

PROPOSED

IP2025-0251
ATTACHMENT 2

BYLAW NUMBER 44P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2025-0251)

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Delete subsection 13(90.3) in its entirety.
 - (b) Amend subsection 34(1) by deleting “of” after “does not comply with all”.
 - (c) Amend subsection 34(1)(a) by adding “online for the public” after “publish a notice”.
 - (d) Amend subsection 34(1)(b)(i) by deleting “21 day”.
 - (e) Amend subsection 34(1)(b)(ii) by adding “filed within the appeal period,” after “in the case of an appeal to the **Appeal Body**,” and deleting “or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the **Appeal Body**,”.
 - (f) Amend subsection 39(1)(b)(i) by deleting “21 day”.
 - (g) Amend subsection 39(1)(b)(ii) by adding “filed within the appeal period,” after “in the case of an appeal to the **Appeal Body**,” and deleting “or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the **Appeal Body**,”.
 - (h) Delete subsections 44(8.1) and 44(8.2).
 - (i) Delete subsection 204(a) and replace with the following:
 - “(a) means a **use** that provides physical and mental health services for both inpatient and outpatient care. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature;”

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- (j) Add a new subsection 204(b.1) as follows:
 - “(b.1) allows for the recovery from surgical services or other medical treatment which may include overnight stays where the **use**:
 - (i) is not located within those areas identified in the Calgary International Airport Vicinity Protection Area Regulation as falling within Noise Exposure Forecast contours 30-40+; and
 - (ii) does not include emergency, intensive, or long-term care;”.
- (k) Amend subsection 308(a)(i) by adding “neighbourhood activation,” after “birthday,”.
- (l) Add subsection 527(6) as follows:
 - “(6) The following is an additional **discretionary use** where located within an existing approved **building**:
 - (a) **Child Care Service.**”
- (m) Delete Section 540.1 “Fences” and replace with the following:
 - “Fences for Rowhouse Buildings**
 - 540.1** For a **Rowhouse Building**, 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 immediately adjacent **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.”
- (n) Delete subsection 546.1 in its entirety.
- (o) Amend subsection 546.2(1) by deleting “or **mobility storage locker**” and adding “.” after **private garage**.
- (p) Renumber subsection 547.2 to 547.2(1).
- (q) Add subsection 547.2(2) as follows:
 - “(2) The following is an additional **discretionary use** where located within an existing approved **building**:
 - (a) **Child Care Service.**”

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- (r) Amend subsection 547.12(2) and (3) by deleting “where all the required ***motor vehicle parking stalls*** are provided in a ***private garage***”.
- (s) Amend subsection 547.12(4) by deleting the following and adding a period at the end of the sentence:

“where all the required ***motor vehicle parking stalls***:

 - (a) are provided in a ***private garage***; and
 - (b) have direct, individual access to the ***lane***.”.
- (t) Amend Section 559(a) and 559(b) by replacing 1.0 with 0.5
- (u) Amend subsection 573(d) as follows:

“(d) **Secondary Suite** that is not combined with a **Multi-Residential Development**.”.
- (v) Amend Section 1126(3) by deleting “***gross***”.
- (w) Renumber subsection 1388 to 1388(1).
- (x) Add subsection 1388(2) as follows:

“(2) The following is an additional ***discretionary use*** where located within an existing approved ***building***:

 - (a) **Child Care Service**.”.
- (y) Delete subsection 1392(2) and replace with the following:

“(2) The maximum ***parcel coverage*** referenced in subsection (1), 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***.”.
- (z) Delete subsection 1402(1) and replace with the following:

“(1) For ***developments*** of three ***units*** or more, ***landscaped areas*** must be provided in accordance with a landscape plan approved by the ***Development Authority***.”

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(aa) Add new subsection 1402(1.1) as follows:

“(1.1) For **developments** of two **units** or less, the General Landscaping Rules of Section 346.1 apply.”

(bb) Delete Section 1412 in its entirety.

(cc) Amend Section 1413 by deleting “or **mobility storage locker**” and adding “.” after **private garage**.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____