

# 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

### 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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## BYLAW 1P2007

### A BYLAW TO REGULATE THE DEVELOPMENT AND USE OF LAND IN THE CITY OF CALGARY

WHEREAS the *Municipal Government Act* requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS Council has held a public hearing in accordance with the requirements of the *Municipal Government Act*;

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

41P2009

## PART 1: INTERPRETATION OF THIS BYLAW

### Division 1: General Interpretation

#### Short Title

1 This Bylaw may be cited as “the Land Use Bylaw”.

#### Repeal of Bylaw 2P80 and Coming into Force of Bylaw 1P2007

- 2 (1) *The City of Calgary Land Use Bylaw*, 2P80, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force.
- (2) This Bylaw comes into force on the 1<sup>st</sup> day of June, 2008.
- (3) Notwithstanding (2) above, the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, will apply to applications for a **development permit** received prior to June 1, 2008 and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in Appendix A of Order in Council 333/2007.

13P2008

#### Content

- 3 This Bylaw includes the:
- (a) Schedules appended hereto;
  - (b) Land Use District Maps deposited with the City Clerk;
  - (c) Floodway/Flood Fringe Maps deposited with the City Clerk;
  - (d) Floodway/Floodplain Maps deposited with the City Clerk;
  - (e) Developed Area and Developing Area Maps deposited with the City Clerk;
  - (f) Parking Areas Map deposited with the City Clerk;

66P2022

51P2008,66P2022

(g) Bonus Area Boundaries Map deposited with the City Clerk;  
and

66P2022

(h) Heritage Guideline Areas Maps deposited with the City Clerk.

51P2008, 26P2010,  
31P2011, 33P2013

Map 1: Application of Land Use Bylaw 1P2007  
*deleted*

- (69) “**grade**” means the elevation of the finished ground surface, not including any artificial embankment, the elevation of an entrance to underground parking, stairways or window wells.
- (70) “**gross floor area**” means the sum of the areas of all above **grade** floors of a **building** measured to the glassline, or where there is no glassline, to the outside surface of the exterior walls, or where **buildings** are separated by firewalls, to the centre line of the common firewalls, and includes all mechanical equipment areas and all open areas inside a **building** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
- (71) “**gross usable floor area**” means, for the purpose of calculating **motor vehicle parking stalls, bicycle parking stalls** and **loading stalls**, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **use area** in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two **uses**, but does not include:
- (a) elevator shafts;
  - (b) stairwells;
  - (c) crawl spaces;
  - (d) mechanical or electrical rooms;
  - (e) indoor garbage or recycling storage;
  - (f) areas used for parking and loading;
  - (g) areas below **grade** used for storage and not accessible to the public; and
  - (h) common corridors and halls available to more than one **use**.
- (72) “**gross vehicle weight**” means the value specified by the vehicle manufacturer as the maximum loaded weight of a vehicle. 41P2009
- (73) “**hard surfaced landscaped area**” means an area with a surface consisting of materials that:
- (a) are not living or derived from living organisms; or
  - (b) were once living but are now formed into a structure;
  - (c) may include, but are not limited to, brick, concrete, stone and wood; and
  - (d) must not include asphalt.
- (73.1) “**hazardous waste**” means waste that has one or more specific properties considered to be hazardous under the *Alberta Waste Control Regulation*. 44P2022
- (73.2) “**heritage guideline area**” means those lands within an area indicated on the Heritage Guideline Areas Maps. 66P2022

- (74) “**industrial district**” means any one or more of the land use districts described in Part 8.
- 9P2012 (74.1) “**irregular parcel**” means a **parcel** that is inconsistent in shape with other **parcels** in the neighbourhood, where the **property line** opposite to and farthest from the **front property line**:
- (a) cannot be identified; or
  - (b) results in a **parcel** that has less than two **side property lines**.
- (75) “**kitchen**” means facilities used or designed to be used for the cooking or preparation of food.
- 32P2009 (75.1) “**laboratory**” means a facility where scientific research, experiments and measurement are performed for the purposes of providing information or as part of **research and development**.
- (76) “**landing**” means an uncovered platform extending horizontally from a **building**, abutting an entry door and providing direct access to **grade** or stairs.
- (77) “**landscaped area**” means that portion of a **parcel** that is required to be a **hard surfaced landscaped area** or **soft surfaced landscaped area**.
- (78) “**lane**” means a roadway that is primarily intended to give access to the rear of **buildings** and **parcels**.
- (79) “**laned parcel**” means a **parcel** which is bounded at least in part by a **lane**.
- (80) “**laneless parcel**” means a **parcel** which is not bounded wholly or partially by a **lane**.
- 5P2013 (81) “**large vehicle**” means a vehicle, other than a **recreational vehicle**:
- (a) with a **gross vehicle weight** stated by the manufacturer, vehicle signage, or vehicle registration, to be in excess of 4536 kilograms;
  - (b) with one or more of the following characteristics:
    - (i) tandem axles;
    - (ii) a passenger capacity in excess of 15 persons; or
    - (iii) dual wheels where the vehicle includes a flat deck or other form of utility deck; or

**Contextual Single Detached Dwelling**

- 347 (1) A Contextual Single Detached Dwelling:** 3P2010
- (a) must have:
    - (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**;
  - (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; 9P2012
  - (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**; 27P2011, 45P2015, 66P2022
  - (e) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and 27P2011, 45P2015, 66P2022
  - (e.1) must not be located on a **parcel** that is within a **heritage guideline area**. 66P2022
  - (f) **deleted** 45P2015

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.**

27P2011

**(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.**

**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;
  - (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:

45P2015

- (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:

9P2012, 44P2013

- (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;

45P2015, 66P2022

- 66P2022 (g.1) must not be located on a **parcel** that is within a **heritage guideline area**; and
- 45P2015, 76P2019 (h) must not have an exterior entrance from **grade** located on a side façade, unless the entrance provides access to a **Secondary Suite** or is located on the **street** side of a **corner parcel**.
- 45P2015 (i) *deleted*
- 15P2016 (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
- (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**.
- 9P2012 (5) A **Contextual Semi-detached Dwelling** must not be located on a **parcel** that contains more than one **main residential building**.
- 4P2017
- 46P2019 **347.2** *deleted*

**Permitted use Rowhouse Building**

24P2014

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

15P2016

- (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**;
- (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 be located on a **parcel** that is within a **heritage guideline area**.

66P2022

66P2022

66P2022