

PROPOSED

IP2025-0325
ATTACHMENT 2

BYLAW NUMBER 48P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (IP2025-0325)

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) Add new subsection 25(2)(c.1) as follows:

“(c.1) the construction of and addition to a **Rowhouse Building**:

 - (i) if listed as a **permitted use** in a land use district;
 - (ii) if it is located within the **Developing Area**;
 - (iii) to a maximum of one **Dwelling Unit** on a **parcel**;
 - (iv) if a **parcel** is not a **bare land unit**;
 - (v) if all vehicle access to the **parcel** is from the lane, where the **parcel** shares a **rear property line** with a **lane**;
 - (vi) if the **parcel** is subject to an active Development Agreement;
 - (vii) where all overland drainage does not have direct access to a **lane** or **street** without passing through an **adjacent parcel**, the **parcel** is subject to a private overland drainage easement; and
 - (viii) where overland drainage from a **parcel** passes through two or more **adjacent parcels** prior to reaching a **lane** or **street**.
 - (A) there is a concrete swale across the **parcels** within the private overland drainage easement; and
 - (B) there is a swale tie-in and a drainage crossing within the **street** right-of-way where the concrete swale abuts the **street**,”

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2. This Bylaw comes into force on 2025 September 15.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____