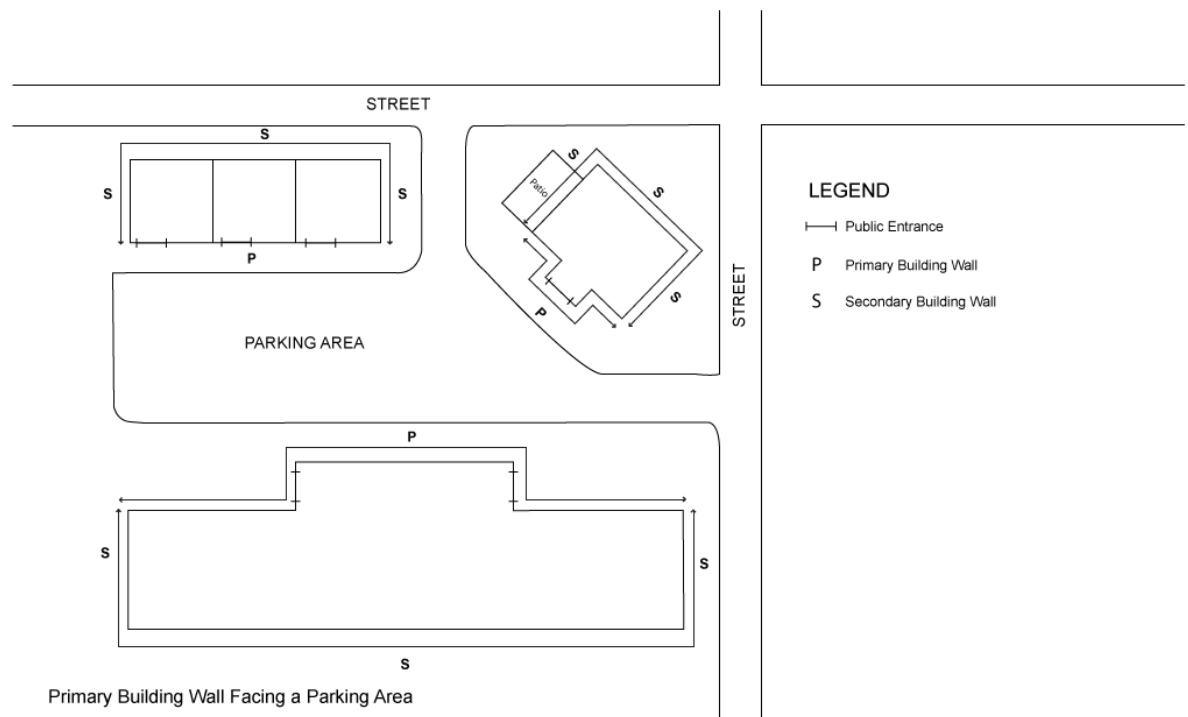
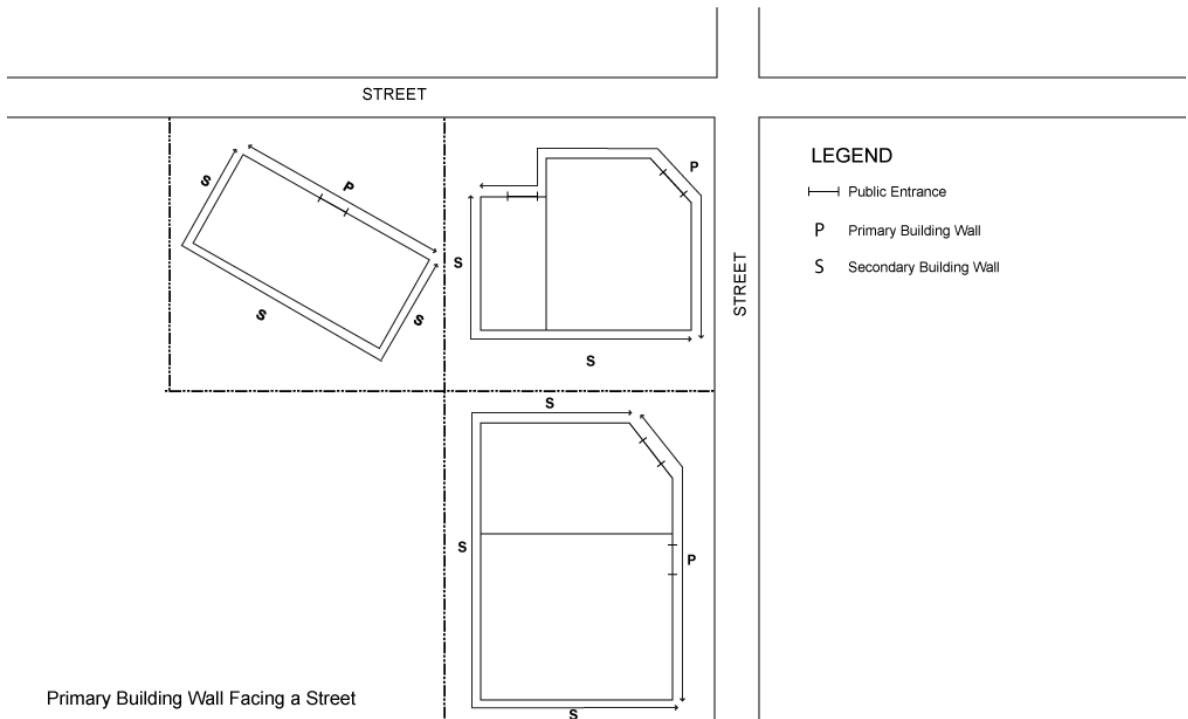
- (96.1) “**Officer**” means a Bylaw Enforcement Officer or a Peace Officer. 9P2012
- (97) “**open balcony**” means a **balcony** that is unenclosed on three sides, other than by a railing, balustrade or **privacy wall**.
- (98) “**overland flow area**” means those lands abutting the **floodway** or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

35P2011

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

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

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



- (108.1) “**primary building wall**” means any exterior **building** wall that forms part of a façade that contains a **public entrance** and faces, or is oriented to, a **street** or a parking area on the same **parcel** as illustrated in Sign Illustration 2, with the exception that corner sites facing public streets can have two **primary building walls** not withstanding one façade may not contain a **public entrance**. 35P2011
- (109) “**privacy wall**” means a structure that: 13P2008, 67P2008
- (a) provides visual **screening**;
 - (b) is located on a **balcony, deck** or **patio**; and
 - (c) does not include a railing or balustrade.
- (110) “**private amenity space**” means **amenity space** provided for the use of the occupants of only one **unit**.
- (111) “**private condominium roadway**” means an area of land that provides access to a **parcel**, and is contained within:
- (a) common property forming part of a bare land condominium plan; or
 - (b) a **bare land unit** that is used for the purpose of accommodating a private roadway for access purposes in accordance with an easement agreement registered on it.
- (112) “**private garage**” means an **Accessory Residential Building** or a part of a **main residential building** which accommodates the storage or shelter of vehicles and includes a carport.
- (113) “**property line**” means the legal boundary of a **parcel**.
- (114) “**public area**” means the floor area of a **use** that allows access to the public, but does not include washrooms, hallways accessing washrooms or entrance vestibules.
- (115) “**public entrance**” means an entrance to a **building** which is open to the general public.
- (116) “**rear property line**” means the **property line** opposite to and farthest from the **front property line**, or in the case of an **irregular parcel**, the **rear property line** is established by drawing a line the maximum distance from the **front property line** that: 9P2012
- (a) is wholly within the **parcel**;
 - (b) is not less than 3.0 metres long; and
 - (c) runs parallel to the **front property line**, or, if the **front property line** is a curved line, runs parallel to the straight line between the two end points of the curve of the **front property line**.

- (117) “**rear setback area**” means an area of a **parcel** defined by the **rear property line**, the **side property lines** that intersect with the **rear property line**, and a line parallel to the **rear property line** measured at the minimum depth of the **setback area** required by the District.
- 33P2013 (117.1) “**receiving parcel**” means the **parcel**, comprising the area of the Municipal Historic Resource, that will receive the transfer of **motor vehicle parking stalls** from a **transferring parcel**.
- (118) “**recessed balcony**” means a **balcony** that is enclosed on at least two sides other than by a railing, balustrade or **privacy wall**.
- (119) “**recreational vehicle**” means a vehicle that provides temporary accommodation for recreational or travel purposes and includes but is not limited to:
- (a) motor homes;
 - (b) travel trailers;
 - (c) fifth wheel travel trailers;
 - (d) campers, whether located on a truck or other vehicle or not;
 - (e) tent trailers;
 - (f) boats; and
 - (g) a trailer used to transport any of the above.
- 32P2009 (119.1) “**research and development**” means the process of creating or improving products and services by way of information obtained through experimental qualitative and quantitative testing for industries such as, but not limited to, pharmaceuticals, bio-technology, computer software, medical instrumentation, aerospace and electronics manufacturers:
- (120) “**residential district**” means any of the land use districts in the **low density residential districts** and the **multi-residential districts**.
- (121) “**retaining wall**” means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock, or similar materials.
- 38P2013, 24P2014, 15P2016 (121.1) *deleted*
- 24P2014 (121.2) “**rotor’s arc**” means the largest circumferential path travelled by a **blade**.
- 33P2013 (121.3) “**scramble parking**” means a parking area where the **motor vehicle parking stalls** are not assigned to individual users or vehicles and where access is available to vehicles for periods no longer than four hours at a time.

Division 2: Defined Uses

Defined Terms

135 In this Bylaw, the following terms have the following meanings.

136 “**Accessory Food Service**”

- (a) means a portion of a premises used for the sale and consumption of food for the patrons of, and located within, another approved **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum floor area of 15.0 square metres to accommodate food preparation and seating area;
- (d) must operate only in conjunction with another approved **use**;
- (e) must not have an independent customer access from the **building** in which the **use** is located;
- (f) does not require **motor vehicle parking stalls**; and
- (g) does not require **bicycle parking stalls – class 1 or class 2**.

137 “**Accessory Liquor Service**”

- (a) means a portion of a premises used for the sale and consumption of alcoholic beverages for the patrons of another approved **use**;
- (b) is a **use** within the Subordinate Use Group in Schedule A to the Bylaw;
- (c) must serve only the patrons attending events or performances at the **use** in which it is located;
- (d) must not provide any seating area for the patrons;
- (e) does not require **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

138 “Accessory Residential Building”

12P2010, 5P2013,
44P2013, 24P2014

- (a) means a **use** where a **building**:
 - (i) accommodates a **use** that is subordinate to the main residential **use** on a **parcel**;
 - (ii) is not attached to a **main residential building** except where the attachment is entirely below **grade** or directly below a **patio**; and
 - (iii) may be attached to a **Backyard Suite** on a **parcel** where a **Backyard Suite** is a listed **use** in the applicable land use district;
- (b) is a **use** with in the Subordinate Use Group in Schedule A to this Bylaw;
- (c) does not require **motor vehicle parking stalls**, and
- (d) does not require **bicycle parking stalls - class 1** or **class 2**.

15P2016

139 “Addiction Treatment”

- (a) means a **use**:
 - (i) where one or more persons with alcohol, drug or similar addiction issues live under the care or supervision of professional health or counselling care providers; and
 - (ii) that has at least one staff person at the facility at all times;
- (b) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (c) may have a maximum of 10 residents when located in a **low density residential district**;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per three (3) residents; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

- (i) shown on plans required at the time the application for the **use** is made;
- (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
- (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;
- (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (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**.

151 “Auto Service – Minor”

- (a) means a **use**:
 - (i) where motor vehicles are serviced and repaired in a **building** provided they are not **large vehicles** or **recreational vehicles**; and 67P2008, 71P2008,
44P2013
 - (ii) where no more than three motor vehicles are capable of being serviced or repaired at a time; 67P2008
 - (iii) *deleted* 67P2008
- (b) is a **use** within the Automotive Service Group in Schedule A to this Bylaw;
- (b.1) must not have more than 200 square metres of floor area designated for the servicing of motor vehicles, excluding areas used for administration and storage, which must be shown on the plan submitted for a **development permit**; 67P2008
- (c) *deleted* 67P2008
- (d) must not manufacture or re-manufacture auto parts for retail or wholesale distribution;
- (e) must orient any **building** on the **parcel** to minimize any potential adverse affects on **adjacent uses**;
- (f) must have service bay doors oriented away from an **adjacent residential district**;
- (g) must keep service bay doors closed, except when being used by vehicles to exit or enter the service bay;

- 47P2008
- (h) must not have any vehicle exiting doors located within 23.0 metres of a **residential district**, when measured to the nearest **property line** of a **parcel** designated as a **residential district**;
 - (i) may have activities associated with the **use**, auto parts, equipment, scrap, and other materials located outside of a **building**, provided they are within a **screened** enclosure that must be:
 - (i) shown on plans required at the time the application for the **use** is made;
 - (ii) located where, in the opinion of the **Development Authority**, it is least likely to adversely affect neighbouring properties; and
 - (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;
 - (k) requires a minimum of 2.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (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** *deleted*

32P2010 **153** *deleted*

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**;
 - (v) is considered part of and secondary to a **Dwelling Unit**;

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

154 “Bed and Breakfast”

- (a) means a **use**:
 - (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;
- (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**;
- (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**

27P2011

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

37P2014

155 “Beverage Container Drop-Off Depot”

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

- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

“155.1 “Beverage Container Quick Drop Facility”

37P2014

- (a) means a **use** where:
 - (i) bottles and other beverage containers are taken for return and reimbursement of the recycling deposit applied to the container at the time the beverage is purchased;
 - (ii) bottles and other beverage containers are removed from the site for storage or sorting;
 - (iii) reimbursement is done through direct deposit into a pre-registered account and no reimbursement of the recycling deposit occurs on-site; and
 - (iv) there is no sorting or long-term storage of bottles on-site;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) when located within 300.0 metres to a **parcel** designated as a **residential district**, must:
 - (i) not have any outside storage of carts, bottles, other beverage containers, palettes, or cardboard boxes;
 - (ii) not allow for loading or the movement of recyclable material from the premise between the hours of 9:00pm-7:00am;
 - (iii) not have compaction of materials occurring outside of a **building**;
- (d) unless otherwise referenced in subsection (c):
 - (i) must provide total concealment, through a solid **screen** or **fence**, for any materials located outside of a **building**;
 - (ii) may be required to demonstrate how impacts such as debris, grocery carts, litter or recyclable material will be managed;
- (e) requires a minimum of 2.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (f) does not require **bicycle parking stalls – class 1**; and

- (g) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

156 “Billiard Parlour”

- (a) means a **use**:
- (i) where the primary function is the rental of billiard tables, pool tables or similar games tables to the public for a fee; and
 - (ii) that may include a maximum of three (3) mechanical or electronic games that are kept for the purpose of furnishing entertainment or amusement;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) requires a minimum of 11.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

32P2009 **157** *deleted*

32P2009 **158** *deleted*

32P2009 **158.1 “Building Supply Centre”**

- (a) means a **use**:
- (i) where materials and supplies required for construction or assembly in a specific trade are sold including, but not limited to, lumber, plumbing, electrical and millwork;
 - (ii) that may include the incidental sales and rental of products and equipment related to the materials and supplies being sold;
 - (iii) that may include the sale and rental of tools and construction equipment;
 - (iv) that may include the outdoor storage of the materials and supplies being sold or rented; and
 - (v) that does not include the sale of home furnishings, household appliances, furniture or electronics;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) that has maximum **gross floor area** of 3500.0 square metres;

295 “Secondary Suite”

12P2010, 24P2014

- (a) means a **use** that:
- (i) that contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
 - (iii) that is self-contained and located within a **Dwelling Unit**;
 - (iv) is considered part of and secondary to a **Dwelling Unit**;
 - (v) except as otherwise indicated in subsection (vi) and (vii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
 - (vi) in the R-CG District must be located on the same **parcel** as a **Dwelling Unit** contained in a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-Detached Dwelling**, or a **Single Detached Dwelling**; and
 - (vii) in the R-G and R-Gm Districts must be located on the same **parcel** as a **Dwelling Unit** in a **Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

15P2016

24P2014

295.1 deleted

12P2010, 24P2014

295.2 deleted

12P2010, 24P2014

296 “Self Storage Facility”

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

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

24P2014

297 “Semi-detached Dwelling”

- (a) means a **use** where a **building** contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;
- (b) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (c) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

15P2016

298 “Service Organization”

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

304.1 “Sign – Class G”

30P2011

- (a) means only the following *sign* types:
- (i) **“Digital Third Party Advertising Sign”** which means a *sign* that:
- (A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered elsewhere than on the site where the *sign* is located; and
- (B) displays **copy** by means of a **digital display** but does not contain **copy** that is full motion video or otherwise gives the appearance of animation or movement; and
- (b) is a **use** within the Signs Group in Schedule A to this Bylaw.

4P2013

305 “Single Detached Dwelling”

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

12P2010,
24P2014, 15P2016**306 “Slaughter House”**

- (a) means a **use**:
- (i) where live animals are processed into food for human consumption;
- (ii) that may have an area for supplies required to make the food products as part of the **use**;
- (iii) that may have the functions of packaging or shipping the products made as part of the **use**;
- (iv) that may have the function of using trailer units to keep the product on the **parcel** prior to shipping;
- (v) that may have the administrative functions associated with the **use**; and
- (vi) that must be approved only on a **parcel** designated as a Direct Control District that specifically includes **Slaughter House** as a **use**;

- (b) is a **use** within the Direct Control Use Group in Schedule A to this Bylaw;
- (c) requires a minimum number of **motor vehicle parking stalls** that is the greater of:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area** for the first 2000.0 square metres, and then 1.0 stalls for each subsequent 500.0 square metres; or
 - (ii) 1.0 stalls per three (3) employees based on the maximum number of employees at the **use** at any given time;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 2000.0 square metres of **gross usable floor area**.

307 “Social Organization”

- (a) means a **use**:
 - (i) where members of a club or group assemble to participate in recreation, social or cultural activities;
 - (ii) where there are sports, recreation, cultural, or social events for the members of the group;
 - (iii) where there may be an area for the preparation or consumption of food; and
 - (iv) that may have meeting rooms for the administration of the group;
- (b) is a **use** within the Culture and Leisure Group in Schedule A to this Bylaw;
- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) requires 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for non-**assembly areas**, and 1.0 **motor vehicle parking stalls** per four (4) person capacity of the largest **assembly area** in the **building**, which is calculated by one of the following methods:

9P2012

- (9) **Balconies** and **decks** must not project into any **side setback area**. 67P2008
- (10) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area**: 67P2008
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and 27P2011
- (b) for all other **uses**:
- (i) when located on a **corner parcel**; or
- (ii) where at least one **side setback area** is clear of all central air conditioning equipment, window wells and portions of the **building** measured from **grade** to a height of 2.4 metres.

Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in **building height**;
- (b) does not exceed 75.0 square metres in **gross floor area**; 27P2011
- (c) has no part that is located closer than 0.60 metres to the **rear property line**; and
- (d) has no eave closer than 0.6 metres to a **side property line**.
- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Patios

- 338.1 (1) Unless otherwise referenced in subsections (2) and (3), a **privacy wall** may be located on a **patio**, provided it does not exceed a height of 2.0 metres when measured from the surface of the **patio**. 67P2008
- (2) A **privacy wall** located on a **patio** must not exceed 2.0 metres in height, when measured from **grade** and when the **privacy wall** is located within:
- (a) a **side setback area**; or
- (b) 6.0 metres of a **rear property line**.

- (3) A **privacy wall** located on a **patio** must not exceed 1.2 metres in height when measured from **grade** when the **privacy wall** is located between the foremost front façade of the **main residential building** and the **front property line**.

Decks

- 339 (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.
- 57P2008 (2) The height of a **deck** in the **Developed Area** must not exceed:
- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
- (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.
- 67P2008, 3P2010 (2.1) Unless otherwise referenced in subsection (3), a **privacy wall** located on a **deck**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- 13P2008, 67P2008, 9P2012, 24P2014 (3) A **deck** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **deck**.

Balconies

- 15P2016 340 (1) Unless otherwise referenced in this Part, an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.
- 15P2016 (2) Unless otherwise referenced in this Part, the floor area of a **recessed balcony** must not exceed 10.0 square metres.
- 67P2008 (2.1) Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **balcony**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

- (3) A **balcony** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that: 13P2008, 67P2008, 9P2012, 24P2014
- (a) is a minimum of 2.0 metres in height;
 - (b) is a maximum of 3.0 metres in height; and
 - (c) extends the full depth of the **balcony**.
- (4) *deleted* 24P2014, 15P2016

Driveways

- 341 (1) A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and
 - (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- (2) A driveway connecting a **street** to a **private garage** must: 9P2012
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - (i) the back of the public sidewalk to the door of the **private garage**; or
 - (ii) a curb where there is no public sidewalk to the door of a **private garage**; and
 - (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- (3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**. 9P2012
- (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is hard surfaced. 9P2012
- (5) That portion of a driveway, including a **motor vehicle parking stall**, within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of: 9P2012
- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
 - (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.

- 57P2008, 13P2011 (6) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
 - (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
 - (c) there is a legally existing driveway that it is not being relocated or widened.
- 13P2011 (7) A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.
- 57P2008, 13P2011 (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

Retaining Walls

- 342 (1) A **retaining wall** must be less than 1.0 metre in height when measured from **grade**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

Fences

- 343 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
 - (b) 2.0 metres in all other cases; and
 - (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

Solar Collectors

- 343.1 (1) A **solar collector** may only be located on the wall or roof of a **building**.
- 68P2008 (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:

- (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; and
- (c) one **storey**, which may include an attic space that:
 - (i) is accessed by a removable ladder;
 - (ii) does not have windows;
 - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
 - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

Restrictions on Use of Accessory Residential Building

- 346** (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Backyard Suite** has been approved. 24P2014
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**: 45P2015
- (a) for a parcel containing a **Contextual Semi-detached Dwelling, Duplex Dwelling, or a Semi-detached Dwelling** that has yet to be subdivided, must not exceed the lesser of:
 - (i) the **building coverage** of the **main residential building**; or
 - (ii) 150.0 square metres; and
 - (b) in all other cases, must not exceed the lesser of:
 - (i) the **building coverage** of the **main residential building**; or
 - (ii) 75.0 square metres; and 27P2011
 - (c) the calculation to determine the area of a **parcel** covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less. 3P2010, 45P2015
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the **parcel** on which the **building** is located.

Contextual Single Detached Dwelling

- 347** (1) A **Contextual Single Detached Dwelling**: 3P2010
- (a) must have:

- 45P2015
- (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades, recessed or projecting forward from the remaining façade that has a minimum dimension of:
- (A) 2.0 metres in width
- (B) 0.6 metres in depth; and
- (C) 2.4 metres in height; or
- (ii) a **porch** projecting from the front façade with a minimum dimension of:
- (A) 2.0 metres in width; and
- (B) 1.2 metres in depth;
- (b) must not have vehicular access from the **lane** to an attached **private garage**;
- 9P2012
- (c) must not have windows that are located beyond the rear façade of a **main residential building** on an adjoining **parcel** unless:
- (i) the window is located below the second **storey**;
- (ii) the window is located on the rear façade;
- (iii) the glass in the window is entirely obscured; or
- (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- 27P2011, 45P2015
- (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**; and
- 27P2011, 45P2015
- (e) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- 45P2015
- (f) *deleted*
- 15P2016
- (2) Unless otherwise referenced in this Part, a **Contextual Single Detached Dwelling**:
- (a) may have a **balcony** located on a side façade:
- (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
- (ii) where it is on the **street** side of a **corner parcel**;
- (b) may have a **balcony** located on a rear façade where:
- (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;

- (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **parcel**; and
 - (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**. 27P2011
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres the maximum **building depth** is the greater of:
- (a) 65.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10 metres the maximum **building depth** is the **contextual building depth average**.
- (5) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** must not exceed the **building coverage**.
- (6) Where a **private garage** is attached to a **Contextual Single Detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**. 27P2011

Contextual Semi-detached Dwelling

- 347.1 (1) A **Contextual Semi-detached Dwelling**: 27P2011
- (a) must have:
 - (i) the principal front façade of one **unit** staggered a minimum of 0.6 metres behind the principal front façade of the other **unit**; and
 - (ii) the principal rear façade of one **unit** staggered a minimum of 0.6 metres behind the principal rear façade of the other **unit**;
 - (b) must have façade articulation for each **unit**, by including:
 - (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each **unit**, recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width; 45P2015

- (B) 0.6 metres in depth; and
- (C) 2.4 metres in height; or
- (ii) a **porch** that projects from the front façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;

(c) located on a **corner parcel** must have an exterior entrance which is visible from the **street** side of the **corner parcel**;

(d) must not have vehicular access from the lane to an attached **private garage**;

(e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless:

- (i) the window is located below the second **storey**;
- (ii) the window is located on the rear façade;
- (iii) the glass in the window is entirely obscured; or
- (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and

(f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;

(g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and

(h) must not have an exterior entrance from **grade** located on a side façade, except on the **street** side of a **corner parcel**.

(i) *deleted*

(2) Unless otherwise referenced in this Part, a Contextual Semi-detached Dwelling:

(a) may have a **balcony** located on a side façade where:

- (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
- (ii) it is on the **street** side of a **corner parcel**;

(b) may have a **balcony** located on a rear façade where:

- (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
- (ii) a **privacy wall** is provided where the **balcony** is facing a **side property line** shared with a **contextual adjacent building**; and

9P2012, 44P2013

45P2015

45P2015

45P2015

15P2016

9P2012

- (iii) the **privacy wall** is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.

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

347.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) The requirement for the provision of 1.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metre.

45P2015

- (6) The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.

24P2014

Permitted use Rowhouse Building

15P2016

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

- (a) must have façade articulation for each **Dwelling Unit**, by including:
 - (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
- (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
- (d) must not have an attached **private garage**;
- (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
- (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;
 - (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or

- (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) *deleted*
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** is the greater of:
 - (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

15P2016

Visibility Setback

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

Roof Equipment Projection

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

68P2008

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

12P2010, 24P2014

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
- (2) The maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 70.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (3) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
- (c) is shown on a plan approved by the **Development Authority**.

12P2012, 24P2014

351.1 *deleted*

12P2012, 24P2014

Backyard Suite

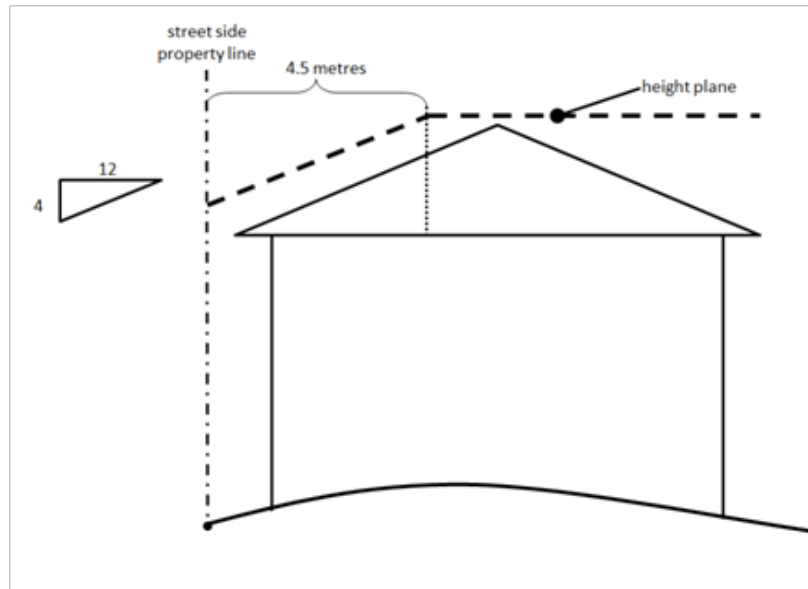
- 352** (1) For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:

the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.

361 (2) The following diagram illustrates the rules of subsection 361(1)

45P2015

Illustration 1:
Building Height on a Corner Parcel
Section 361(1)



362 *deleted*

3P2010

Approved Building Grade Plans

363 All **building reference points** must be in accordance with a **building** grade plan.

47P2008, 46P2009,
9P2012

Gated Access

364 A gate must not be located across a **private condominium roadway**.

Exempt Additions

365 In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling**, **Semi-detached Dwelling** or **Single Detached Dwelling**:

32P2012

- (a) the existing **building** must:
 - (i) conform to the rules of this Bylaw; and
 - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
 - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:

- (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.
- (c) the addition or exterior alteration may:
 - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres 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.

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.
- (6) The maximum **gross floor area** of a **Dwelling Unit** in a **cottage building** is 150.0 square metres.
- (7) Each **Dwelling Unit** in a **cottage building** must have a **private amenity space** that:

- (a) is provided outdoors; and
 - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8) For **Dwelling Units** in a **cottage building** that are located on the floor closest to **grade**, a **private amenity space** must be provided in the form of a **patio**, **porch** or **deck**.
- (9) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
- (10) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and
- (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
 - (b) have no dimension less than 6.0 metres;
 - (c) must be centrally located in a single contiguous area;
 - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
 - (e) must include a sidewalk to the **street**;
 - (f) must not be used for vehicular access; and
 - (g) must not be located in any **setback area**.
- (11) **Private amenity space** is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a **cottage building** may project a maximum of 0.6 metres into any **setback area**.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (15) For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority** that:
 - (i) must not be located in an **actual front setback area**;
 - (ii) must not be located in an actual **side setback area** on the public **street** side of a **corner parcel**; and

- (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
 - (a) the wall of the enclosure is constructed of maintenance free materials; and
 - (b) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

Number of Main Residential Buildings on a Parcel

- 530** (1) Unless otherwise referenced in subsection (2) the maximum number of **main residential buildings** on a **parcel** is one.
- (2) There is no maximum number of **main residential buildings** on a **parcel** that contains a **Cottage Housing Cluster**.

Parcel Width

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

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Facade Width

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

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Parcel Area

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

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Parcel Coverage

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

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

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Building Depth

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

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Building Setback Areas

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

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Building Setback from Front Property Line

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

- (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.
- (4) A **porch** may project 1.5 metres into the required minimum **building setback** from a **front property line**.

Block Face Requirements

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- 538**
- (1) A minimum **building setback** of 1.2 metres is required from a **side property line** at least every 60.0 metres along the entire length of a block face.
 - (2) Where subsection (1) applies, the **side setback area** must be clear of all air conditioning units, window wells and portions of a **building** measured from **grade** to a height of 2.4 metres.

Building Setback from Side Property Line

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- 539**
- (1) Subject to subsections (3) through (8), the minimum **building setback** from any **side property line** is 1.2 metres.
 - (2) Subject to subsections (3) through (9), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
 - (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 **Backyard Suite, Contextual Semi-detached Dwelling, Rowhouse Building** or **Semi-detached Dwelling**, there is no requirement for a **building setback** from a **property line** upon which a party wall is located.
 - (4) The minimum **building setback** from a **side property line** may be reduced to zero metres where:
 - (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement;
 - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
 - (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and

- (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (5) For a **Rowhouse Building, Contextual Semi-detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **main residential building** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
- (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
- (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
- (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) For a **Backyard Suite** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **accessory residential building** or **Backyard Suite** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 0.6 metres from the **side property line**;
- (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
- (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and

- (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (7) Unless otherwise referenced in subsection (8), 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 section 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.
- (8) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** existed prior to the effective date of this Bylaw, the minimum **building setback** from that **side property line** is 1.2 metres.
- (9) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) that provides unrestricted vehicle access to the rear of the **parcel**.

Building Setback from Rear Property Line

15P2016

- 540 (1) Unless otherwise referenced in subsections (2) or (3) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) For a **Rowhouse Building** on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres.
- (3) For a **cottage building** the minimum **building setback** from a property line shared with a **lane** is 1.5 metres.

Building Height

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- 541 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

- (2) For a **Rowhouse Building**:
- (a) Unless otherwise referenced in subsection (b), the maximum **building height** is 11.0 metres.
 - (b) The maximum **building height** within 4.2 metres of a **side property line** that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:
 - (i) 8.6 metres;
 - (ii) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or
 - (iii) the **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 11.0 metres; and
 - (c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.
- (3) The maximum **building height** for a **cottage building** is 8.6 metres.
- (4) For all other **uses**, the maximum **building height** is 10.0 metres

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Outdoor Private Amenity Space

- 542 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**, each **unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) has a minimum total area of 20.0 square metres;
 - (c) may be divided over a maximum of two **amenity spaces** where:
 - (i) one **amenity space** has no dimension less than 3.0 metres; and
 - (ii) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (d) is not located in the **actual front setback area**.

Landscaping

- 543 (1)** Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a *parcel* within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the *parcel* for a minimum of 24 months after issuance of a **development completion permit**;
 - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2)** A minimum of 2.0 trees must be provided for each *unit* of a **Contextual Semi-detached Dwelling, Rowhouse Building or Semi-detached Dwelling**.
- (3)** Where a **Single Detached Dwelling** is located on a *parcel* with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4)** Where a **Single Detached Dwelling** is located on a *parcel* with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5)** A minimum of 1.2 trees per *unit* must be provided for a **Cottage Housing Cluster**.
- (6)** The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
- (a) a deciduous tree has a minimum **calliper** of 50 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (7)** The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
- (a) one deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

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Balconies

- 544 (1)** Where a **balcony** is located on the roof of the first or second **storey** of a **Contextual Single Detached Dwelling, Contextual Semi-detached, Rowhouse Building, Single Detached Dwelling or Semi-detached Dwelling** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum **floor area** that equals 30.0 per cent of the horizontal cross section of the **storey** below.
- (2)** A **balcony** attached to a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building** that is a **permitted use**:
- (a) may be located on a side façade of a **building**:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
 - (b) may be located on a rear façade of a **building** where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a privacy wall is provided where the **balcony** is facing a **side property line** shared with a **contextually adjacent building**; and
 - (iii) the privacy wall is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and
 - (c) must not have a **balcony** 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**.

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Accessory Residential Buildings

- 545** For a **parcel** containing a **Rowhouse Building** or **Cottage Housing Cluster** the provisions referenced in subsection 346(4) do not apply to **Accessory Residential Buildings** used as a **private garage**.

Motor Vehicle Parking Stalls

15P2016

- 546 (1)** The minimum number of **motor vehicle parking stalls** for a **Contextual Semi-detached Dwelling** is 1.0 stall per **Dwelling Unit**.
- (2)** The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** or **Backyard Suite** is reduced to 0.0 where the floor area of a **Backyard Suite** or **Secondary Suite** is 45.0 square metres or less.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

15P2016

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

Purpose

- 547 (1)** The Residential – Low Density Mixed Housing District:
- (a) is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the ***Developing Area***;
 - (b) accommodates a wide range of low density residential ***development*** in the form of **Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings** and **Single Detached Dwellings** to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;
 - (c) includes ***carriage house lots*** to facilitate alternative housing forms on ***laned parcels***; and
 - (d) accommodates **Secondary Suites** and **Backyard Suites**.
- (2) *Parcels*** designated R-Gm:
- (a) accommodate low density attached dwelling ***developments*** in the form of **Rowhouse Buildings, Semi-detached Dwellings, Duplex Dwellings** and **Cottage Housing Clusters** in locations within master planned communities where attached residential forms are promoted;
 - (b) are not intended to accommodate **Single Detached Dwellings** except where subdivision results in remnant single lots, where ***carriage house lots*** are added or where **Single Detached Dwellings** are planned comprehensively with a majority of attached dwelling forms.

Permitted Uses

547.1 The following ***uses*** are ***permitted uses*** in the Residential –Low Density Mixed Housing District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**

- (g) **Protective and Emergency Service;**
- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling;** and
- (m) **Utilities.**

Discretionary Uses

547.2 The following *uses* are **discretionary uses** in the Residential – Low Density Mixed Housing District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Cottage Housing Cluster;**
- (f) **Custodial Care;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Sign – Class E;**
- (o) **Temporary Residential Sales Centre;** and
- (p) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-Gm

547.3 (1) *Parcels* designated R-Gm have the same **permitted uses** referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**

(2) *Parcels* designated R-Gm have the same **discretionary uses** referenced in section 547.2 with the additional **discretionary use** of:

- (a) **Single Detached Dwelling.**

Rules

547.4 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.

Number of Main Residential Buildings on a Parcel

- 547.5** (1) Unless otherwise referenced in subsection (2) the maximum number of **main residential buildings** on a **parcel** is one.
- (2) Subsection (1) does not apply to a **Cottage Housing Cluster**.

Parcel Width

- 547.6** (1) Unless otherwise referenced in subsections (2) and (3) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.
- (2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling** or a **Rowhouse Building**.
- (3) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area

- 547.7** (1) Except as otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a **carriage house lot** is:
- (a) a minimum 120.0 square metres per **Dwelling Unit**; and
 - (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a **parcel** for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.

Parcel Coverage

- 547.8** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **laned parcel** is 70.0 per cent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

547.9 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 547.10, 547.11 and 547.12.

Building Setback from Front Property Line

547.10 The minimum **building setback** from a **front property line** is 1.0 metres.

Building Setback from Side Property Line

- 547.11 (1)** Unless otherwise referenced in subsections (4), (5) and (6), for a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2)** Unless otherwise referenced in subsections (3), (4), (5) and (6), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a)** 1.2 metres; or
 - (b)** 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3)** The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
- (a)** where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b)** provides unrestricted vehicle access to the rear of the **parcel**.
- (4)** For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.0 metre.
- (5)** For a **parcel** containing a **Single Detached Dwelling** one **building setback** from a **side property line** may be reduced to zero metres where:
- (a)** the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i)** a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii)** a 0.60 metre footing encroachment easement; and
 - (b)** all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the parcel on which the **building** is located.

- (6) For a **Backyard Suite, Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units** or **Backyard Suites**.

Building Setback from Rear Property Line

- 547.12 (1) Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laneless parcel** the minimum **building setback** from a **rear property line** is 5.0 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
- (3) The minimum **building setback** from a **rear property line** shared with a **carriage house lot** is 1.2 metres where all the required **motor vehicle parking stalls** are provided in a **private garage**.
- (4) On a **laned parcel** the minimum **building setback** from a **rear property line** shared with a **lane** is 0.6 metres where all the required **motor vehicle parking stalls**:
- (a) are provided in a **private garage**; and
 - (b) have direct, individual access to the **lane**.
- (5) For a **development** subject to subsection (4) the provisions referenced in section 338 regarding projections into the **rear setback area** do not apply.
- (6) For a **development** subject to subsection (4) eaves may project 0.3 metres into the **rear setback area**.

Building Height

- 547.13 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum height of a **Backyard Suite** on a **laned parcel** is 10.0 metres.

Outdoor Private Amenity Space

- 547.14 (1) Unless otherwise referenced in subsection (2) or (3), for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**, each **unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
 - (c) is not located in the **building setback** area between the front **property line** and a line parallel to the **front property line**

measured at the closest **building setback** from the **front property line**;

- (d) has a minimum total area of 22.0 square metres; and
 - (e) has no dimension of less than 3.0 metres.
- (2) Unless otherwise referenced in subsection (3), for a **Duplex Dwelling**, **Rowhouse Building** or a **Semi-detached Dwelling** located on **parcel** designated R-Gm, each **unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
 - (c) is not located in the **building setback** area between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the front **property line**;
 - (d) has a minimum total area of 15.0 square metres; and
 - (e) has no dimension of less than 2.0 metres.
- (3) For a **Semi-detached Dwelling** or a **Single Detached Dwelling** located on **carriage house lot**, each **unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
 - (c) has a minimum total area of 15.0 square metres; and
 - (d) has no dimension of less than 2.0 metres.

Balconies

547.15 The rules of subsections 340(1) and 340(2) regarding **balcony size** do not apply to a **balcony** located entirely on the roof of the first or second **storey** of the **main residential building** or a **private garage** attached to the **main residential building**.

Driveways

547.16 In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a **street** must not be wider than the **parcel width** less 3.0 metres.

