

PROPOSED

C2025-0705
ATTACHMENT 2

BYLAW NUMBER 59P2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2025-0705)

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 Section 540.1 “Fences” and replace with the following:

“540.1 Fences for Rowhouse Buildings

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.”.

(b) Amend subsection 547.12(2), (3) and (4) by adding “for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling or Rowhouse Building**” after “all required **motor vehicle parking stalls**”.

(c) Amend the section title of section 573 by adding “, **Secondary Suite**” before “**and Backyard Suite**”.

(d) Amend subsection 573(d) as follows:

“(d) **Secondary Suite** that is not combined with a **Multi-Residential Development**.”.

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- (e) 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**.”.
- (f) 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**.”
- (g) 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.”

2. This Bylaw comes into force on 2025 October 09.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____