

THE CITY OF CALGARY LAND USE BYLAW 1P2007 OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008
13P2008	June 1, 2008
15P2008	June 1, 2008
47P2008	June 1, 2008
48P2008	June 1, 2008
49P2008	June 1, 2008
50P2008	June 1, 2008
53P2008	June 1, 2008
54P2008	May 12, 2008
57P2008	June 9, 2008
67P2008	October 1, 2008
68P2008	October 6, 2008
71P2008	December 22, 2008
51P2008	January 4, 2009
75P2008	January 4, 2009
1P2009	January 26, 2009
10P2009	April 21, 2009
17P2009	June 1, 2009
28P2009	July 13, 2009

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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- (4) An **Inflatable Sign** must not extend higher than the maximum height allowed for a **Freestanding Identification Sign** as referenced in sections 95 and 96.
- (5) There must not be more than one **Inflatable Sign** on a site at any time.
- (6) The maximum number of **Inflatable Signs** that may be on the same site in a calendar year is two.
- (7) The maximum time period an **Inflatable Sign** may be displayed on a **site** is 30 days.

Rotating Sign

- 108 (1) A **Rotating Sign** may be approved only in **commercial** and **industrial districts**.
- (2) A **Rotating Sign** must be in character with the surrounding area with respect to:
- (a) the listed **uses** of the District;
 - (b) the location, size and character of **buildings** in the District;
 - (c) the existence of other signage;
 - (d) the design and character of other signage; and
 - (e) the traffic and road conditions.

Flashing or Animated Sign

- 109 (1) A **Flashing or Animated Sign** may be approved only in **commercial** and **industrial districts**.
- (2) A **Flashing or Animated Sign** may only be used to identify a **Cinema, Performing Arts Centre or Night Club**.
- (3) A **Flashing or Animated Sign** must not have an impact on any residential **uses**.

Rules Governing Class F Signs – Third Party Advertising Signs

- 110 Where a rule for **Third Party Advertising Signs**:
- (a) refers to a “Regional Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services on a **City-wide** scale and may include **Office** and other non-commercial **uses**;

- (b) refers to a “Sector (Community) Shopping Centre”, it means a **shopping centre** which provides a wide variety of goods and services to an area beyond the immediate neighbourhoods and may include **Office** and other non-commercial **uses**; and
- (c) refers to a “Neighbourhood Shopping Centre” it means a **shopping centre** which provides commercial **uses** to meet the frequent needs of the immediate neighbourhoods.

Prohibited Locations For Third Party Advertising Signs

71P2008, 28P2009

- 111 (1)** *deleted*
- (2)** **Third Party Advertising Signs** are prohibited in a Regional or Sector (Community) Shopping Centre.
- (3)** **Third Party Advertising Signs** are prohibited on any site where the **sign** is positioned such that the **copy** on the **sign** is legible from:
- (a) 14 Street N.W. from John Laurie Boulevard, north to Country Hills Boulevard;
 - (b) 14 Street S.W. from Glenmore Trail S.W., south to Canyon Meadows Drive S.W.;
 - (c) 52 Street East, from 17 Avenue S.E., north to McKnight Boulevard;
 - (d) 85 Street N.W. from Bowness Road, north to Bearspaw Dam Road;
 - (e) 87 Street N.W. from Bearspaw Dam Road, north to Nose Hill Drive;
 - (f) 17 Avenue South from the eastern **City** limit, west to the Canadian National Railway crossing of 17 Avenue South near 52 Street S.E.;
 - (g) 32 Avenue N.E. from 36 Street N.E., east to the **City** limits;
 - (h) 64 Avenue N.E. from 36 Street N.E., east to the **City** limits;
 - (i) 96 Avenue North from Harvest Hills Boulevard, east to Barlow Trail;

- (e) **bicycle parking stalls – class 1** required for **Dwelling Units** and **Live Work Units**; and
- (f) **bicycle parking stalls – class 2** required for **Dwelling Units** and **Live Work Units**.

Standards for Motor Vehicle Parking Stalls

- 122 (1)** Unless otherwise specified, the minimum width and depth of **motor vehicle parking stalls** are illustrated in Table 2.

Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls

28P2009

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

- (1.1) The minimum width of a **motor vehicle parking stall** when it abuts a physical barrier, is:
 - (a) 3.1 metres when a physical barrier abuts both sides; and
 - (b) 2.85 metres when a physical barrier abuts only one side.
- (2) The angle of a **motor vehicle parking stall** must be 90 degrees or must be between 75 degrees and 45 degrees. Minimum required **motor vehicle parking stall** dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.
- (3) The minimum depth of a **motor vehicle parking stall** is 5.9 metres where it is required for:
 - (a) a **Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling**; and
 - (b) a **Dwelling Unit** where the stall is provided in a **private garage** intended to be used for the occupants of only one **Dwelling Unit**.
- (4) The minimum width of a **motor vehicle parking stall** required for a **Dwelling Unit** is:
 - (a) 3.0 metres where both sides of a stall abut a physical barrier;
 - (b) 2.85 metres where one side of a stall abuts a physical barrier; and
 - (c) 2.5 metres in all other cases.

28P2009

47P2008,
28P2009

28P2009

- 28P2009 (5) *deleted*
- 28P2009 (6) *deleted*
- (7) The minimum width of a **motor vehicle parking stall** for **Multi-Residential Development, Multi-Residential Development – Minor, a Townhouse** or a **Rowhouse** provided for the exclusive use of a **Dwelling Unit** is reduced to 2.60 metres where:
- (a) the stall is one of two or more **motor vehicle parking stalls** that are provided in a **private garage**;
 - (b) the **motor vehicle parking stalls** in the **private garage** are for the sole use of the occupants of the **Dwelling Unit**; and
 - (c) the **motor vehicle parking stalls** are only counted towards fulfilling the minimum **motor vehicle parking stall** requirements for that **Dwelling Unit**.
- 47P2008, 28P2009 (8) *deleted*
- (9) The minimum vertical clearance of a **motor vehicle parking stall** is 2.1 metres.
- (10) Minimum required **motor vehicle parking stall** dimensions must be clear of all obstructions, other than wheel stops and structural columns.
- (11) Where structural columns encroach into a **motor vehicle parking stall**, such columns:
- (a) must not encroach into the width of the **motor vehicle parking stall** by more than a total of 0.30 metres;
 - (b) must be located within 1.2 metres of either end of the **motor vehicle parking stall**; and
 - (c) must not encroach into a **motor vehicle parking stall** within 0.30 metres of a drive aisle.
- (12) Wheel stops:
- (a) must have a maximum height of 0.10 metres;
 - (b) must be placed perpendicular to the **motor vehicle parking stall** depth; and
 - (c) must be a minimum of 0.60 metres from the front of the **motor vehicle parking stall**.
- (13) The maximum slope of a **motor vehicle parking stall** is 4.0 per cent in any direction.
- (14) **Motor vehicle parking stalls** must not be provided as tandem parking unless otherwise allowed in this Bylaw.

- (15) **Motor vehicle parking stalls** for a **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** must be surfaced with gravel, asphalt, concrete or a similar material.

Loading Stalls

- 123 (1) A **loading stall** must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a **street** or a **lane**.
- (2) A **loading stall** must have:
- (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum **loading stall** dimensions must be clear of all obstructions, other than wheel stops.
- (4) Wheel stops must not exceed 0.10 metres in height above the **loading stall** surface and shall be placed perpendicular to the **loading stall** depth a minimum of 0.60 metres from the front of the **loading stall**.
- (5) Unless otherwise referenced in subsections (6), (7), (8) and (9), **uses** in all **commercial** and **industrial districts** and the Special Purpose – Community and Regional Infrastructure District must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the **building**.
- (6) The following **uses** are not required to provide **loading stalls** in any District:
- (a) **Auto Service – Minor;**
 - (b) **Beauty and Body Service;**
 - (c) **Billiard Parlour;**
 - (d) **Bulk Fuel Sales Depot;**
 - (e) **Car Wash – Multi-Vehicle;**
 - (f) **Car Wash – Single Vehicle;**
 - (g) **Child Care Service;**
 - (h) **Computer Games Facility;**
 - (i) **Counselling Service;**
 - (j) **Drive Through;**

- (k) **Financial Institution;**
- (l) **Fitness Centre;**
- (m) **Gas Bar;**
- (n) **Home Occupation – Class 1;**
- (o) **Home Occupation – Class 2;**
- (p) **Instructional Facility;**
- (q) **Large Vehicle Wash;**
- (r) **Medical Clinic;**
- (s) **Park;**
- (t) **Parking Lot – Grade;**
- (u) **Parking Lot – Structure;**
- (v) **Pet Care Service;**
- (w) **Place of Worship – Large;**
- (x) **Place of Worship – Medium;**
- (y) **Place of Worship – Small;**
- (z) **Photographic Studio;**
- (aa) **Power Generation Facility – Medium;**
- (bb) **Power Generation Facility – Small;**
- (cc) **Residential Care;**
- (dd) **Self Storage Facility;**
- (ee) **Signs;**
- (ff) **Special Function Tent – Commercial;**
- (gg) **Special Function Tent – Recreational;**
- (hh) **Protective and Emergency Service;**
- (ii) **Utilities;**
- (jj) **Utility Building;**
- (kk) **Vehicle Rental;**
- (ll) **Veterinary Clinic; and**
- (mm) **Video Store.**

- (7) In every District, a **Liquor Store** must provide a minimum of 1.0 **loading stall**.
- (8) In all **special purpose districts**, only the following **uses** must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the **building**:
- (a) **Community Recreation Facility**;
 - (b) **Hospital**;
 - (c) **Indoor Recreation Facility**;
 - (d) **Library**;
 - (e) **Museum**;
 - (f) **Performing Arts Centre**;
 - (g) **Place of Worship – Large**;
 - (h) **Place of Worship – Medium**;
 - (i) **School Authority – School**;
 - (j) **School Authority Purpose – Major**; and
 - (k) **Spectator Sports Facility**.
- (9) **Multi-Residential Developments**, where the **building** contains 20 or more **units** with shared entrance facilities, must provide a minimum of 1.0 **loading stall**.
- (10) Where the **gross floor area** of all **commercial multi-residential uses** exceeds 300.0 square metres, the following **uses** must provide a minimum of 1.0 **loading stall** for every 9300.0 square metres of **gross floor area** of the commercial portion of the **building**:
- (a) **Convenience Food Store**;
 - (b) **Drinking Establishment – Small**;
 - (c) **Personal Apparel Service**;
 - (d) **Print Centre**;
 - (e) **Restaurant: Food Service Only – Small**;
 - (f) **Restaurant: Licensed – Small**;
 - (g) **Retail Store**;
 - (h) **Specialty Food Store**; and
 - (i) **Take Out Food Service**.

Relaxations of Parking and Loading Stall Requirements

- 124 (1) For **uses** in **buildings** listed on the **City** inventory of potential heritage sites, the **Development Authority** may consider a relaxation of the minimum **motor vehicle parking stalls, visitor parking stalls, bicycle parking stall** and **loading stall** requirements. Consideration for relaxations must be based on:
- (a) satisfaction of the test for a relaxation referenced in section 31;
 - (b) the existing ability of the site to accommodate **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls**; and
 - (c) the number of **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls** to be relaxed.
- (2) The **Development Authority** may consider a relaxation in the **required motor vehicle parking stalls** and **visitor parking stalls** for **uses** when a transportation demand management measure is approved by the **Development Authority** and is required to be implemented as a condition in a **development permit**.
- (3) Any approved transportation demand management measure must:
- (a) be sustainable throughout the term of the **development permit**; and
 - (b) include requirements that must be incorporated into an approved plan or condition on a **development permit**.
- (4) The **Development Authority** may consider a relaxation in the minimum required **motor vehicle parking stalls, visitor parking stalls, loading stalls** and **bicycle parking stalls** for a **development** when:
- (a) the test for a relaxation referenced in section 31 is satisfied; and
 - (b) the type of **use**, the size or shape of the **parcel**, or the topographical constraints present practical difficulties in accommodating the requirements of this Bylaw; when a relaxation is given for this reason, it and the reasons must be stated on the **development permit**; or
 - (c) an applicant submits a parking study, as part of a **development permit** application, that demonstrates that the **motor vehicle parking stall** requirement, **visitor parking stall** or **bicycle parking stall** requirement should be less than the requirements of this Bylaw due to unique site, location or **use** characteristics, and the conclusions of the study are considered acceptable by the **Development Authority**.

- (5) The **Development Authority** may consider a relaxation in the minimum required **motor vehicle parking stalls** and **pick-up and drop-off stalls** for a **School Authority – School** when:
- (a) the proposed **development** is an addition to a **School – School Authority building** existing on the effective date of this Bylaw; or
 - (b) The proposed **development** is a new **School Authority – School building** proposed on a **parcel** designated as reserve land existing on the effective date of this Bylaw; and
 - (c) in the opinion of the **Development Authority**, it would be difficult to provide the required **pick-up and drop-off stalls** due to the **parcel** configuration, area of a **parcel** and **frontage**.

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Bicycle Parking Stalls

- 125 (1) **Bicycle parking stalls – class 1** must be located on hard surfaced areas.
- (2) **Bicycle parking stalls – class 2** may only be located in hard surfaced areas and in **hard surfaced landscaped areas**.
- (3) **Bicycle parking stalls** must not interfere with a pedestrian walkway.
- (4) **Bicycle parking stalls** must be separated from **motor vehicle parking stalls, visitor parking stalls** or **loading stalls** by 2.0 metres or a physical barrier.
- (5) A **bicycle parking stall** that is not an individual locker must be at least 2.0 metres in height.
- (6) A **bicycle parking stall** that is not an individual locker and is attached to the ground must be located at least 0.6 metres from any physical barrier.
- (7) Rows of bicycle parking devices, when affixed on the floor or **grade**, must be separated by at least 2.0 metres.
- (8) Bicycle parking devices, when affixed on the floor or **grade**, must be separated by at least 0.6 metres.
- (9) Required **bicycle parking stalls – class 2** should be located within 15.0 metres of the **public entrance** of a **building** containing the **uses** for which they are required.
- (10) Directional signage indicating the location of minimum required **bicycle parking stalls – class 2** must be provided when the stalls are not obviously visible near the entrance to a **building**.
- (11) The area where **bicycle parking stalls** are located must be illuminated.

Motor Vehicle Pick-Up and Drop-Off Stalls

- 126** (1) All minimum required ***pick-up and drop-off stalls*** must be located:
- (a) on the same ***parcel*** as the ***development*** requiring them; or
 - (b) within a ***street***, if approved by the ***Development Authority*** and the General Manager of Transportation or his delegate.
- (2) The minimum dimensions of a ***pick-up and drop-off stall*** are the same as those for ***motor vehicle parking stalls*** provided in Table 2, except that a ***pick-up and drop-off stall*** that is parallel to a ***street***, driveway or curb has a minimum width of 2.6 metres and a minimum depth of 6.7 metres.

13P2008

Cash-in-lieu: Kensington 10th Street NW Commercial Parking Area

127 *deleted*

13P2008

Cash-in-lieu: 17th Avenue S. Commercial Parking Area

128 *deleted*

13P2008

Cash-in-lieu: 4th Street SW Commercial Parking Area

129 *deleted*

Motor Vehicle Parking Stalls

443 The minimum number of *motor vehicle parking stalls* for each **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling,** and **Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where:

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28P2009

- (a) the *parcel width* is less than 9.0 metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982; or
- (b) the area of the *parcel* is less than 270.0 square metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982.

- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and 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.

Building Setback from Rear Property Line

486 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 487** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**. 13P2008
- (2) The maximum **building height** is 11.0 metres for **Single Detached Dwellings** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres. 57P2008
- (3) The maximum **building height** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
- (4) The maximum **building height** for all other **uses** is 10.0 metres. \

Motor Vehicle Parking Stalls

- 488** The minimum number of **motor vehicle parking stalls** for each **Duplex Dwelling, Semi-detached Dwelling, and Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where: 28P2009
- (a) the **parcel width** is less than 9.0 metres; or
 - (b) the area of the **parcel** is less than 270.0 square metres.

Division 7: Special Purpose – City and Regional Infrastructure (S-CRI) District

Purpose

1066 The Special Purpose – City and Regional Infrastructure District is intended to provide for:

- (a) infrastructure and utility facilities;
- (b) vehicle maintenance, work depots and training centres related to infrastructure **development** and maintenance;
- (c) facilities and systems for public transportation; and
- (d) **uses** operated by Federal, Provincial and Municipal levels of government.

Permitted Uses

1067 (1) The following **uses** are **permitted uses** in the Special Purpose – City and Regional Infrastructure District:

- (a) **Airport;**
- (b) **Cemetery;**
- (c) **Columbarium;**
- (d) **Crematorium;**
- (e) **Military Base;**
- (f) **Municipal Works Depot;**
- (g) **Natural Area;**
- (h) **Park;**
- (i) **Power Generation Facility – Small;**
- (j) **Protective and Emergency Service;**
- (k) **Rail Line;**
- (l) **Sewage Treatment Plant;**
- (m) **Sign – Class A;**
- (n) **Sign – Class B;**
- (o) **Sign – Class D;**

1P2009

- (p) *deleted*
 - (q) **Tree Farm;**
 - (r) **Utilities;**
 - (s) **Utility Building;**
 - (t) **Vehicle Storage – Large;**
 - (u) **Vehicle Storage – Passenger;**
 - (v) **Waste Disposal and Treatment Facility;** and
 - (w) **Water Treatment Plant.**
- (2) The following **uses** are **permitted uses** in the Special Purpose – City and Regional Infrastructure District if they are located within existing approved **buildings**:
- (a) **Temporary Shelter.**

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Discretionary Uses

- 1068 (1)** The following **uses** are **discretionary uses** in the Special Purpose – City and Regional Infrastructure District:
- (a) **Custodial Care;**
 - (b) **Distribution Centre;**
 - (c) **Equipment Yard;**
 - (d) **Freight Yard;**
 - (e) **Information and Service Provider;**
 - (f) **Instructional Facility – Inside;**
 - (g) **Instructional Facility – Outside;**
 - (h) **Office;**
 - (i) **Parking Lot – Grade;**
 - (j) **Parking Lot – Structure;**
 - (k) **Power Generation – Medium;**
 - (l) **Sign – Class C;** and
 - (m) **Sign – Class E;**
- (2) An existing **Sign – Class F** is a **discretionary use** where:
- (a) it existed on the effective date of this Bylaw, and
 - (b) was previously approved by a **development permit** issued by the **City**.