

## City Building Program

### DRAFT ZONING BYLAW | SPRING 2025

The new Zoning Bylaw is currently under development to replace the existing Land Use Bylaw 1P2007.

It will simplify the rules that determine how land is used and the form of buildings in Calgary. Learn more: [calgary.ca/citybuilding](https://calgary.ca/citybuilding)

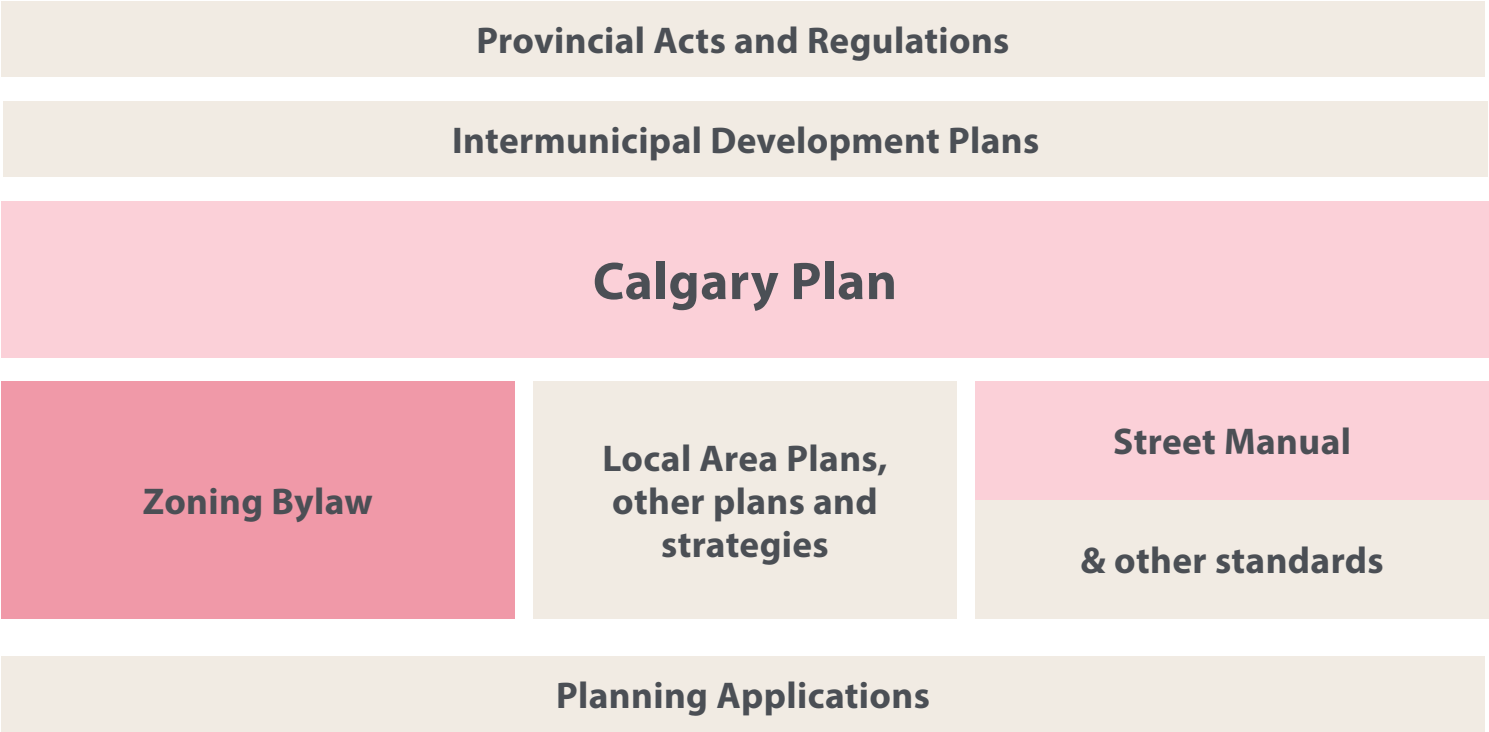


# How zoning processes work

How the city gets built is guided by several processes working together. The new Zoning Bylaw aims to create a more predictable and transparent development process by clarifying where different types of buildings and businesses are allowed and under what circumstances.

**How might zoning balance increased certainty—for residents, property owners, builders and businesses—about what types of development can occur with flexibility for changing community needs?**

Hierarchy of Planning



Key ideas

Expanding permitted uses

Reduce reliance on case-by-case discretionary review of development proposals by making more uses permitted where impacts are predictable.

Limiting discretionary approvals

Identify uses as discretionary in zones when case-by-case evaluation of development proposals is appropriate and necessary.

Grouping similar land uses together

By grouping similar types of businesses and buildings together in the same category, we can reduce the number of permits needed. This makes it easier to start, evolve, and grow businesses or build and adapt housing.

Process efficiency

Ensure that discretionary reviews, where needed, are transparent and efficient to minimize delays.

Considerations

- **Predictability and flexibility:** More permitted uses create clear expectations for builders, property owners, and residents—but discretionary reviews allow site-specific considerations.
- **Faster approvals and neighbourhood input:** Permitted uses make it easier to start businesses and get things built but may limit opportunities for public influence on individual projects.
- **Consistency and unique site considerations:** Simplifying use categories makes approvals more flexible, but some developments may need customized oversight.
- **Economic growth and oversight:** Reducing discretionary processes makes it easier for businesses and housing to move forward but reduces the scope of municipal control over projects.

# Connections to the Calgary Plan

## Connecting policy to implementation

- The Calgary Plan offers high-level policy direction that informs local area planning and implementation through the Zoning Bylaw.
- The Calgary Plan addresses modern development needs and city-building goals, including streamlining development processes. This includes a policy for municipal processes to be user-friendly and supportive of new and small businesses.

**Read the Calgary Plan**

Learn more:

[calgary.ca/citybuilding](https://calgary.ca/citybuilding)



# Notes

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