

**BYLAW NUMBER 93D2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2016-0300)**  
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**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

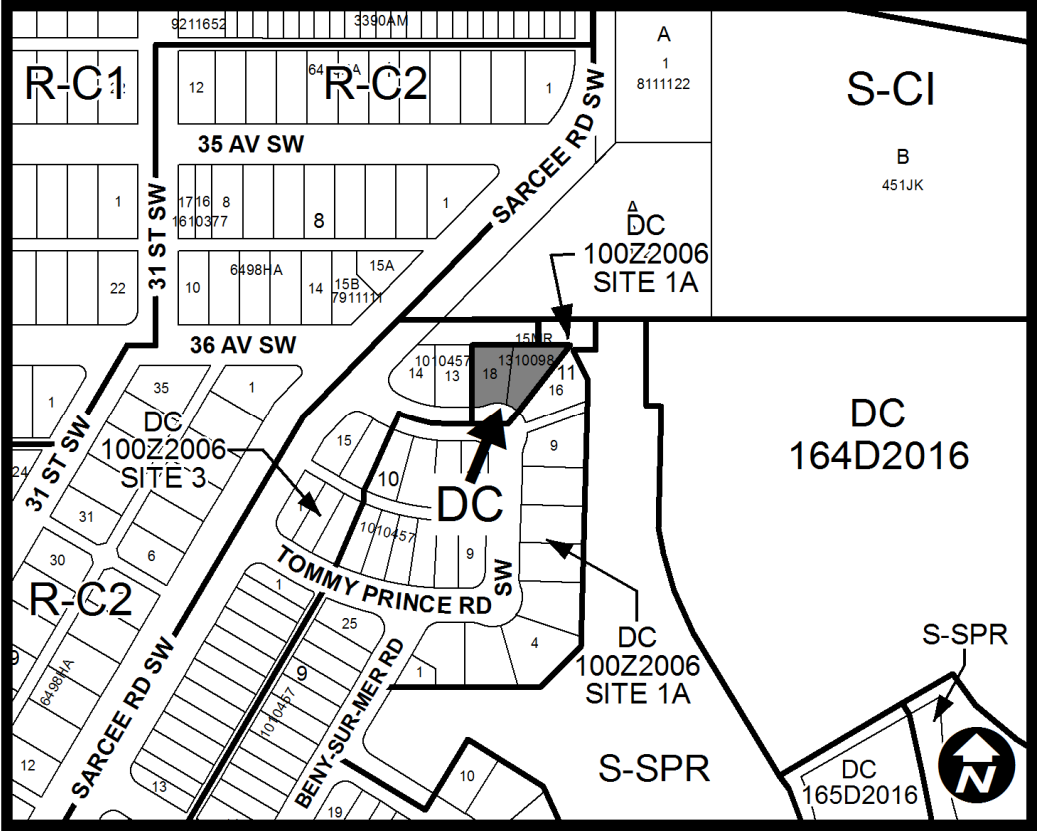
READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

- Purpose**
- 1 This Direct Control District is intended to accommodate the additional **use** of **Secondary Suite**.
- Compliance with Bylaw 1P2007**
- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.
- Reference to Bylaw 1P2007**
- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.
- Permitted Uses**
- 4 The following **uses** are **permitted uses** in this Direct Control District:

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- (a) **Accessory Residential Building;**
- (b) **Park;**
- (c) **Protective and Emergency Services;**
- (d) **Secondary Suite;**
- (e) **Semi-Detached Dwelling; and**
- (f) **Single Detached Dwelling.**

#### **Discretionary Uses**

**5** The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Custodial Care;**
- (d) **Duplex Dwelling;**
- (e) **Residential Care; and**
- (f) **Sign – Class B.**

#### **Bylaw 1P2007 Rules**

**6** Unless otherwise specified, all **uses** in this District must comply with the General Rules for Low Density Residential Land Use Districts referenced in Part 5 Division 1 of Bylaw 1P2007 except for Sections 334, 335, 336, 337, 338, 341, 345 and 346.

#### **Projections**

- 7** (1) Portions of a **building** located below the surface of the ground may extend without any limits into a **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project a maximum of 0.6 metres into a **setback area** where:
- (a) the length of individual projections, other than eaves and **decks**, is less than or equal to 3.1 metres;
  - (b) the combined length of projections, other than eaves and **decks**, is less than or equal to 40.0 per cent of the length of the façade; and
  - (c) a minimum of one **side setback area** is clear of projections within 2.4 metres of **grade**.
- (3) **Accessory Residential Buildings** must not be located in an **actual front setback area**.

#### **Setbacks**

- 8** (1) The depth of all **setback areas** must be equal to the minimum **building setback** required in this Direct Control District.
- (2) The minimum **building setback** from a **front property line** is 1.0 metre.
- (3) The minimum **building setback** from a **rear property line** is 1.2 metres.

- (4) Unless otherwise specified in subsections (5) or (6) the minimum **building setback** from any **side property line** is:
- (a) 0.0 metres from the party wall **property line** of a **Semi-detached Dwelling**; and
  - (b) 1.2 metres in all other cases.
- (5) One **building setback** from a **side property line** in subsection (4) 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) The minimum **building setback** from a **side property line** for **Protective and Emergency Services** is 3.0 metres or 10.0 per cent of the **parcel width** to a maximum of 6.0 metres.

#### Parcel Coverage

- 9 The maximum **parcel coverage** is 60.0 per cent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

#### Parcel Width

- 10 The minimum **parcel width** is:
- (a) 17.0 metres; and
  - (b) if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**.

#### Building Height

- 11 The maximum height is 3.0 **storeys** excluding lofts contained within a roof.