

PROPOSED

C2026-0153
ATTACHMENT 2

BYLAW NUMBER 9P2026

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (C2026-0153)

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) After Part 5, Division 1, add new Divisions 2 through 8, as contained in Schedule "A".
 - (b) Delete Part 5; Division 11 and replace with Schedule "B".
 - (c) Delete subsection 22(1)(d).
 - (d) Delete subsection 153.1(a)(vi) and replace with the following:
 - "(vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
 - (vii) in the R-CG District or a **multi-residential district** must be located on the same **parcel** or **bare land unit** with a single **Dwelling Unit**;
 - (viii) in the R-G and R-Gm Districts must be located on the same **parcel** as a **Dwelling Unit** in a **Rowhouse Building**, **Semi-detached Dwelling** or a **Single Detached Dwelling**;"
 - (e) Amend subsection 153.1(b) by deleting "and" at the end of the sentence.
 - (f) After subsection 153.1(b), add new subsection (c) as follows:
 - "(c) requires a minimum of 1.0 **motor vehicle parking stalls**; and"

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- (g) After section 347.1, add new section 347.3 as follows:

“Permitted use Rowhouse Building

347.3 (1) To be a **permitted use** in the R-CG District a **Rowhouse Building**:

- (a) must have façade articulation for each **Dwelling Unit**, by including:
 - (i) a portion of a **street** facing façade of each **unit** recessed behind or projecting forward from the remainder of the **street** facing façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
 - (A) 2.0 metres in width;
 - (B) 0.3 metres in depth; and
 - (C) 2.4 metres in height; or
 - (ii) a **porch** that projects from a **street** facing façade a minimum dimension of:
 - (A) 2.0 metres in width; and
 - (B) 1.2 metres in depth;
- (b) must have the main floor located above **grade** adjacent to the **building** to a maximum of 1.20 metres above **grade** for **street** facing façades;
- (c) located on a **corner parcel** must have an exterior entrance which is visible from each **street** side of the **corner parcel**;
- (d) must not have an attached **private garage**;
- (e) must have a **motor vehicle parking stall** or **private garage** for each **Dwelling Unit** with direct, individual access to a **lane**;
- (f) must not have windows on an exposed side façade of a **unit** that are located beyond the rear façade of a **contextually adjacent building** on an adjoining **parcel** unless:
 - (i) the window is located below the second **storey**;
 - (ii) the glass in the window is entirely obscured;
 - (iii) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; or

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- (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**;
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and
 - (h) must not be located on a **parcel** that is within a **heritage guideline area**.
- (2) *deleted*
- (3) Where not located on a **corner parcel**, the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** in the R-CG District is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) *deleted*
- (5) To be a **permitted use** in the R-CG District a **Rowhouse Building** must not be located on a **parcel** that contains more than one **main residential building**.”
- (h) Delete section 354 and replace with the following:

“Accessory Suite – Density

- 354 (1) Unless otherwise referenced in subsection (4), there must not be more than one **Backyard Suite** located on a **parcel**.
- (1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- (2) Unless otherwise referenced in subsection (4), a **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**.
- (3) A **Secondary Suite** or a **Backyard Suite** must not be separated from the main residential use on a **parcel** by the registration of a condominium or subdivision plan.
- (4) In the R-CG District, one **Backyard Suite** or one **Secondary Suite** may be located on a **bare land unit** containing a **Dwelling Unit**.”

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- (i) Delete subsections 1091(1)(a) and 1091(1)(b) and replace with:
 - “(a) Residential – One Dwelling District when such **uses** are on **parcels** in the **Developing Area**; and
 - (b) Residential – Contextual One Dwelling District when such **uses** are on **parcels** in the **Developed Area**.”
2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended by replacing the portions of the Land Use District Maps with those shown on Schedule “C” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “C”.
3. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) After subsection 7(12), add new subsection 7(13) as follows:

“(13) “Safety Codes Permit Bylaw” means the *Calgary Safety Codes Permit Bylaw*, 39M2018.”
 - (b) After subsection 25.1(h), add new subsection (i) as follows:

“(i) **developments** listed in section 25 that:

 - (a) complied with the rules in the land use district that applied to the **parcel** on August 1, 2026;
 - (b) located on a **parcel** designated as a **low density residential district** or the H-GO District; and
 - (c) have commenced or for which an application for a permit pursuant to the Safety Codes Permit Bylaw was received prior to August 4, 2026.”
 - (c) Delete subsection 153.1(a)(vi) and replace with;

“(vi) except as otherwise indicated in subsection (vii), (viii) and (ix), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**,”
 - (d) Amend subsection 153.1(a)(vii) by deleting “and” at the end of the sentence.
 - (e) Amend subsection 153.1(a)(viii) by adding “and” at the end of the sentence.
 - (f) After subsection 153.1(a)(viii), add new subsection 153.1(a)(ix) as follows:

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- “(ix) may be located on the same **parcel** as a **Dwelling Unit** in a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, if approved prior to August 4, 2026;”
- (g) Renumber section 357 to 357(1).
- (h) After subsection 357(1), add new subsection 357(2) as follows:
- “(2) Where a **parcel** is legally existing, or received a subdivision approval between August 6, 2024 and August 4, 2026, and the **parcel width**, **parcel depth** or the area of the **parcel** is less than the minimum required in a district, the **parcel** is deemed to conform to the minimum requirement of this Bylaw.”
- (i) After subsection 358(6), add new subsection 358(7) as follows:
- “(7) A **development** or **use** is deemed to conform with the requirements of this Bylaw if the **development** or **use** was legally existing or approved prior to August 4, 2026.”
- (j) After subsection 526(1)(b), add new subsection 526(1)(b.1) as follows:
- “(b.1) **Contextual Single Detached Dwelling**,”
4. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
- (a) After subsection 13(42), add new subsection 13(42.1) as follows:
- “(42.1) “**corner adjacent parcel**” means a **parcel** that has a **property line** within 20.0 metres of a **property line** of a **corner parcel** on the same block.”
- (b) After subsection 22(1)(c), add new subsection 22(1)(d) as follows:
- “(d) pursuant to this Bylaw, a reference to a section for the R-CG District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on August 1, 2026, unless the Direct Control District referred to the R-CG District of this Bylaw as of the effective date of the Direct Control Bylaw.”
- (c) Delete subsection 525(1)(b) and replace with the following:
- “(b) accommodates **Rowhouse Buildings** and **Townhouses** only on **corner parcels** and **corner adjacent parcels**,”
- (d) Delete subsection 526(2) and replace with the following:
- “(2) A **Rowhouse Building** is a **permitted use** on a **corner parcel** or **corner adjacent parcel** in the Residential – Grade-Oriented Infill District where:

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- (a) a **Rowhouse Building** complies with all the rules in the district for that *use*; and
- (b) a **Rowhouse Building** complies with the rules of section 347.3.”
- (e) Delete subsection 527(1) and replace with the following:
 - “(1) A **Rowhouse Building** is a *discretionary use* on a *corner parcel* or *corner adjacent parcel* in the Residential - Grade-Oriented Infill District where one or more of the occurs:
 - (a) a **Rowhouse Building** does not comply with all the rules in the district for that *use*; or
 - (b) a **Rowhouse Building** does not comply with the rules of section 347.3.”
- (f) After subsection 527(1), add new subsections 527(1.1) and 527(1.2) as follows:
 - “(1.1) A **Townhouse** is a *discretionary use* on a *corner parcel* or *corner adjacent parcel* in the Residential - Grade-Oriented Infill District.”
 - (1.2) The following *uses* are additional *discretionary uses* on a *parcel* that is not a *corner parcel* or *corner adjacent parcel*, if the *uses* were approved prior to August 4, 2026:
 - (a) **Rowhouse Building**; and
 - (b) **Townhouse.**”
- (g) Amend subsection 527(2)(s) by adding “and” after “;”.
- (h) Delete subsection 527(2)(s.1).
- (i) Delete section 529 and replace with the following:
 - “**Density**
 - 529 (1)** Unless otherwise referenced in subsection (2), the maximum *density* for *parcels* designated R-CG District is 60 *units* per hectare.
 - (2)** The maximum *density* is 75 *units* per hectare for *developments* legally existing or approved by the **Development Authority** prior to August 4, 2026.”
- (j) After section 529, add new section 530 as follows:
 - “**Number of Main Residential Buildings on a Parcel**
 - 530 (1)** Unless otherwise referenced in subsection (2), the maximum number of *main residential buildings* on a *parcel* is one.

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- (2) There is no maximum number of **main residential buildings** on a **parcel** for a **development** legally existing or approved by the **Development Authority** prior to August 4, 2026.”
- (k) Delete subsection 534(2) and replace with the following:
- “(2) Unless otherwise referenced in subsection (3), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling** or **Townhouse** is:
- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
 - (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 40 **units** per hectare or greater and less than 50 **units** per hectare; or
 - (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater.”
- (l) Delete section 537 and replace with the following:
- “Building Setback from Front Property Line**
- 537 (1)** The minimum **building setback** from a **front property line** for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling** or **Townhouse** is the greater of:
- (a) the **contextual front setback** less 1.5 metres to a maximum of 4.5 metres; or
 - (b) 3.0 metres.
- (2)** For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.”
- (m) Delete subsections 539 (4), (5) and (7).
- (n) Amend subsection 541(1) by replacing “11.0” with “10.0”.
- (o) Amend subsection 541(2)(b) by replacing “11.0” with “10.0”

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(p) Delete section 546 and replace with the following:

“Motor Vehicle Parking Stall

- 546** (1) The minimum number of ***motor vehicle parking stalls*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 1.0 stalls per ***unit*** or ***suite***.
- (2) Notwithstanding subsection (1), the minimum number of ***motor vehicle parking stalls*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 0.5 stalls per ***unit*** or ***suite*** for the area listed in Table 2.1 below.
- (3) Notwithstanding subsection (1) and (2), the minimum number of ***motor vehicle parking stalls*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 0.5 stalls per ***unit*** or ***suite*** for ***development*** within 600.0 metres of an existing ***LRT platform*** or ***BRT station***.

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ACADIA	DOWNTOWN WEST END	LINCOLN PARK	ROSEMONT
ALBERT PARK/ RADISSON HEIGHTS	EAGLE RIDGE	LOWER MOUNT ROYAL	ROSSCARROCK
ALTADORE	EAU CLAIRE	MANCHESTER	ROXBORO
BANFF TRAIL	ELBOW PARK	MAPLE RIDGE	RUTLAND PARK
BANKVIEW	ELBOYA	MARLBOROUGH	SCARBORO
BAYVIEW	ERLTON	MAYFAIR	SHAGANAPPI
BEL-AIRE	FAIRVIEW	MAYLAND HEIGHTS	SOUTH CALGARY
BELTLINE	FOREST HEIGHTS	MEADOWLARK PARK	SOUTHVIEW
BONAVISTA DOWNS	FOREST LAWN	MISSION	SOUTHWOOD
BOWNESS	GARRISON GREEN	MONTGOMERY	SPRUCE CLIFF
BRAESIDE	GARRISON WOODS	MOUNT PLEASANT	ST. ANDREWS HEIGHTS
BRENTWOOD	GLAMORGAN	NORTH GLENMORE PARK	SUNALTA
BRIDGELAND/ RIVERSIDE	GLENBROOK	NORTH HAVEN	SUNALTA WEST
BRITANNIA	GLENDALE	NORTH HAVEN UPPER	SUNNYSIDE
CAMBRIAN HEIGHTS	GREENVIEW	OAKRIDGE	THORNCLIFFE
CANYON MEADOWS	HAYSBORO	OGDEN	TUXEDO PARK
CAPITOL HILL	HIGHLAND PARK	PALLISER	UNIVERSITY DISTRICT
CHARLESWOOD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOOD	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE

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CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD
DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONAVIDA	RIDEAU PARK	WINDSOR PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

5. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
- (a) Renumber section 368 to 368(1).
 - (b) After subsection 368(1), add new subsection 368(2) as follows:
 - “(2) The following is an additional **discretionary use** if located within an existing approved **building**:
 - (a) **Child Care Service.**”
 - (c) After subsection 386(4), add new subsection 386(5) as follows:
 - “(5) The following is an additional **discretionary use** if located within an existing approved **building**:
 - (a) **Child Care Service.**”
 - (d) Renumber section 406 to 406(1).
 - (e) After subsection 406(1), add new subsection 406(2) as follows:
 - “(2) The following is an additional **discretionary use** if located within an existing approved **building**:
 - (a) **Child Care Service.**”
 - (f) After subsection 426(4), add new subsection 426(5) as follows:
 - “(5) The following is an additional **discretionary use** if located within an existing approved **building**:
 - (a) **Child Care Service.**”
 - (g) Renumber section 446 to 446(1).

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- (h) After subsection 446(1), add new subsection 446(2) as follows:
- “(2) The following is an additional **discretionary use** if located within an existing approved **building**:
- (a) **Child Care Service.**”
- (i) Renumber section 461 to 461(1).
- (j) After subsection 461(1), add new subsection 461(2) as follows:
- “(2) The following is an additional **discretionary use** if located within an existing approved **building**:
- (a) **Child Care Service.**”
- (k) Renumber section 476 to 476(1).
- (l) After subsection 476(1), add new subsection 476(2) as follows:
- “(2) The following is an additional **discretionary use** if located within an existing approved **building**:
- (a) **Child Care Service.**”
- (m) After subsection 527(2), add new subsection 527(3) as follows:
- “(3) The following is an additional **discretionary use** if located within an existing approved **building**:
- (a) **Child Care Service.**”
- (n) Delete section 540.1 and replace with the following:
- “Fences for Rowhouse Buildings**
- 540.1 (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.”
- (o) Delete section 546.1.

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- (p) Amend section 546.2 by deleting “or *mobility storage locker*” after “*private garage*”.
- 6. Section 1 of this Bylaw comes into force on 2026 August 02.
- 7. Section 2 of this Bylaw come into force on 2026 August 03.
- 8. Sections 3, 4 and 5 of this Bylaw come into force on 2026 August 04.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

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SCHEDULE A

Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District

Purpose

366 (1) The Residential – Contextual Large Parcel One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area** on large **parcels**.

(2) **Parcels** designated R-C1Ls are intended to accommodate a **Secondary Suite** as a **permitted use** on the same **parcel** as a **Single Detached Dwelling**.

Permitted Uses

367 The following **uses** are **permitted uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) *deleted*
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;** and
- (h) *deleted*
- (i) **Utilities.**

Discretionary Uses

368 The Residential The following **uses** are **discretionary uses** in the Residential – Contextual Large Parcel One Dwelling District:

- (a) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Home Occupation – Class 2;**
- (e) **Place of Worship – Small;**
- (f) **Power Generation Facility – Small;**
- (g) **Secondary Suite;**
- (h) **Sign – Class B;**
- (i) **Sign – Class C;**
- (j) **Sign – Class E;**
- (k) **Single Detached Dwelling;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-C1Ls

369 (1) **Parcels** designated R-C1Ls have the same **permitted uses** referenced in section 367 with the additional **permitted uses** of:

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(a) **Secondary Suite.**

(2) **Parcels** designated R-C1Ls have the same **discretionary uses** referenced in section 368 with the additional **discretionary uses** of:

(a) **Backyard Suite.**

Rules

370 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

371 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

372 The minimum **parcel width** is 24.0 metres.

Parcel Depth

373 The minimum **parcel depth** is 22.0 metres.

Parcel Area

374 The minimum area of a **parcel** is 1100.0 square metres.

Parcel Coverage

375 The maximum **parcel coverage** is 40.0 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 provided in a **private garage**.

376 *deleted*

Building Setback Areas

377 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 378, 379 and 380.

Building Setback from Front Property Line

378 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- (a) the **contextual front setback** less 1.5 metres; or
- (b) 6.0 metres.

(2) *deleted*

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- (3) *deleted*
- (4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less 1.5 metres to a minimum of 6.0 metres; or
 - (b) the **existing building setback** less 1.5 metres to a minimum of 6.0 metres.
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 6.0 metres.

Building Setback from Side Property Line

- 379 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 2.4 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 2.4 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 3.0 metres.

Building Setback from Rear Property Line

380 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 381 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
 - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) *deleted*
- (3) For all other **uses**, the maximum **building height** is 10.0 metres.

382 *deleted*

383 *deleted*

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Division 3: Residential – Contextual One Dwelling (R-C1) (R-C1s) District Purpose

- 384 (1) The Residential – Contextual One Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the **Developed Area**.
- (2) **Parcels** designated R-C1s are intended to accommodate a **Secondary Suite** as a **permitted use** on the same **parcel** as a **Single Detached Dwelling**.

Permitted Uses

- 385 (1) The following **uses** are **permitted uses** in the Residential – Contextual One Dwelling District:
- (a) **Accessory Residential Building;**
 - (b) **Contextual Single Detached Dwelling;**
 - (b.1) **Home Based Child Care – Class 1;**
 - (c) **Home Occupation – Class 1;**
 - (d) *deleted*
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Sign – Class A; and**
 - (h) *deleted*
 - (i) **Utilities.**
- (2) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **School Authority – School; and**
 - (c) **School Authority Purpose – Minor.**

Discretionary Uses

- 386 (1) The following **uses** are **discretionary uses** in the Residential – Contextual One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living;**
 - (a.2) **Backyard Suite;**
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) *deleted*
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**
 - (h.1) **Secondary Suite;**
 - (i) **Sign – Class B;**
 - (j) **Sign – Class C;**

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- (k) **Sign – Class E;**
 - (l) **Single Detached Dwelling;**
 - (m) **Temporary Residential Sales Centre; and**
 - (n) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One Dwelling District:
- (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School – Private;**
 - (e) **School Authority Purpose – Major; and**
 - (f) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One Dwelling District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large; and**
 - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large; and**
 - (b) **Place of Worship – Medium.**

Permitted and Discretionary Uses for Parcels Designated R-C1s

- 387 (1) **Parcels** designated R-C1s have the same **permitted uses** referenced in section 385 with the additional **permitted uses** of:
- (a) **Secondary Suite.**
- (2) **Parcels** designated R-C1s have the same **discretionary uses** referenced in section 386 with the additional **discretionary uses** of:
- (a) **Backyard Suite.**

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Rules

388 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;
- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those **uses** referenced in sections 385(2) and 386(2) and (3).

Number of Main Residential Buildings on a Parcel

389 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

390 The minimum **parcel width** is 12.0 metres.

Parcel Depth

391 The minimum **parcel depth** is 22.0 metres.

Parcel Area

392 The minimum area of a **parcel** is 330.0 square metres.

Parcel Coverage

393 The maximum **parcel coverage** is 45.0 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 provided in a **private garage**.

394 *deleted*

Building Setback Areas

395 The depth of all **setback areas** must be equal to the minimum **building setback** required in sections 396, 397 and 398.

Building Setback from Front Property Line

396 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.

(2) *Deleted*

(3) *deleted*

(4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum

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building setback from a **front property line** is the lesser of:

- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.
- (5) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 397 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) Unless otherwise referenced in subsection (4), for a **corner parcel** the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb, where there is no public sidewalk.
- (4) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** forms part of a **plan of subdivision** approved by the Calgary Planning Commission prior to March 31, 1980, the minimum **building setback** from that **side property line** is 1.2 metres.
- (5) The **building setback** required in 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (6) One **building setback** from a **side property line** 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 2.4 metre private

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maintenance easement that provides for a 0.60 metre eave and 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.

Building Setback from Rear Property Line

398 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

399 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or
- (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

(2) *deleted*

(3) For all other **uses**, the maximum **building height** is 10.0 metres.

400 *deleted*

401 *deleted*

402 *deleted*

403 *deleted*

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Division 4: Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District

Purpose

404 The Residential – Contextual Narrow Parcel One Dwelling District is intended to accommodate existing residential *development* and contextually sensitive redevelopment in the form of **Single Detached Dwellings** in the *Developed Area* on narrow or small *parcels*.

Permitted Uses

405 The following *uses* are *permitted uses* in the Residential – Contextual One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) *deleted*
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A; and**
- (h) *deleted*
- (i) **Utilities.**

Discretionary Uses

406 The following *uses* are *discretionary uses* in the Residential – Contextual One Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;**
- (a.2) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted*
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;**
- (h.2) *deleted*
- (h.3) *deleted*
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Single Detached Dwelling;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

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Rules

407 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

408 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

409 (1) The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
 - (b) 9.0 metres for **parcel** containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (c); and
 - (c) 7.5 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite** where:
 - (i) it is located on a **corner parcel** or **laned parcel**; and
 - (ii) 3.0 or more **motor vehicle parking stalls** are provided on the **parcel**;
- (2)** The maximum **parcel width** is 11.6 metres unless the **parcel** is:
- (a) a **corner parcel**;
 - (b) a **parcel** on the bulb of a cul-de-sac; or
 - (c) a **parcel** with a **front property line** shared with a **street** at a point where the **street** has a significant change in direction.

Parcel Depth

410 The minimum **parcel depth** is 22.0 metres.

Parcel Area

411 The minimum area of a **parcel** is 233.0 square metres.

Parcel Coverage

412 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**.

(2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** is

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50.0 per cent of the area of a *parcel* where:

- (a) the area of a *parcel* is equal to or less than 300.0 square metres; and
 - (b) the *parcel width* is less than 10.0 metres.
- (3) The maximum *parcel coverage* referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

413 *deleted*

Building Setback Areas

414 The depth of all *setback areas* must be equal to the minimum *building setback* required in sections 415, 416 and 417.

Building Setback from Front Property Line

- 415 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the minimum *building setback* from a *front property line* is the greater of:
- (a) the *contextual front setback* less 1.5 metres; or
 - (b) 3.0 metres.
- (2) *Deleted*
- (3) *deleted*
- (4) For an addition or exterior alteration to a **Single Detached Dwelling**, which was legally existing or approved prior to the effective date of this Bylaw, the minimum *building setback* from a *front property line* is the lesser of:
- (a) the *contextual front setback* less 1.5 metres to a minimum of 3.0 metres; or
 - (b) the existing *building setback* less 1.5 metres to a minimum of 3.0 metres.
- (5) For all other *uses*, the minimum *building setback* from a *front property line* is 3.0 metres.

Building Setback from Side Property Line

- 416 (1) For a *laned parcel*, the minimum *building setback* from any *side property line* is 1.2 metres.
- (2) For a *laneless parcel*, the minimum *building setback* from any *side property line* is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the *parcel* when no provision has been made

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for a **private garage** on the front or side of a **building**.

- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required by subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** 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 eave troughs and downspouts onto the **parcel** on which the **building** is located.
- (6) *deleted*

Building Setback from Rear Property Line

417 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 418 (1) For a **Contextual Single Detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:
- (a) 8.6 metres; or
 - (b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.
- (2) *deleted*

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(3) For all other *uses*, the maximum *building height* is 10.0 metres.

419 *deleted*

420 *deleted*

421 *deleted*

422 *deleted*

Motor Vehicle Parking Stalls

423 The minimum number of *motor vehicle parking stalls* is 2.0 stalls for a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**, where either is located on a *parcel* with a *parcel width* less than 9.0 metres.

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Division 5: Residential – Contextual One / Two Dwelling (R-C2) District

Purpose

424 The Residential – Contextual One / Two Dwelling District is intended to accommodate existing residential **development** and contextually sensitive redevelopment in the form of **Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings** in the **Developed Area**.

Permitted Uses

425 (1) The following **uses** are **permitted uses** in the Residential – Contextual One / Two Dwelling District:

- (a) **Accessory Residential Building;**
- (a.1) **Contextual Semi-detached Dwelling;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) *deleted*
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (f.1) **Secondary Suite;**
- (g) **Sign – Class A; and**
- (h) *deleted*
- (i) **Utilities.**

(2) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:

- (a) **Community Recreation Facility;**
- (b) **School Authority – School; and**
- (c) **School Authority Purpose – Minor.**

Discretionary Uses

426 (1) The following **uses** are **discretionary uses** in the Residential – Contextual One / Two Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;**
- (a.2) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted*
- (e) **Duplex Dwelling;**
- (e.1) *deleted*
- (f) **Home Occupation – Class 2;**
- (g) **Place of Worship – Small;**
- (h) **Power Generation Facility – Small;**

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- (i) **Residential Care;**
 - (j) *deleted*
 - (j.1) *deleted*
 - (j.2) *deleted*
 - (k) **Semi-detached Dwelling;**
 - (l) **Sign – Class B;**
 - (m) **Sign – Class C;**
 - (n) **Sign – Class E;**
 - (o) **Single Detached Dwelling;**
 - (p) **Temporary Residential Sales Centre; and**
 - (q) **Utility Building.**
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as **Community Recreation Facility** or **School Authority – School** in the Residential – Contextual One / Two Dwelling District:
- (a) **Child Care Service;**
 - (b) **Library;**
 - (c) **Museum;**
 - (d) **School Authority Purpose – Major;**
 - (e) **School – Private; and**
 - (f) **Service Organization.**
- (3) The following **uses** are additional **discretionary uses** on a **parcel** in the Residential – Contextual One / Two Dwelling District that has a **building** used or previously used as **School Authority – School**:
- (a) **Community Recreation Facility;**
 - (b) **Food Kiosk;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large; and**
 - (f) **Park Maintenance Facility – Small.**
- (4) The following **uses** are additional discretionary **uses** on a **parcel** that has an existing **building** used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**:
- (a) **Place of Worship – Large; and**
 - (b) **Place of Worship – Medium.**

Rules

427 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3;

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- (c) the applicable Uses And Use Rules referenced in Part 4; and
- (d) the applicable rules for the Special Purpose – Community Service District for those *uses* referenced in sections 425(2) and 426(2) and (3).

Number of Main Residential Buildings on a Parcel

428 The maximum number of *main residential buildings* on a *parcel* is one.

Parcel Width

429 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (a.1) 9.0 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** in a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**, unless otherwise referenced in subsection (a.2);
- (a.2) 7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** in a **Contextual Single Detached Dwelling** or **Single Detached Dwelling** where:
 - (i) it is located on a *corner parcel* or *laned parcel*; and
 - (ii) 3.0 or more *motor vehicle parking stalls* are provided on the *parcel*.
- (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**; and
- (c) *deleted*
- (d) 13.0 metres for a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** and if a *parcel* containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**.

Parcel Depth

430 The minimum *parcel depth* is 22.0 metres.

Parcel

431 The minimum area of a *parcel* is:

- (a) 233.0 square metres for a *parcel* containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (b) 400.0 square metres for a *parcel* containing a **Duplex Dwelling**; and
- (c) *deleted*

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- (d) 400.0 square metres for a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, and if a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel area** of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

432 The maximum **parcel coverage** is 45.0 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 provided in a **private garage**.

433 *deleted*

Building Setback Areas

434 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 435, 436 and 437.

Building Setback from Front Property Line

435 (1) For a **Contextual Semi-detached Dwelling**, **Contextual Single Detached Dwelling**, **Duplex Dwelling**, **Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:

- (a) the **contextual front setback** less 1.5 metres; or
- (b) 3.0 metres.

(2) *deleted*

(3) For an addition or exterior alteration to a **Duplex Dwelling**, **Semi-detached Dwelling**, or **Single Detached Dwelling** which was legally existing or approved prior to the effective date of this Bylaw, the minimum **building setback** from a **front property line** is the lesser of:

- (a) the **contextual front setback** less 1.5 metres to a minimum of 3.0 metres; or
- (b) the existing **building setback** less 1.5 metres to a minimum of 3.0 metres.

(4) *deleted*

(5) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

436 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

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- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) For a **parcel** containing a **Contextual Semi-detached Dwelling** or a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **side property line** upon which the party wall is located.
- (4) Unless otherwise referenced in subsection (5), for a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (5) Where a **corner parcel** shares a **side property line** with a **street** and the **parcel** forms part of a **plan of subdivision** approved by the Calgary Planning Commission prior to March 31, 1980, the minimum **building setback** from that **side property line** is 1.2 metres.
- (6) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the parcel.
- (7) One **building setback** from a **side property line** 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 2.4 metre private maintenance easement that provides for a 0.60 metre eave and 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.

Building Setback from Rear Property Line

437 The minimum **building setback** from a **rear property line** is 7.5 metres.

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Building Height

438 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum *building height* is the greater of:

- (a) 8.6 metres; or
- (b) the *contextual height* plus 1.5 metres, to a maximum of 10.0 metres.

(2) *deleted*

(3) For all other *uses*, the maximum *building height* is 10.0 metres.

439 *deleted*

440 *deleted*

441 *deleted*

442 *deleted*

Motor Vehicle Parking Stalls

443 (1) Unless otherwise referenced in subsection (2) and (3), the minimum number of *motor vehicle parking stalls* is the requirement referenced in Part 4.

(2) The minimum number of *motor vehicle parking stalls* for each **Contextual Single Detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where:

- (a) the *parcel width* is less than 9.0 metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982; or
- (b) the area of the *parcel* is less than 270.0 square metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982.

(3) The minimum number of *motor vehicle parking stalls* for a **Secondary Suite** contained in a **Contextual Semi-detached Dwelling** or **Semi-detached Dwelling** is reduced to 0.0 stalls, where 2.0 *motor vehicle parking stalls* are provided for each **Dwelling Unit**.

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Division 6: Residential – One Dwelling (R-1) (R-1s) District

Purpose

- 444 (1) The Residential – One Dwelling District is intended to accommodate residential **development** in the form of **Single Detached Dwellings** in the **Developing Area**.
- (2) **Parcels** designated R-1s are intended to accommodate a **Secondary Suite** as a **permitted use** on the same **parcel** as a **Single Detached Dwelling**.

Permitted Uses

445 The following **uses** are **permitted uses** in the Residential – One Dwelling District:

- (a) **Accessory Residential Buildings;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Single Detached Dwelling; and**
- (g) *deleted*
- (h) **Utilities.**

Discretionary Uses

446 The following **uses** are **discretionary uses** in the Residential – One Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;**
- (a.2) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted*
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;**
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre; and**
- (m) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-1s

447 (1) **Parcels** designated R-1s have the same **permitted uses** referenced in section 445 with the additional **permitted uses** of:

- (a) **Secondary Suite.**

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- (2) **Parcels** designated R-1s have the same **discretionary uses** referenced in section 446 with the additional **discretionary uses** of:
- (a) **Backyard Suite.**

Rules

448 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

449 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

450 The minimum **parcel width** is 10.0 metres.

Parcel Depth

451 The minimum **parcel depth** is 22.0 metres.

Parcel Area

452 The minimum area of a **parcel** is 330.0 square metres.

Parcel Coverage

453 The maximum **parcel coverage** is 45.0 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 provided in a **private garage**.

Building Setback Areas

454 The depth of all **setback areas** must be equal to the minimum **building setback** required by sections 455, 456 and 457.

Building Setback from Front Property Line

455 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

- 456** (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

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- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, on both titles, a 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eave troughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

457 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

458 (1) The maximum **building height** is 11.0 metres where:

- (a) the area of the **parcel** is less than 400.0 square metres; or
- (b) the **parcel width** is less than 15.0 metres.

(2) The maximum **building height** is 12.0 metres where:

- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
- (b) the **parcel width** is equal to or greater than 15.0 metres.

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Division 7: Residential – Narrow Parcel One Dwelling (R-1N) District

Purpose

459 The Residential – Narrow Parcel One Dwelling District is intended to accommodate residential *development* in the form of **Single Detached Dwellings** in the *Developing Area* on narrow or small *parcels*.

Permitted Uses

460 The following *uses* are *permitted uses* in the Residential – Narrow Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Single Detached Dwelling; and**
- (g) *deleted*
- (h) **Utilities.**

Discretionary Uses

461 The following *uses* are *discretionary uses* in the Residential – Narrow Parcel One Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living**
- (a.2) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted*
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;**
- (h.2) *deleted*
- (h.3) *deleted*
- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre; and**
- (m) **Utility Building.**

Rules

462 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;

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- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

463 The maximum number of *main residential buildings* on a *parcel* is one.

Parcel Width

464 (1) The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a *parcel* containing a **Backyard Suites** or **Secondary Suite**, unless otherwise referenced in subsection (c), and
- (c) 7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** where;
 - (i) It is located on a *corner parcel* or *laned parcel*; and
 - (ii) 3.0 or more *motor vehicle parking stalls* are provided on the *parcel*.

(2) The maximum *parcel width* is 11.6 metres unless the *parcel* is:

- (a) a *corner parcel*;
- (b) a *parcel* on the bulb of a cul-de-sac; or
- (c) a *parcel* with a *front property line* shared with a *street* at a point where the *street* has a significant change in direction.

Parcel Depth

465 The minimum *parcel depth* is 22.0 metres.

Parcel Area

466 The minimum area of a *parcel* is 233.0 square metres.

Parcel Coverage

467 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum *parcel coverage* is 50.0 per cent of the area of a *parcel*.

(2) Unless otherwise referenced in subsections (3) and (4), the maximum *parcel coverage* is 60.0 per cent of the area of a *parcel* where:

- (a) the area of a *parcel* is less than 300.0 square metres; and
- (b) the *parcel width* is less than 8.7 metres.

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- (3) Unless otherwise referenced in subsection (4), the maximum **parcel coverage** is 45.0 per cent of the area of a **parcel** where the **parcel width** is greater than 11.0 metres.
- (4) The maximum **parcel coverage** referenced in subsections (1), (2) and (3) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

468 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 469, 470 and 471.

Building Setback from Front Property Line

469 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

470 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

(2) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:

- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.

(3) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in 337(3), located within 3.0 metres of:

- (a) the back of the public sidewalk; or
- (b) the curb where there is no public sidewalk.

(4) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, an exclusive private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) that provides unrestricted vehicle access to the rear of the **parcel**.

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- (5) One **building setback** from a **side property line** 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 eave troughs and downspouts onto the **parcel** on which the **building** is located.
- (6) *deleted*

Building Setback from Rear Property Line

471 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

472 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres.

(2) The maximum **building height** is 11.0 metres where:

- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
- (b) the **parcel width** is equal to or greater than 10.0 metres.

Motor Vehicle Parking Stalls

473 The minimum number of **motor vehicle parking stalls** is 2.0 stalls for a **Single Detached Dwelling** located on a **parcel** with a **parcel width** less than 9.0 metres.

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Division 8: Residential – One / Two Dwelling (R-2) District

Purpose

474 The Residential – One / Two Dwelling District is intended to accommodate residential **development** in the form of **Single Detached Dwellings, Semi-detached Dwellings** and **Duplex Dwellings** in the **Developing Area**.

Permitted Uses

475 The following **uses** are **permitted uses** in the Residential – One /Two Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Duplex Dwelling;**
- (b.1) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;**
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and**
- (i) *deleted*
- (j) **Utilities.**

Discretionary Uses

476 The following **uses** are **discretionary uses** in the Residential – One / Two Dwelling District:

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living**
- (a.2) **Backyard Suite;**
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted*
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) *deleted*
- (i.1) *deleted*
- (i.2) *deleted*
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- (l) **Sign – Class E;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

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Rules

477 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

478 The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

479 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (a.1) 9.0 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite** in a **Single Detached Dwelling**, unless otherwise referenced in subsection (a.2);
- (a.2) 7.5 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite** in a **Single Detached Dwelling** where:
 - (i) it is located on a **corner parcel** or **laned parcel**; and
 - (ii) 3.0 or more **motor vehicle parking stalls** are provided on the **parcel**.
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**; and
- (c) *deleted*
- (d) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and 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**.

Parcel Depth

480 The minimum **parcel depth** is 22.0 metres.

Parcel Area

481 The minimum area of a **parcel** is:

- (a) 330.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**; and

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- (c) *deleted*
- (d) 400.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 482 (1) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Single Detached Dwelling** is 45.0 per cent of the area of a *parcel*.
- (2) Unless otherwise referenced in subsection (3), the maximum *parcel coverage* for a **Semi-detached Dwelling** or **Duplex Dwelling** is 50.0 per cent of the area of a *parcel*.
- (3) The maximum *parcel coverage* referenced in subsections (1) and (2) must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.
- (4) For all other *uses*, the maximum *parcel coverage* is 45.0 per cent.

Building Setback Areas

- 483 The depth of all *setback areas* must be equal to the minimum *building setback* required in sections 484, 485 and 486.

Building Setback from Front Property Line

- 484 The minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
 - (b) 3.0 metres for a *laneless parcel*.

Building Setback from Side Property Line

- 485 (1) For a *laned parcel*, the minimum *building setback* from any *side property line* is 1.2 metres.
- (2) For a *laneless parcel*, the minimum *building setback* from any *side property line* is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the *parcel*, when no provision is made for a *private garage* on the front or side of a *building*.
- (3) For a *parcel* containing a **Semi-detached Dwelling**, there is no requirement for a *building setback* from the *property line* upon which the party wall is located.
- (4) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, provided there is no portion of a *building*, except for a projection allowed in 337(3), located within 3.0 metres of:

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- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (5) The **building setback** required in subsection 2(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (6) One **building setback** from a **side property line** 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 2.4 metre private maintenance easement that provides for a 0.60 metre eave and footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eave troughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

486 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 487 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**.
- (2) The maximum **building height** is 11.0 metres for **Single Detached Dwellings** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.
- (3) The maximum **building height** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
- (4) The maximum **building height** for all other **uses** is 10.0 metres.

Motor Vehicle Parking Stalls

- 488 (1) Unless otherwise referenced in subsection (2) and (3), the minimum number of **motor vehicle parking stalls** is the requirement referenced in Part 4.
- (2) The minimum number of **motor vehicle parking stalls** for each **Single Detached Dwelling** is 2.0 stalls per **Dwelling Unit** where:

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- (a) the *parcel width* is less than 9.0 metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982; or
 - (b) the area of the *parcel* is less than 270.0 square metres and the *parcel* is part of a plan of subdivision approved after September 7, 1982.
- (3) The minimum number of *motor vehicle parking stalls* for a **Secondary Suite** contained in a **Semi-detached Dwelling** is reduced to 0.0 stalls, where 2.0 *motor vehicle parking stalls* are provided for each **Dwelling Unit**.

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SCHEDULE B

Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

Purpose

- 525 (1) The Residential – Grade-Oriented Infill (R-CG) District:
- (a) accommodates existing residential *development*;
 - (b) accommodates grade-oriented development in the form of Rowhouse Buildings, Townhouses, **Duplex Dwellings**, **Semi-detached Dwellings** and **Cottage Housing Clusters**;
 - (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential *development*;
 - (d) provides flexible *parcel* dimensions and *building setbacks* that facilitate integration of a diversity of grade-oriented housing over time; and
 - (e) accommodates site and *building* design that is adaptable to the functional requirements of evolving household needs.
- (2) The Residential – Grade-Oriented Infill (R-CGex) District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate **Secondary Suites** or **Backyard Suites**.

Permitted Uses

- 526 (1) The following *uses* are *permitted uses* in the Residential – Grade-Oriented Infill District:
- (a) **Accessory Residential Building**;
 - (b) **Contextual Semi-detached Dwelling**;
 - (c) **Home Based Child Care - Class 1**;
 - (d) **Home Occupation - Class 1**;
 - (e) **Park**;
 - (f) **Protective and Emergency Service**;
 - (g) **Secondary Suite**;
 - (h) **Sign - Class A**; and
 - (i) **Utilities**.
- (2) A **Rowhouse Building** is a *permitted use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** complies with all the rules in the district for that *use* and where a **Rowhouse Building** complies with the rules of section 347.3.

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Discretionary Uses

- 527 (1) A **Rowhouse Building** is a *discretionary use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** does not comply with all the rules in the district for that *use* or where a **Rowhouse Building** does not comply with the rules of section 347.3.
- (2) The following *uses* are *discretionary uses* in the Residential – Grade-Oriented Infill District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Backyard Suite;**
 - (d) **Bed and Breakfast;**
 - (e) **Community Entrance Feature;**
 - (f) **Cottage Housing Cluster;**
 - (g) **Custodial Care;**
 - (h) **Duplex Dwelling;**
 - (i) *deleted*
 - (j) **Home Occupation - Class 2;**
 - (k) **Place of Worship - Small;**
 - (l) **Power Generation Facility;**
 - (m) **Residential Care;**
 - (n) **Semi-detached Dwelling;**
 - (o) **Sign – Class B;**
 - (p) **Sign – Class C**
 - (q) **Sign – Class E;**
 - (r) **Single Detached Dwelling;**
 - (s) **Temporary Residential Sales Centre;**
 - (s.1) **Townhouse;** and
 - (t) **Utility Building.**

Permitted and Discretionary Uses for Parcels Designated R-CGex

527.1 (1) *Parcels* designated R-CGex have the same *permitted uses* referenced in Section 526 with the exclusion of:

- (a) **Secondary Suite.**

(2) *Parcels* designated R-CGex have the same *discretionary uses* referenced in Section 527 with the exclusion of:

- (a) **Backyard Suite.**

Rules

528 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and

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- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

529 The maximum *density* for *parcels* designated R-CG District is 75 *units* per hectare.

Number of Main Residential Buildings on a Parcel

530 *deleted*

Parcel Width

531 The minimum *parcel width* is 7.5 metres for a *parcel* containing a **Duplex Dwelling**.

Facade Width

532 The minimum width of a *street* facing facade of a *unit* is 4.2 metres.

At Grade Orientation of Units

533 (1) All *units* must provide individual, separate, direct access to *grade*.

(2) *Units* with an exterior wall facing a *street* must provide:

- (a) an entrance that is visible from the *street*; and
- (b) sidewalks that provide direct exterior access to the *unit*.

Parcel Coverage

534 (1) *deleted*

(2) Unless otherwise referenced in subsection (3), the maximum cumulative *building coverage* over all the *parcels* subject to a single *development permit* containing a **Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling** or **Townhouse** is:

- (a) 45.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of less than 40 *units* per hectare;
- (b) 50.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of 40 *units* per hectare or greater and less than 50 *units* per hectare;
- (c) 55.0 per cent of the area of the *parcels* subject to the single *development permit* for a *development* with a *density* of 50 *units* per hectare and less than 60 *units* per hectare; or
- (d) 60.0 per cent of the area of the *parcels* subject to a single *development permit* for a *development* with a *density* of 60 *units* per hectare or greater.

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- (3) The maximum **parcel coverage** referenced in subsections (1) and (2), 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**.
- (4) For all other **uses**, the maximum **parcel coverage** is 45.0 percent.

Building Depth and Separation

- 535 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.
- (2) On a **laned parcel** there is no maximum **building depth** for a **main residential building** wholly contained to the rear 40.0 per cent **parcel depth** where:
- (a) there is more than one **main residential building** on the **parcel**;
 - (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located with the first 60.0 per cent of the **parcel depth**; and
 - (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.
- (3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**; or
 - (b) the **building depth** of the **main residential building** on the adjoining **parcel**; whichever is closer to the **rear property line**.

Building Setback Areas

- 536 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 535, 537, 538, 539, and 540.

Building Setback from Front Property Line

- 537 The minimum **building setback** from a **front property line** is 3.0 metres.

Block Face Requirements

- 538 (1) A minimum **building setback** of 1.2 metres is required from a **side property line** at least every 60.0 metres along the entire length of a block face.

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- (2) Where subsection (1) applies, the **side setback area** must be clear of all air conditioning **units**, window wells and portions of a **building** measured from **grade** to a height of 2.4 metres.

Building Setback from Side Property Line

- 539 (1) Subject to subsections (3) through (9), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (7), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
- (b) 3.0 metres on one side of the **parcel** when no provision is made for a **private garage** on the front or side of a **building**.
- (3) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (4) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement.
- (5) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where the **main residential building** on the adjoining **parcel** has a **zero setback**.
- (6) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (7) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to 0.0 metres where the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** registers, against both titles, a private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
- (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
- (9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to 0.0 metres where the wall of the

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portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Building Setback from Rear Property Line

- 540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laned** or **corner parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.

Fences

540.1 The height of a **fence** above **grade** at any point along a **fence** line must not exceed 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**.

Building Height

- 541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district**, the M-CG or H-GO District the maximum **building height**:
- (a) is the greater of:
- (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
 - (ii) 7.0 metres from **grade**;
- measured at the shared **property line**; and
- (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.
- (3) On a **corner parcel**, the maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.
- (4) Where not located on a **corner parcel**, the maximum **building height** is 8.6 metres for any portion of a **main residential building** located between the **rear property line** and 60.0 per cent **parcel depth** or the **contextual building depth average**, whichever is greater.
- (5) *deleted*

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Landscaping Requirements

- 542 (1) For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) For **developments** of two **units** or less the General Landscaping Rules of Section 346.1 apply.
- (3) All areas of a **parcel** except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (4) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be **landscaped area**.
- (5) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
- (6) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (7) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
- (8) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
- (9) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
- (10) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development exists**.

Landscape Plan Requirements

542.1 For **developments** of three **units** or more, a landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:

- (a) the existing and proposed site grading;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls**, **screening**, **soft surfaced landscaped area** and **hard surfaced landscaped areas**;
- (d) **private amenity space** or **common amenity space**;

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- (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
- (f) details of the irrigation system; and
- (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross sections detailing the waterproofing membranes, protection boards, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Planting Requirements

542.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees; and
 - (b) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2)** A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square metres of **parcel area**.
- (3)** Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (4)** The requirement for the provision of 1.0 tree is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (5)** The requirement for the provision of 2.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
 - (b) a coniferous tree has a minimum height of 4.0 metres.
- (6)** The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimetres is preserved.

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- (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
- (a) 1.2 metres for trees;
 - (b) 0.6 metres for shrubs; and
 - (c) 0.3 metres for all other planting areas.
- (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
- (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Amenity Space

- 543 (1) For *developments* of three **units** or more, each *unit* and *suite* must have *amenity space* that is located outdoors and is labelled on the required landscape plan.
- (2) *Amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.

Balconies

- 544 (1) Where a **balcony** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the **storey** below.
- (2) A **balcony** attached to a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, or Rowhouse Building** that is a **permitted use**:
- (a) may be located on a side façade of a **building**:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of a **corner parcel**;
 - (b) may be located on a rear façade of a **building** where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of a **corner parcel**;
 - (ii) a privacy wall is provided where the **balcony** is facing a **side property line** shared with a **contextually adjacent building**; and
 - (iii) the privacy wall is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height; and

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- (c) must not have a **balcony** on the rear façade with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

545 *deleted*

Motor Vehicle Parking Stall

546 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite**.

Mobility Storage

546.1 The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

Bicycle Parking Stalls

546.2 The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

Waste, Recycling and Organics

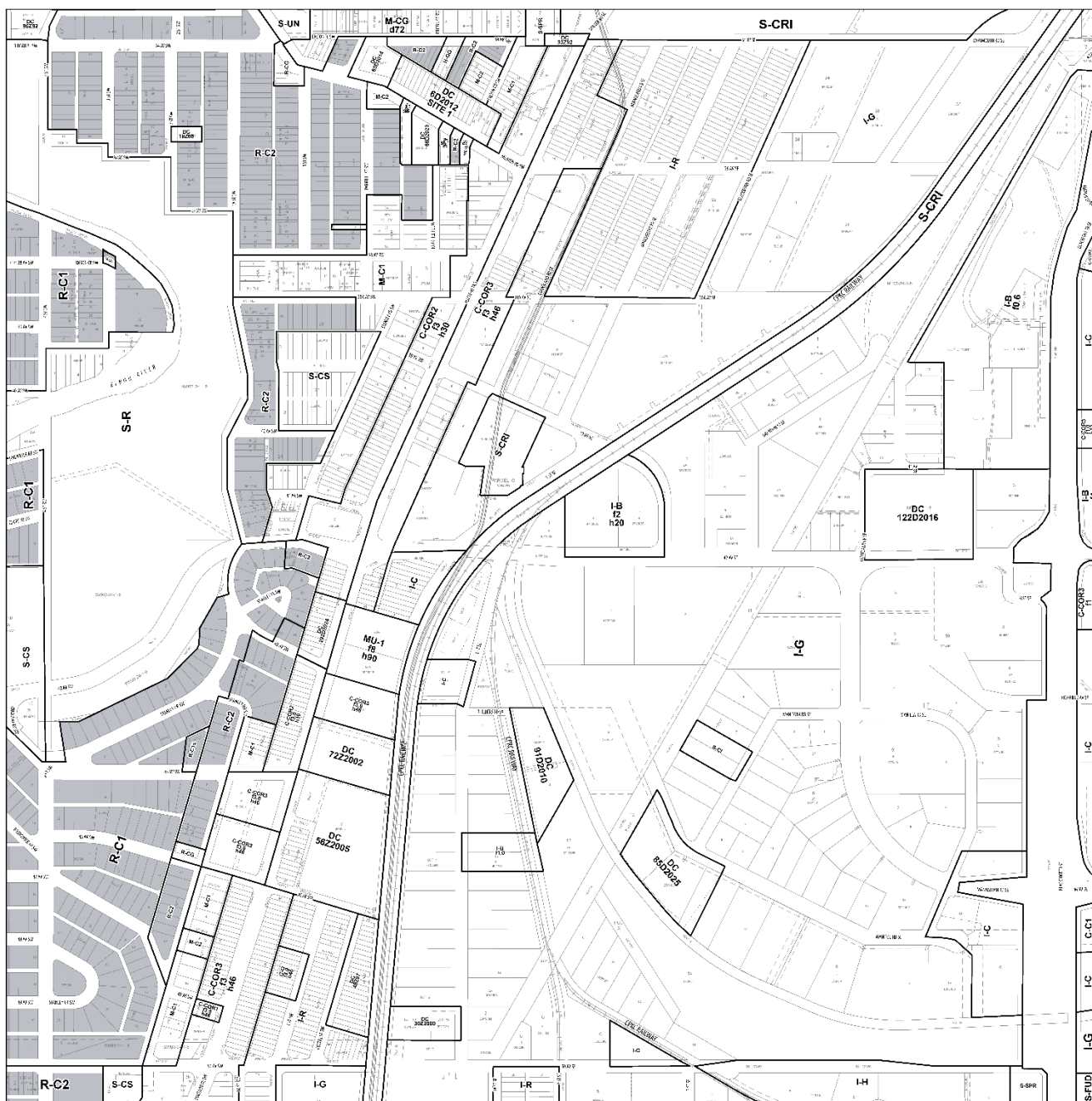
546.3 For **developments** of three or more **units**, garbage, recycling, and organics must be stored in a **screened** location approved by the **Development Authority**.

SCHEDULE C

Section Map 1C



Section Map 3C

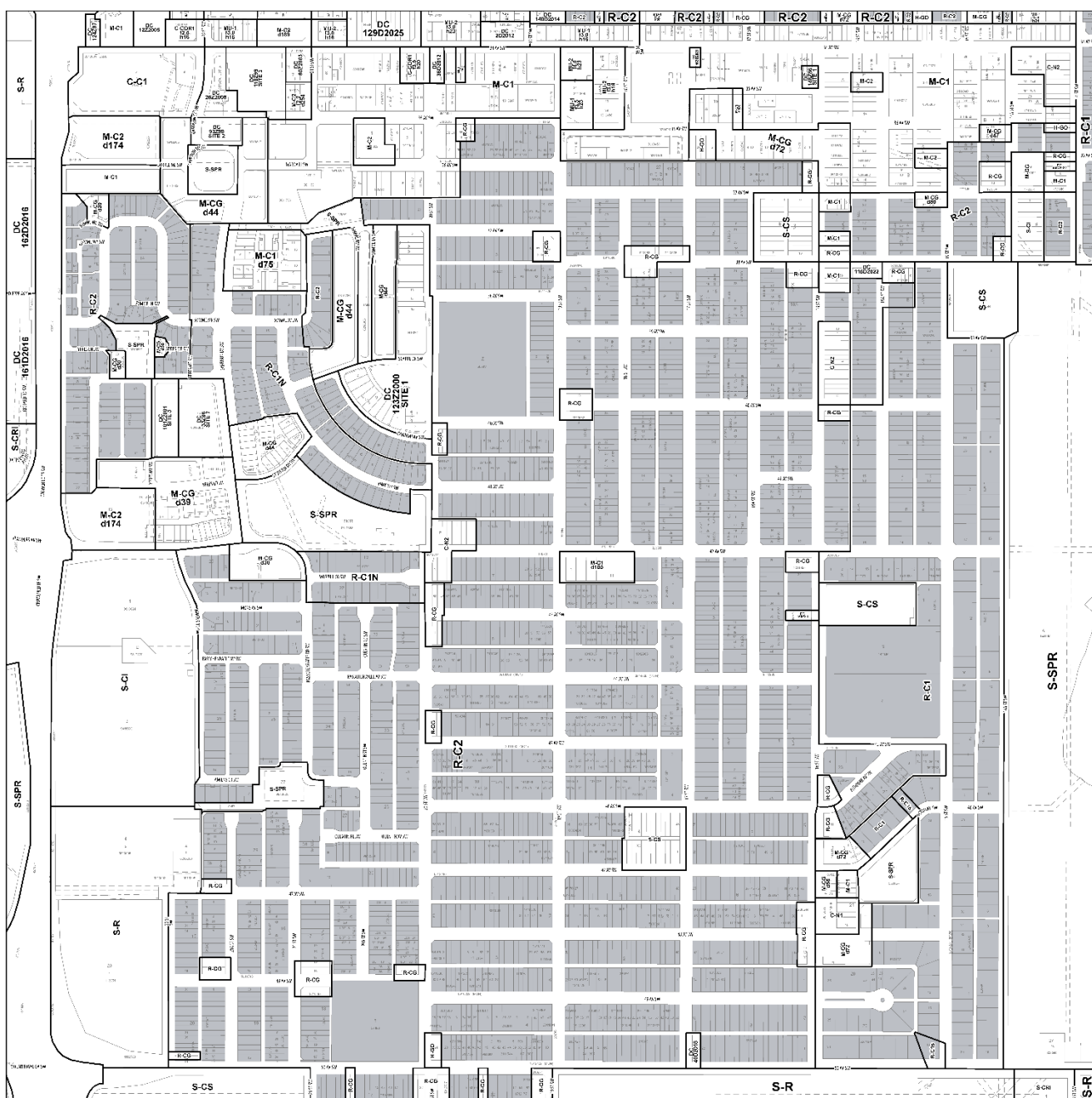


PROPOSED

Section Map 4C

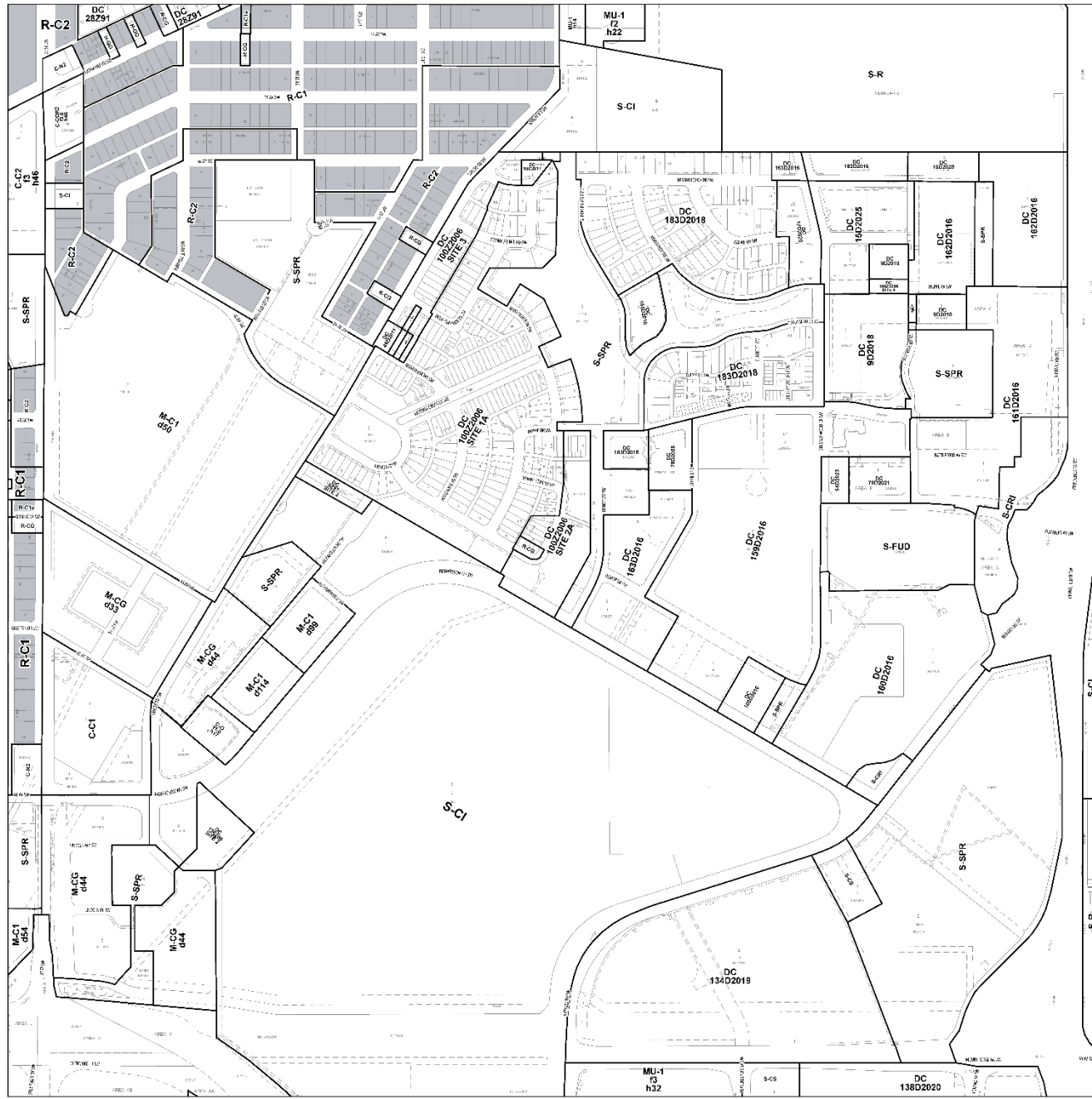


Section Map 5C



PROPOSED

Section Map 6C



Section Map 7C



PROPOSED

Section Map 10C

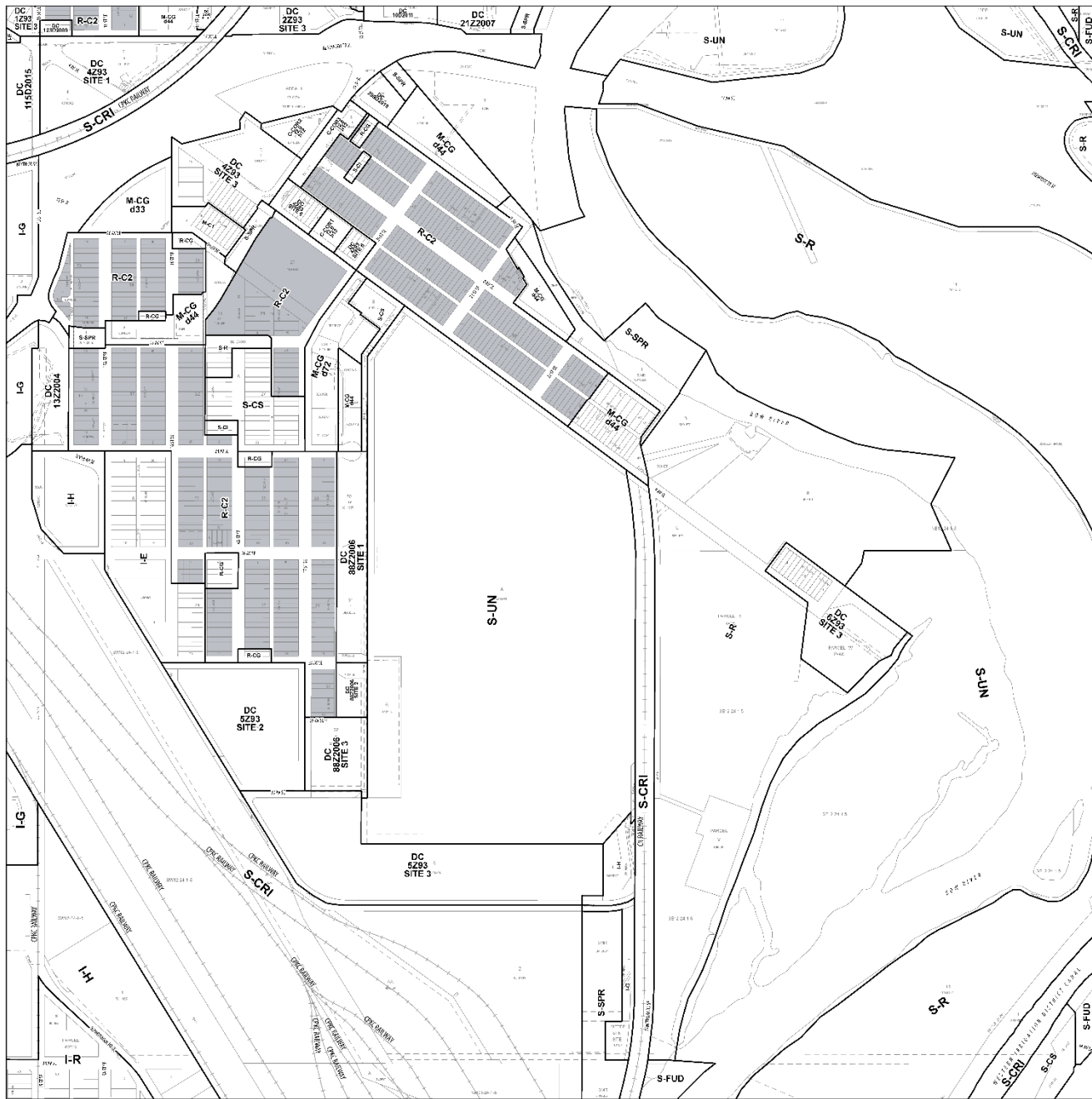


Section Map 11C

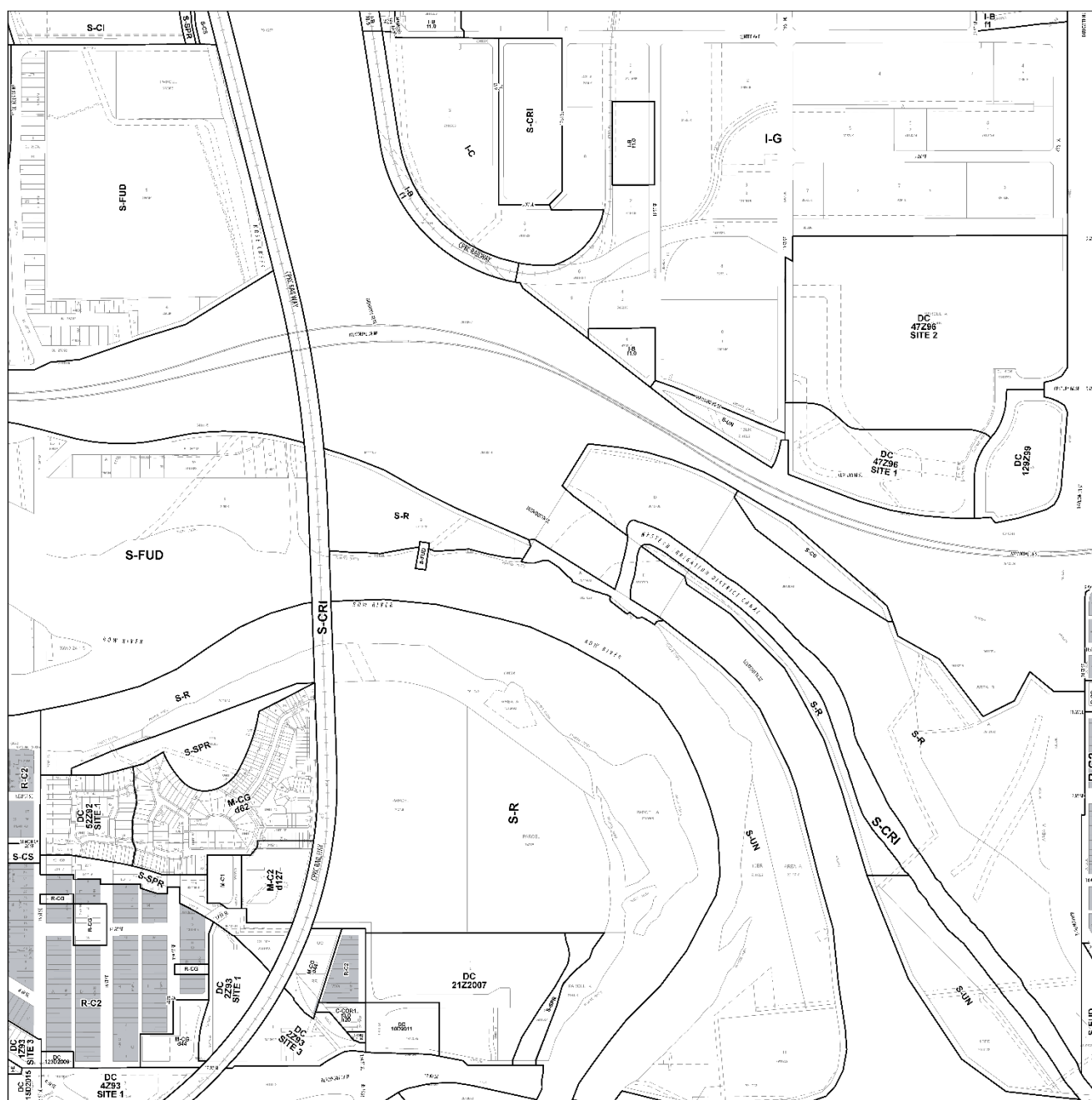


PROPOSED

Section Map 12C



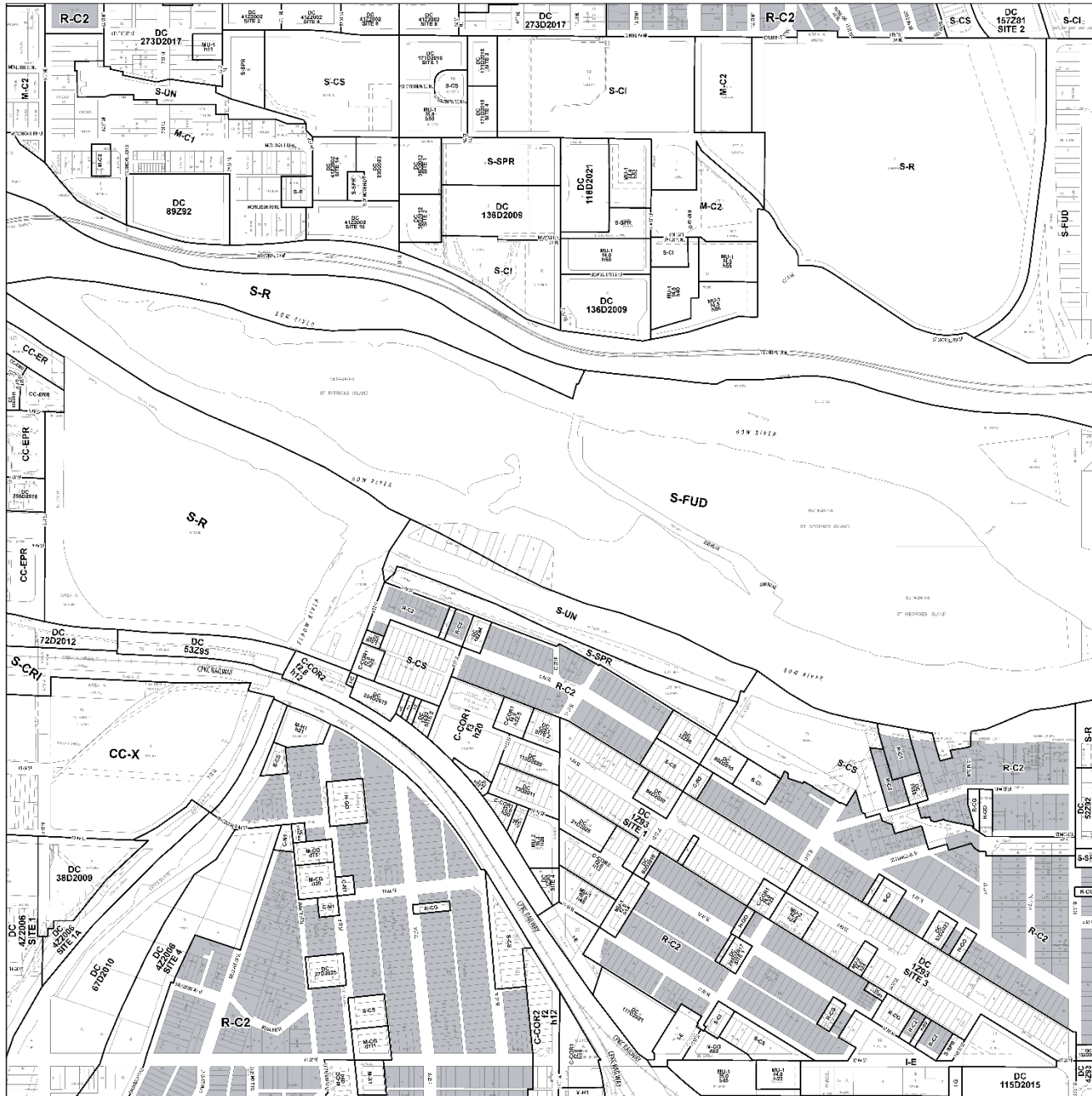
Section Map 13C



PROPOSED

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Section Map 14C

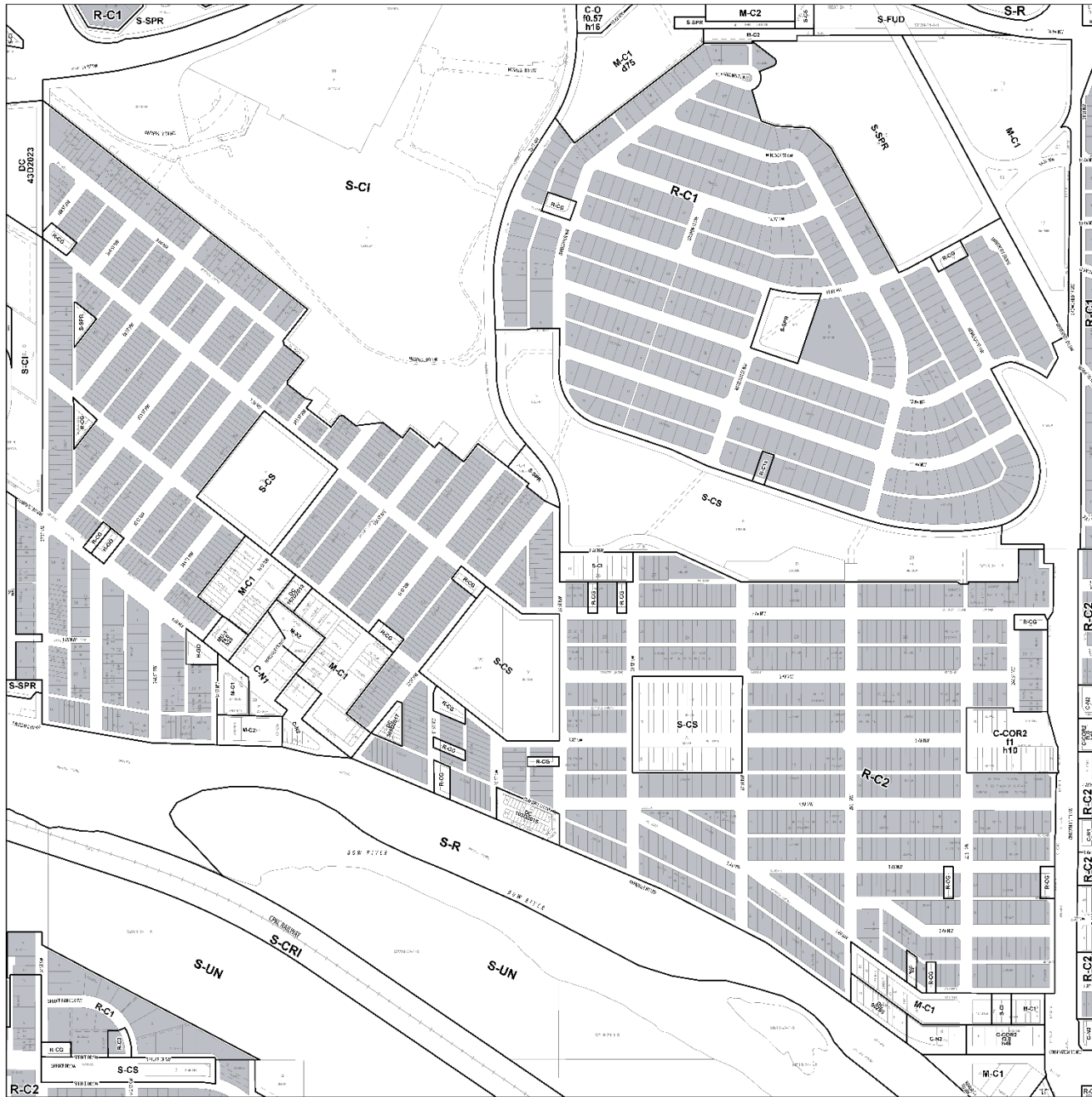


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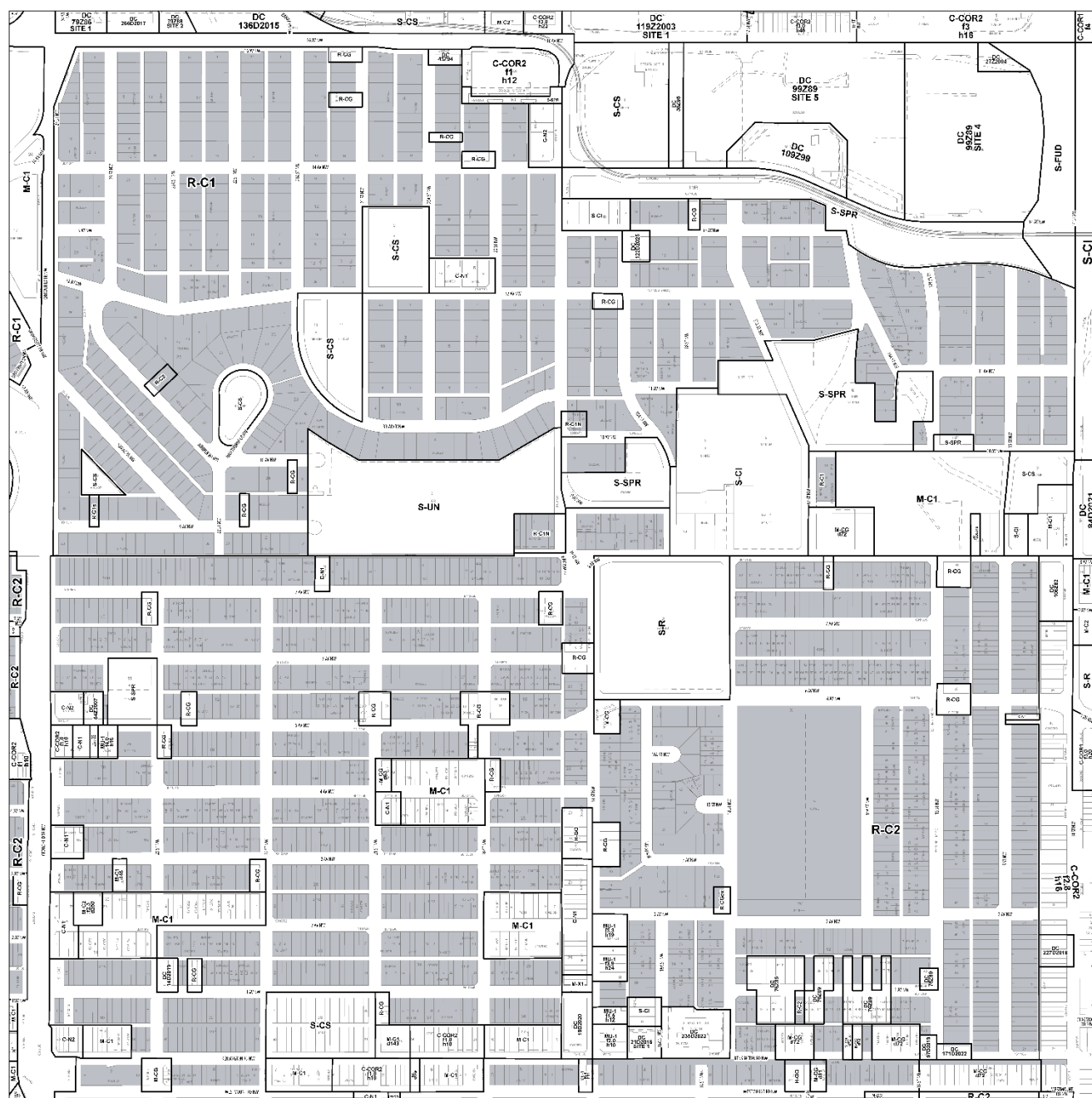


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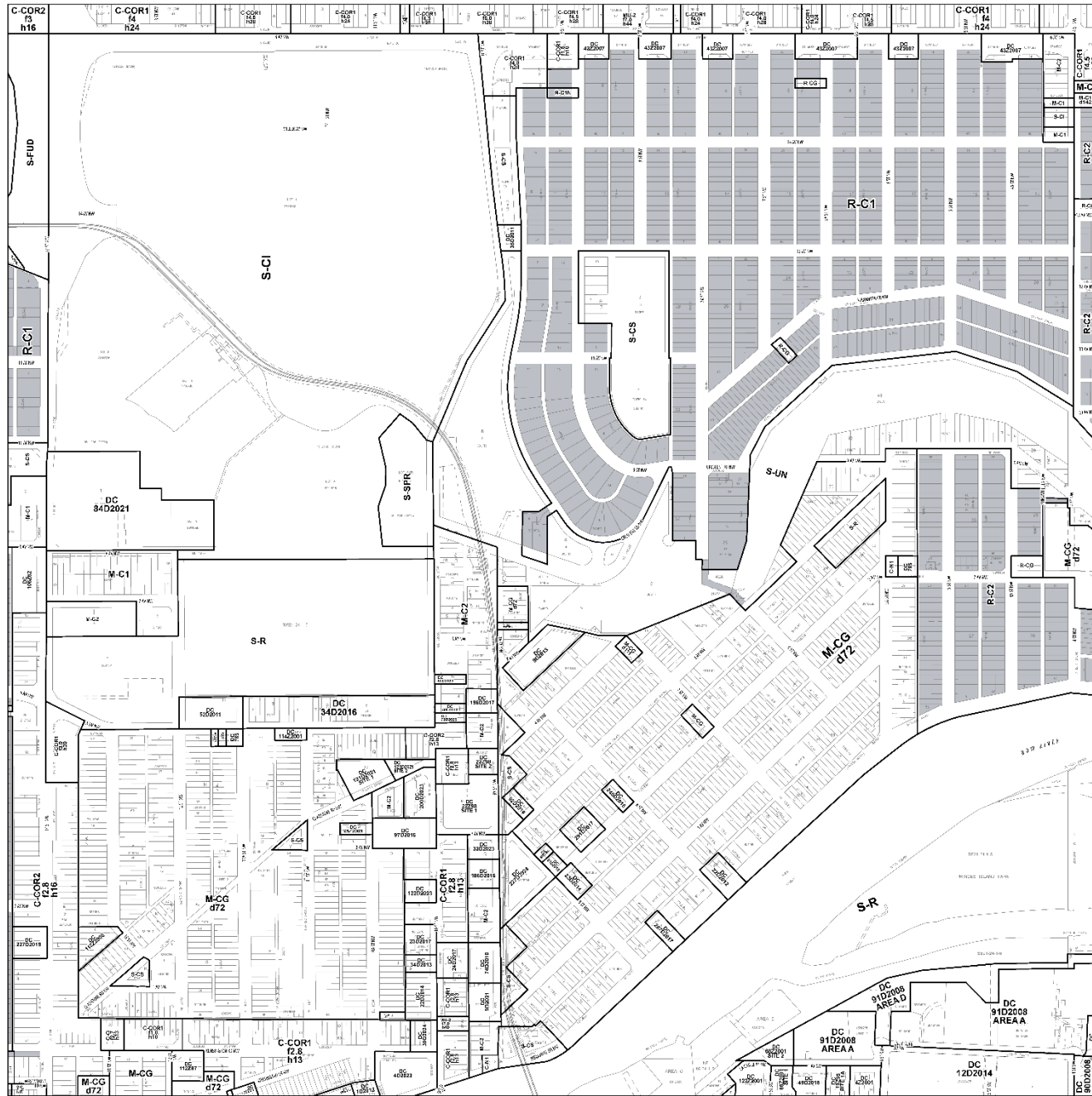
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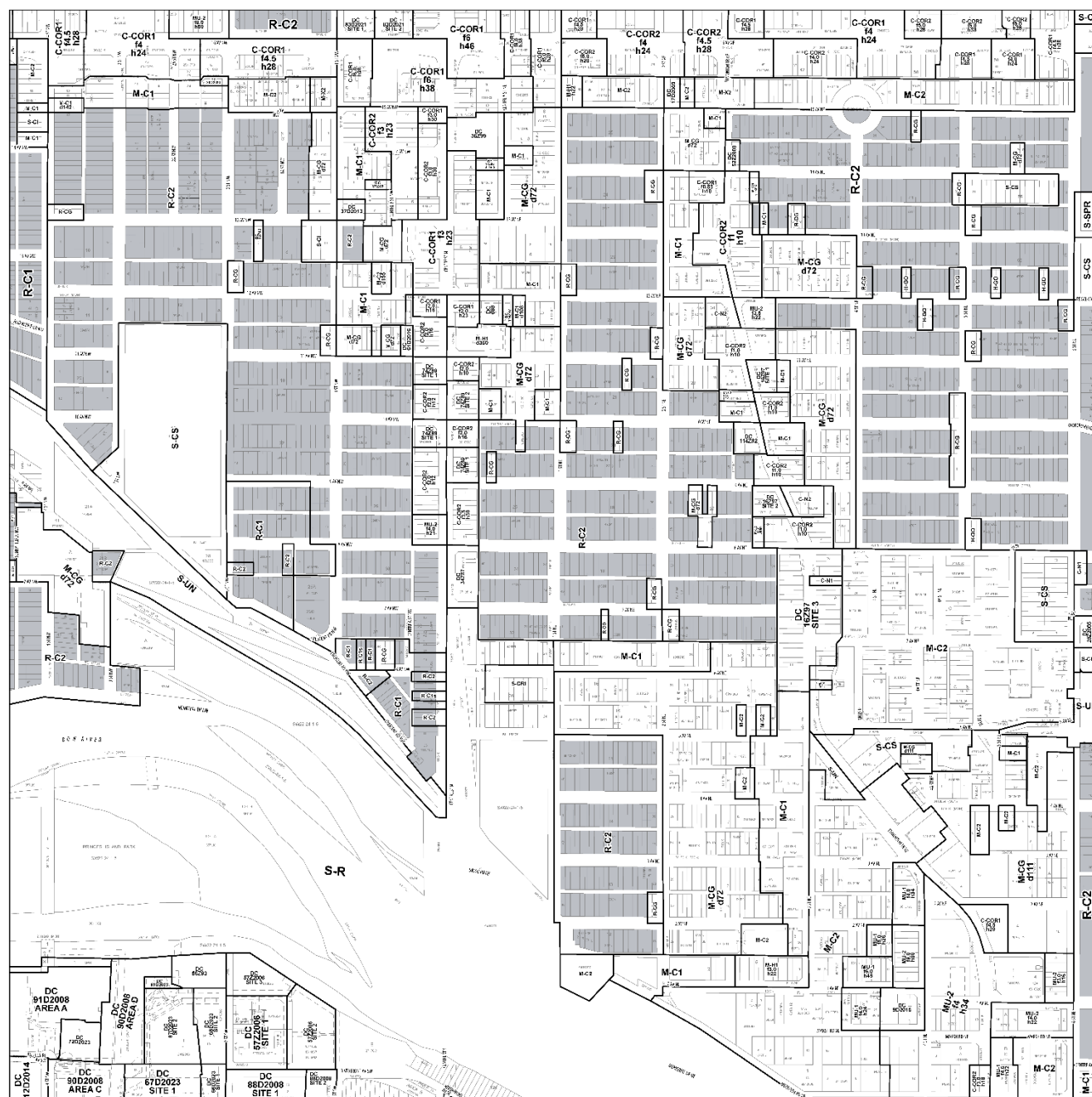
Section Map 20C



Section Map 21C

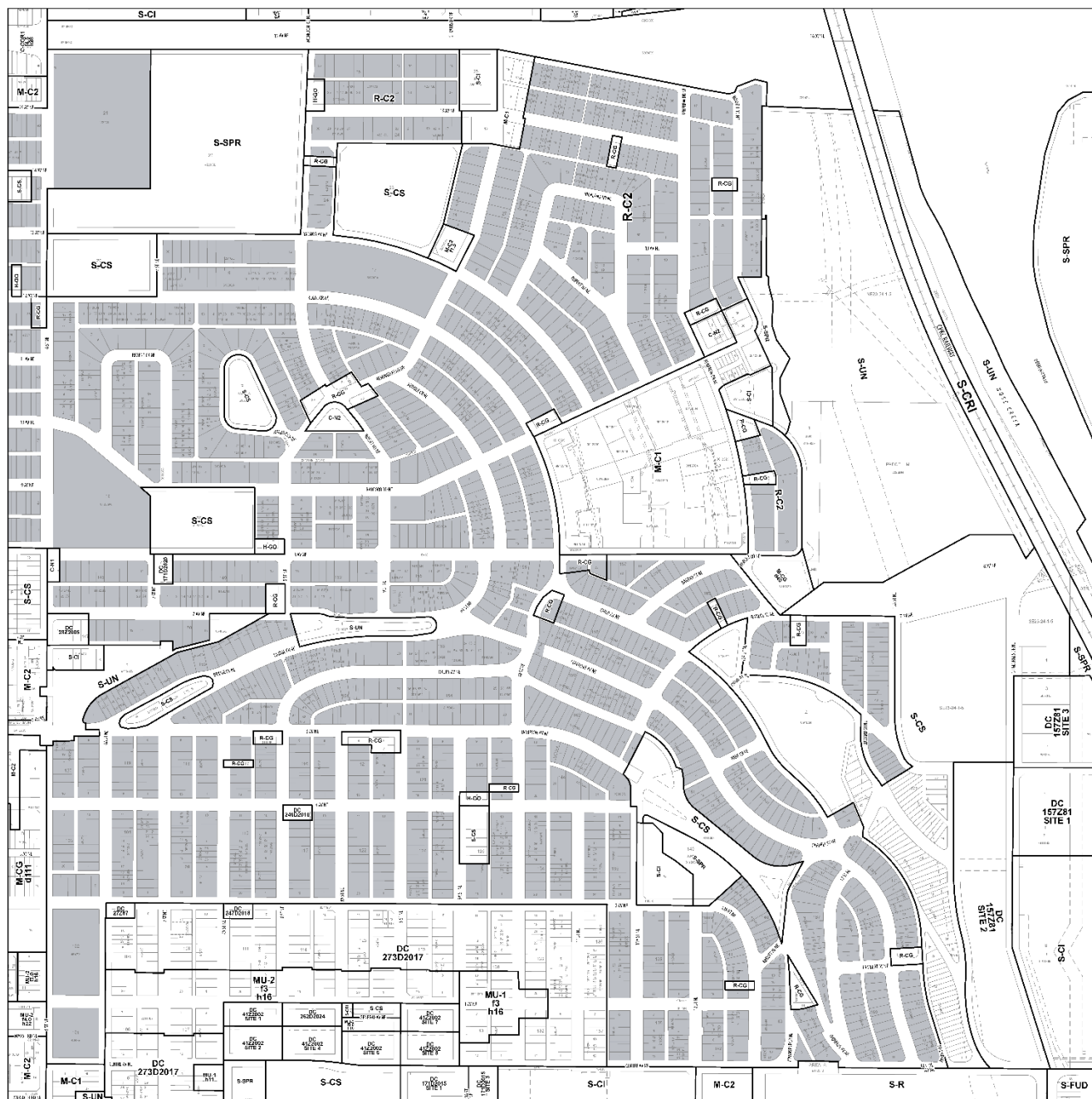


Section Map 22C

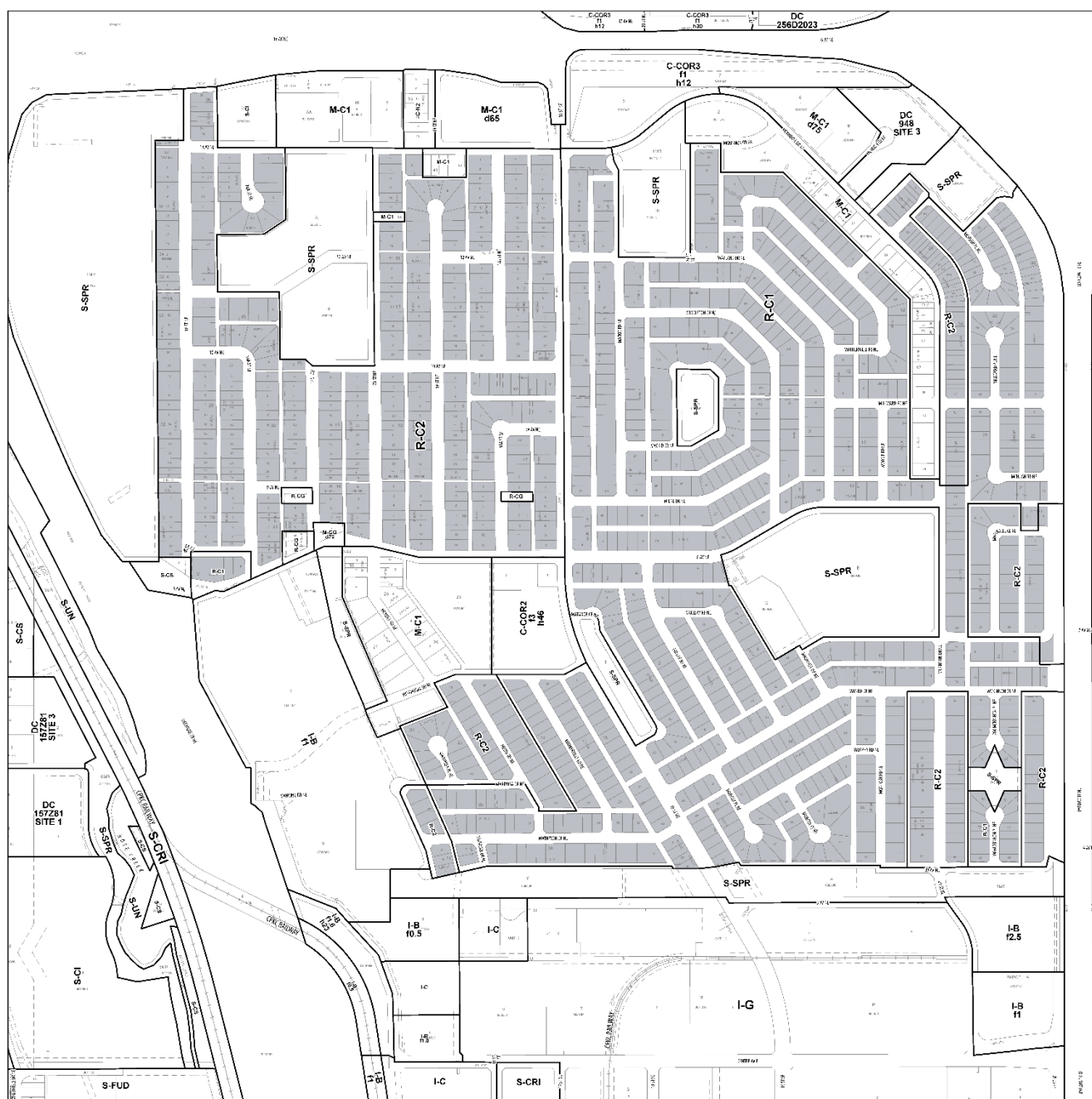


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Section Map 23C

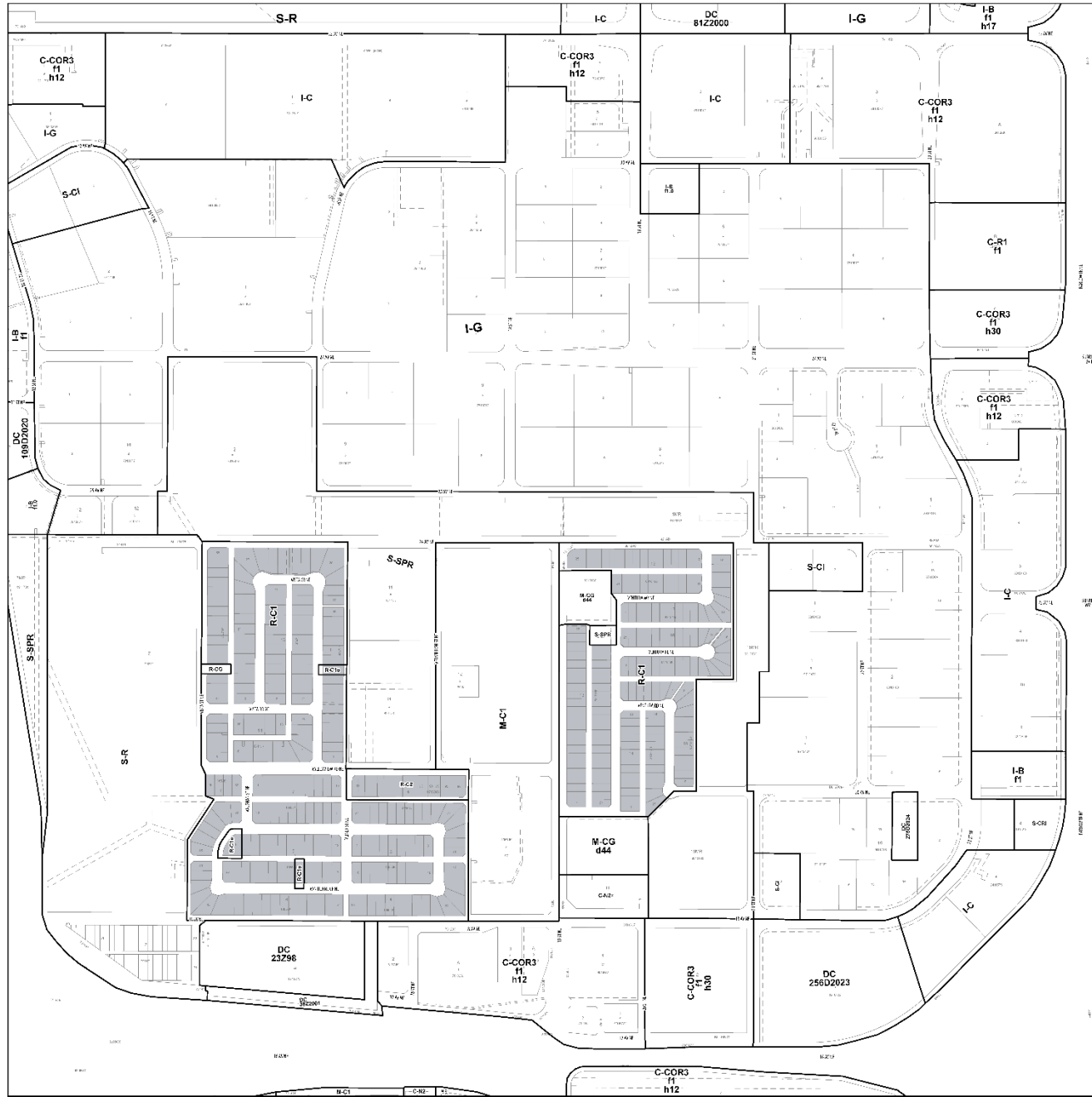


Section Map 24C



PROPOSED

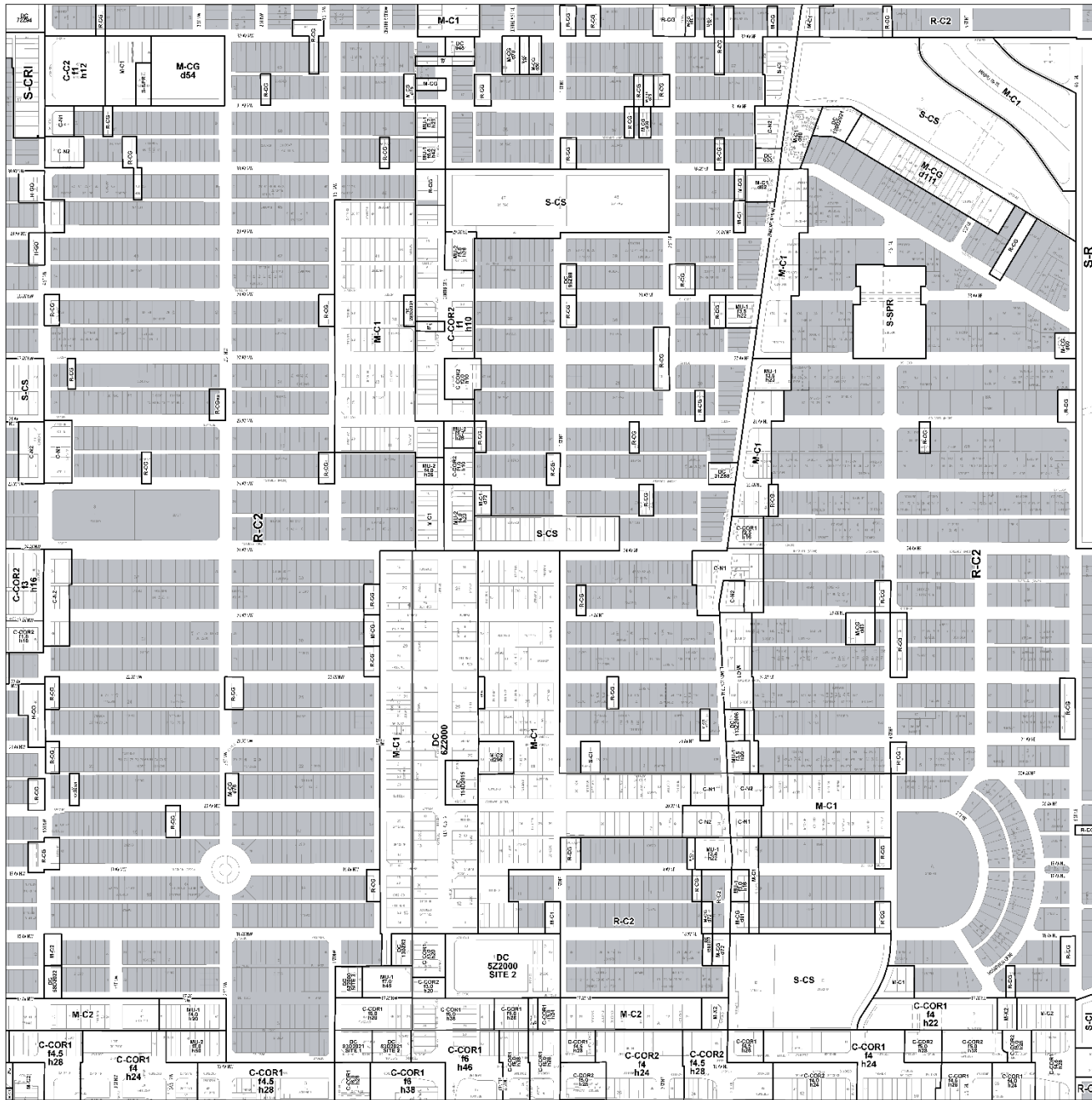
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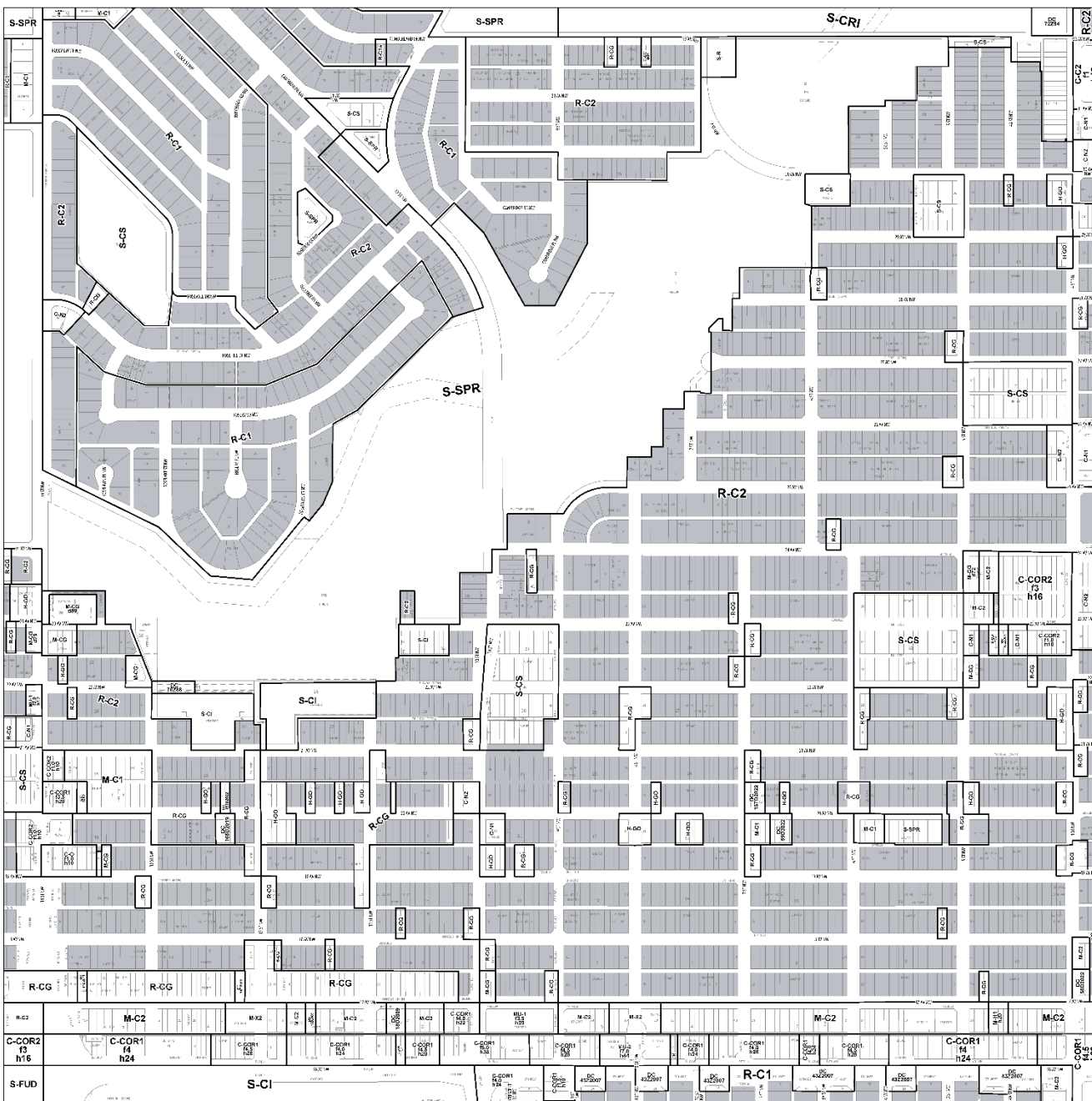
Section Map 26C



Section Map 27C

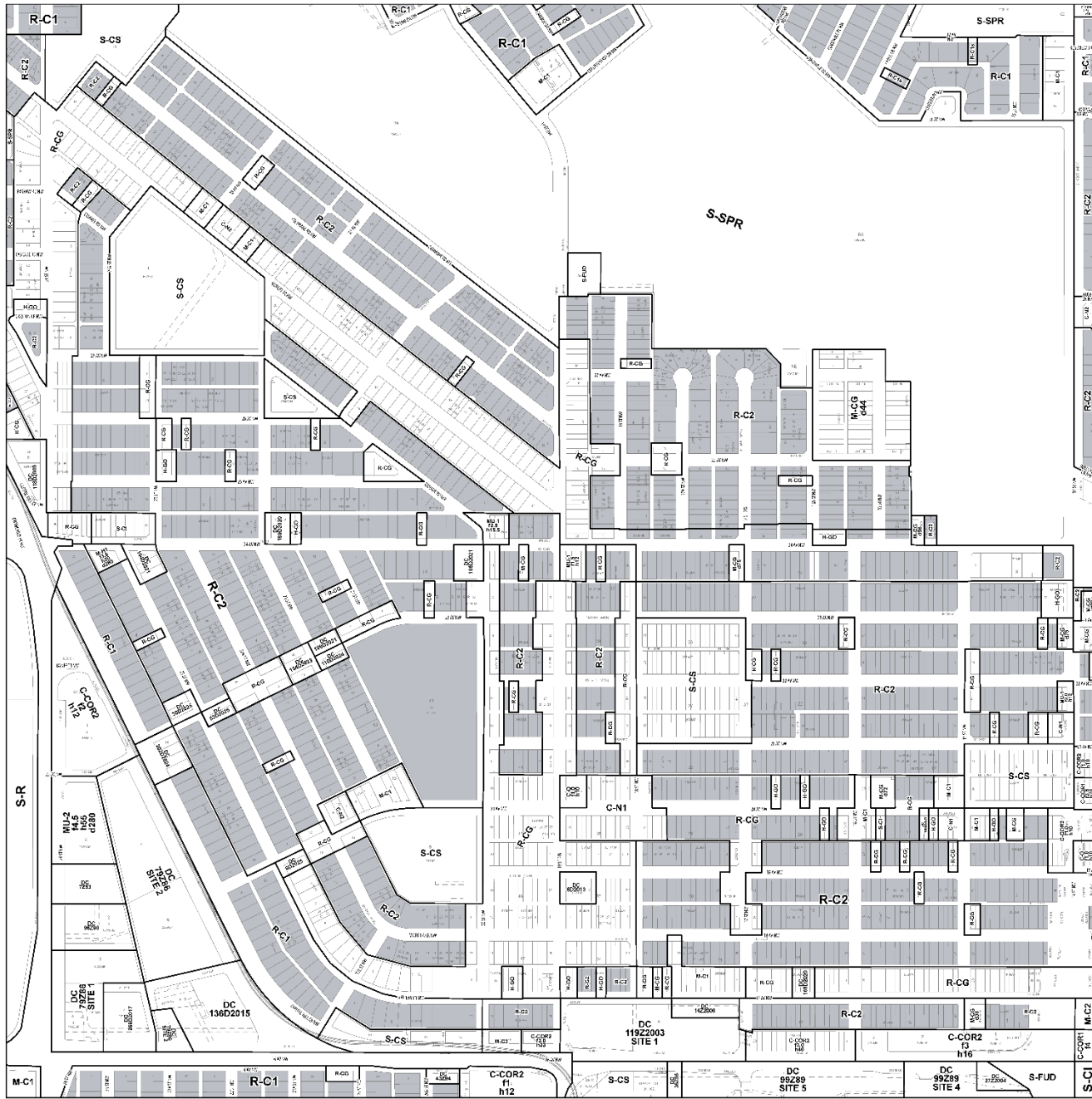


Section Map 28C

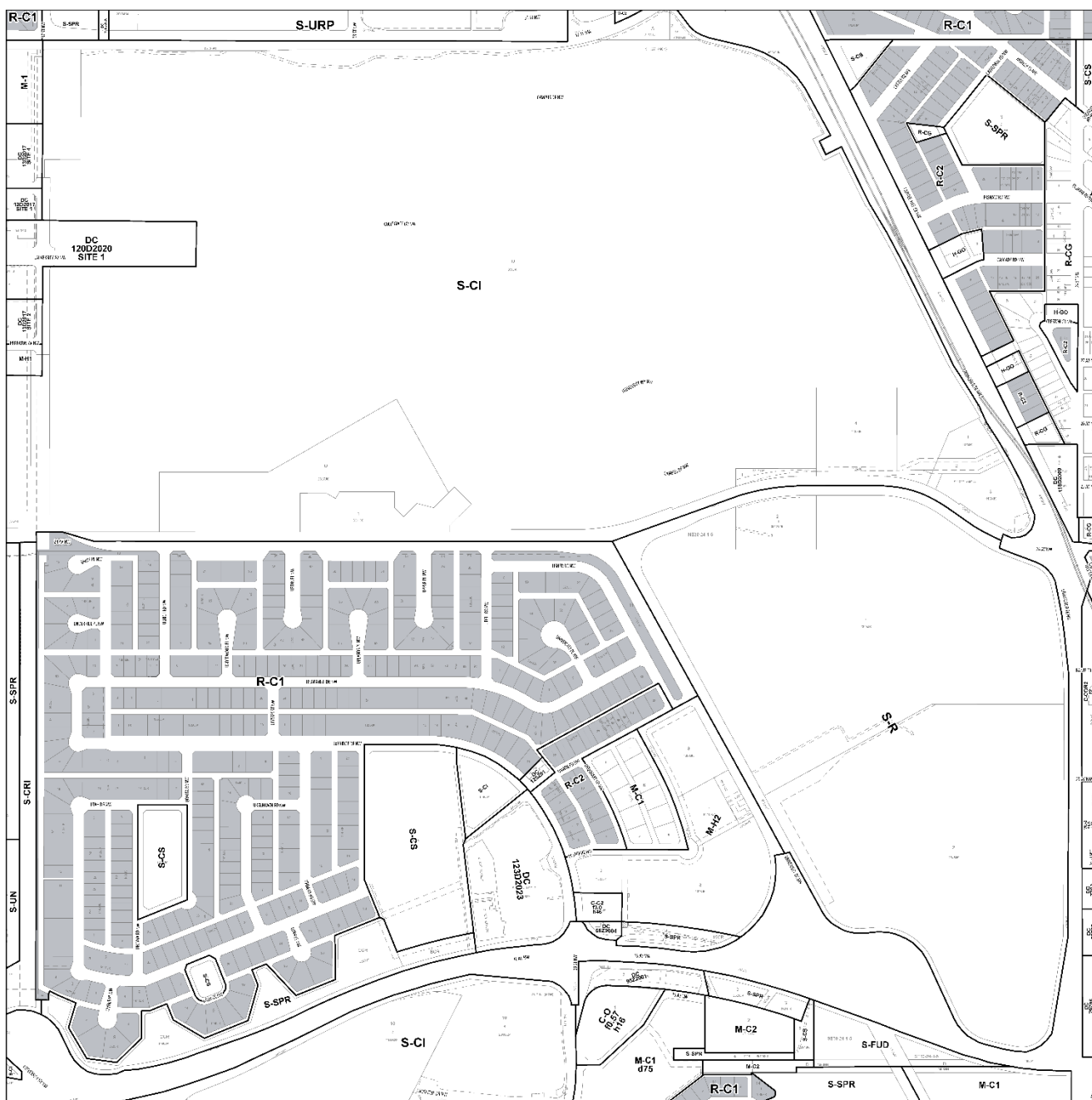


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Section Map 29C

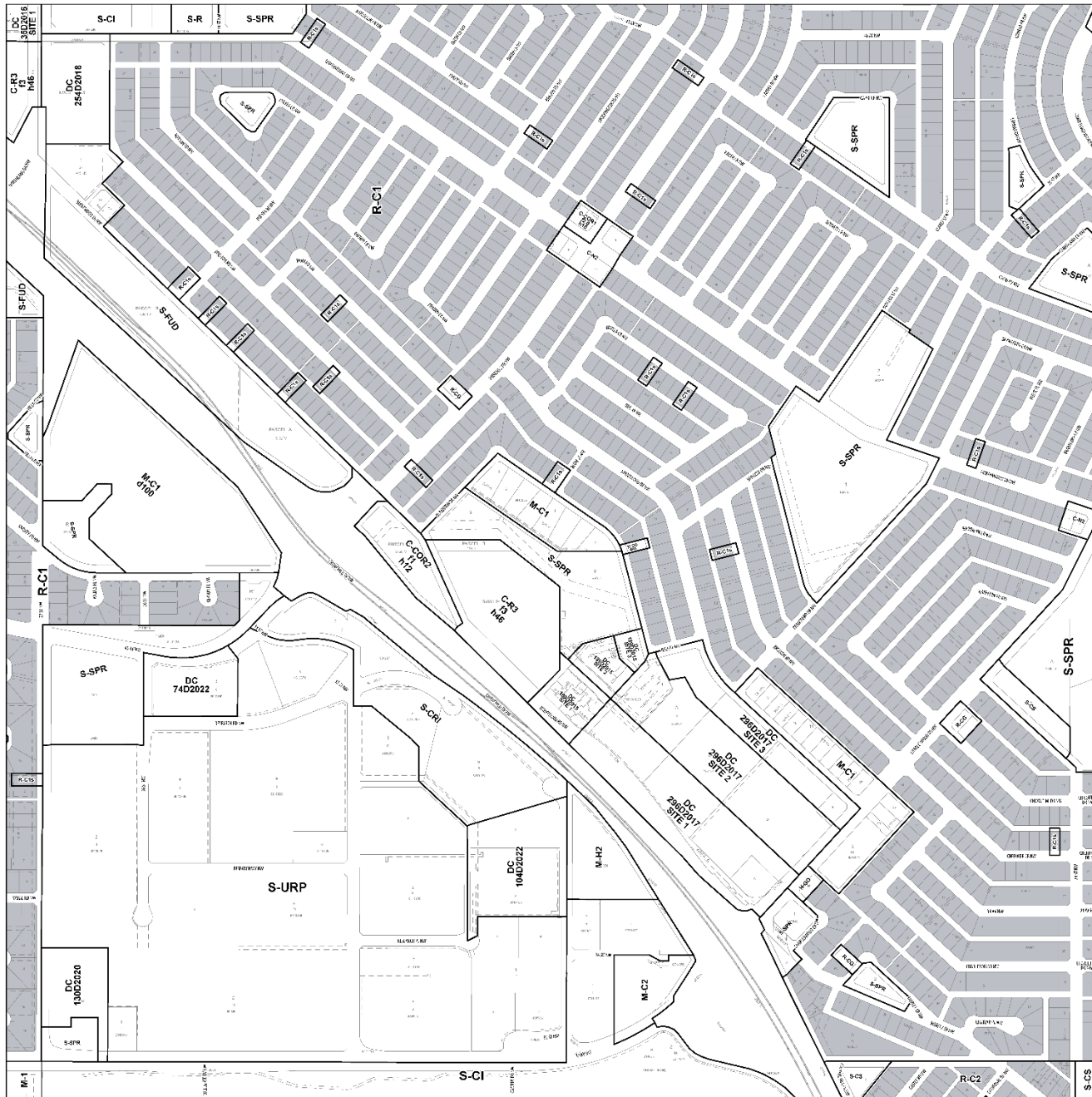


Section Map 30C

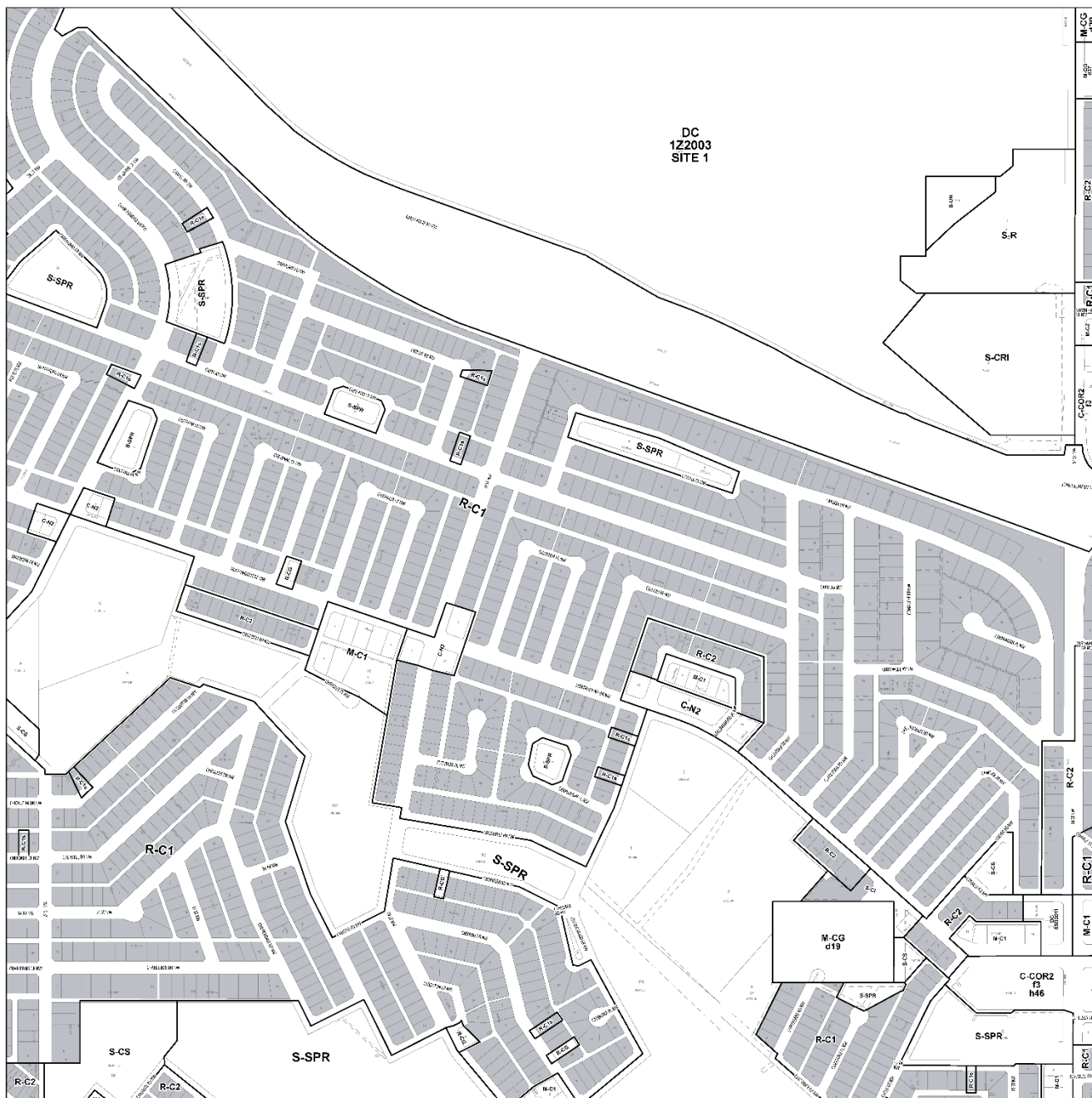


PROPOSED

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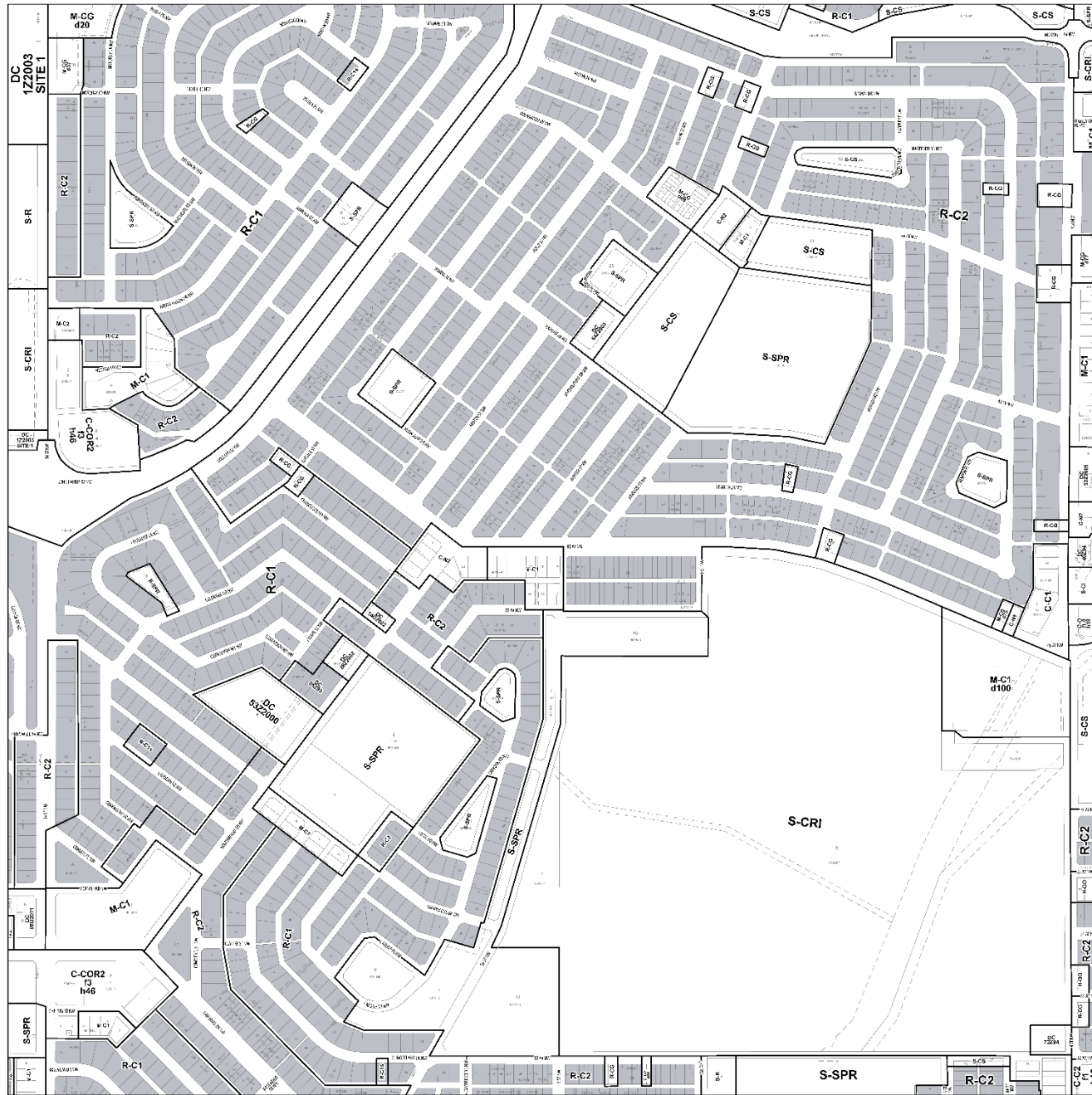


Section Map 32C

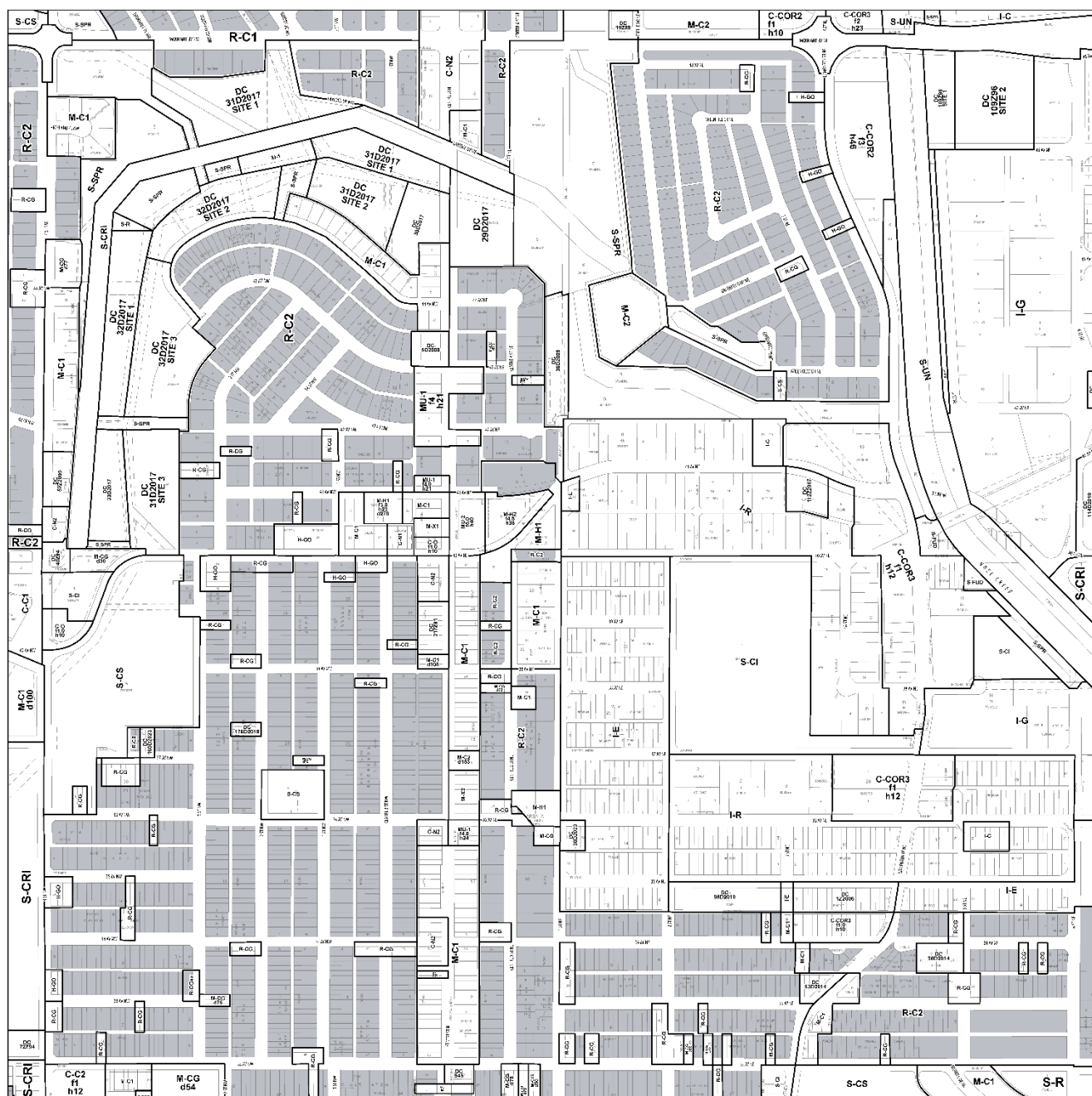


PROPOSED

Section Map 33C

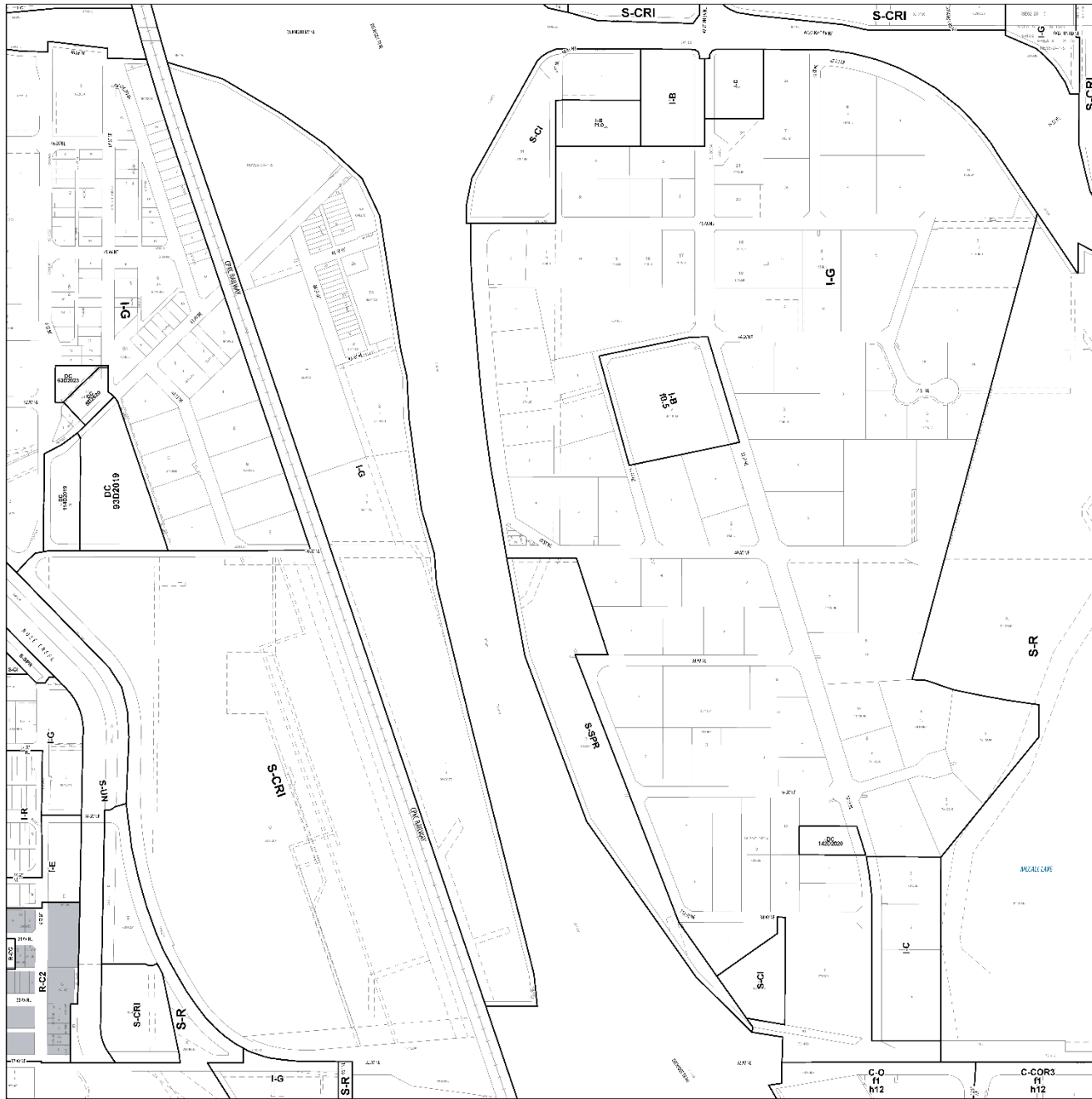


Section Map 34C



PROPOSED

Section Map 35C

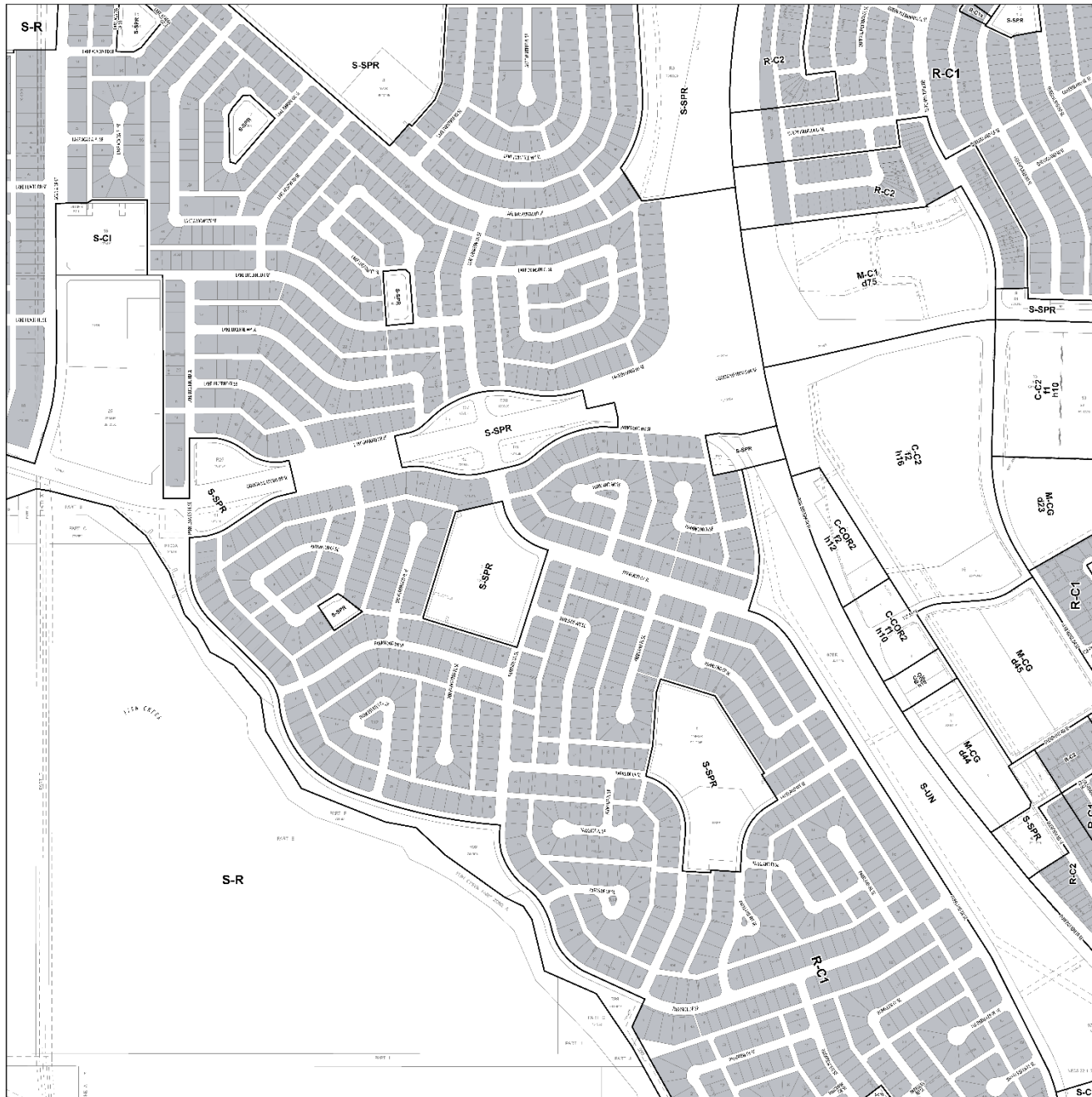


Section Map 1S



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Section Map 2S

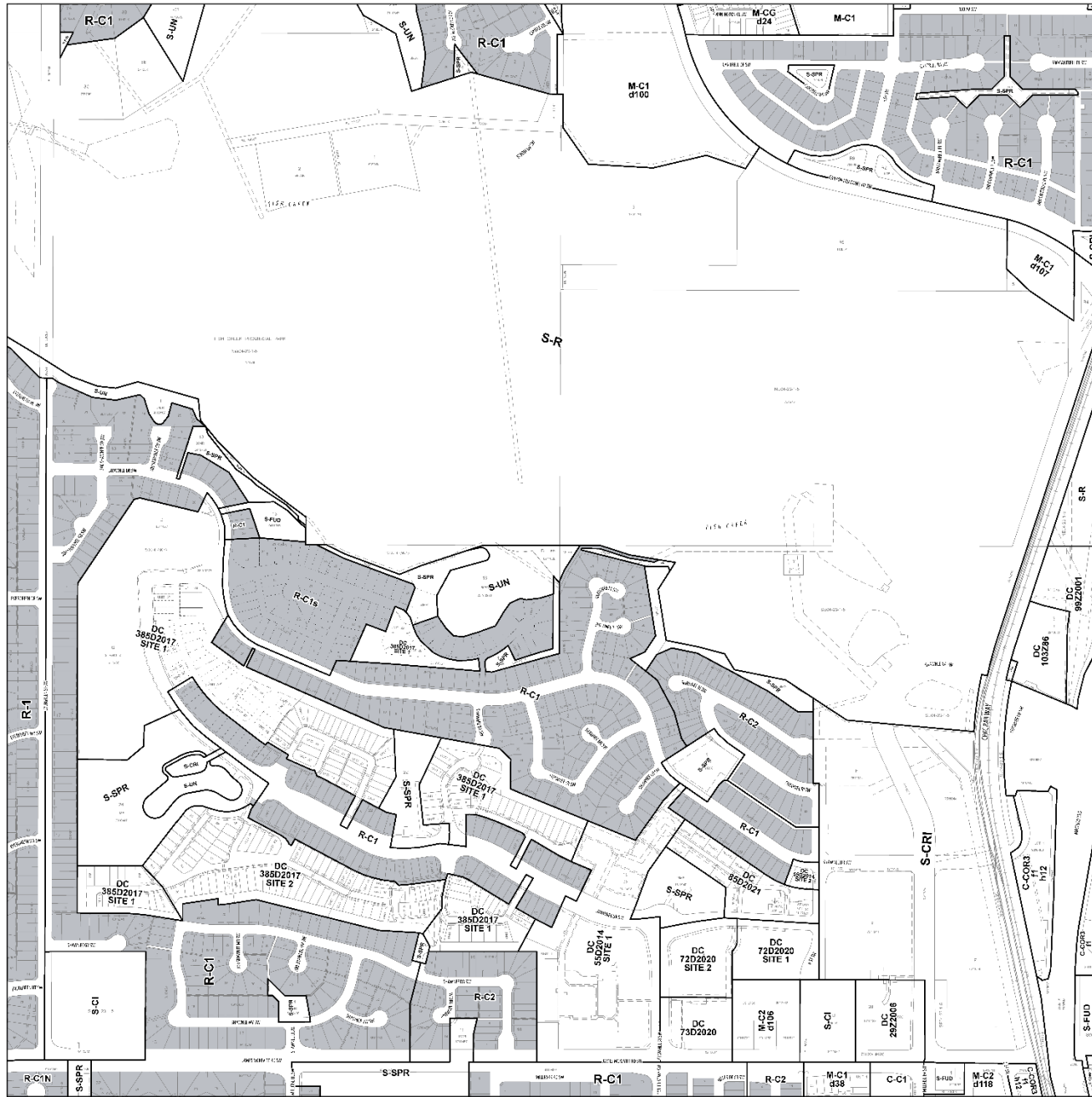


Section Map 3S

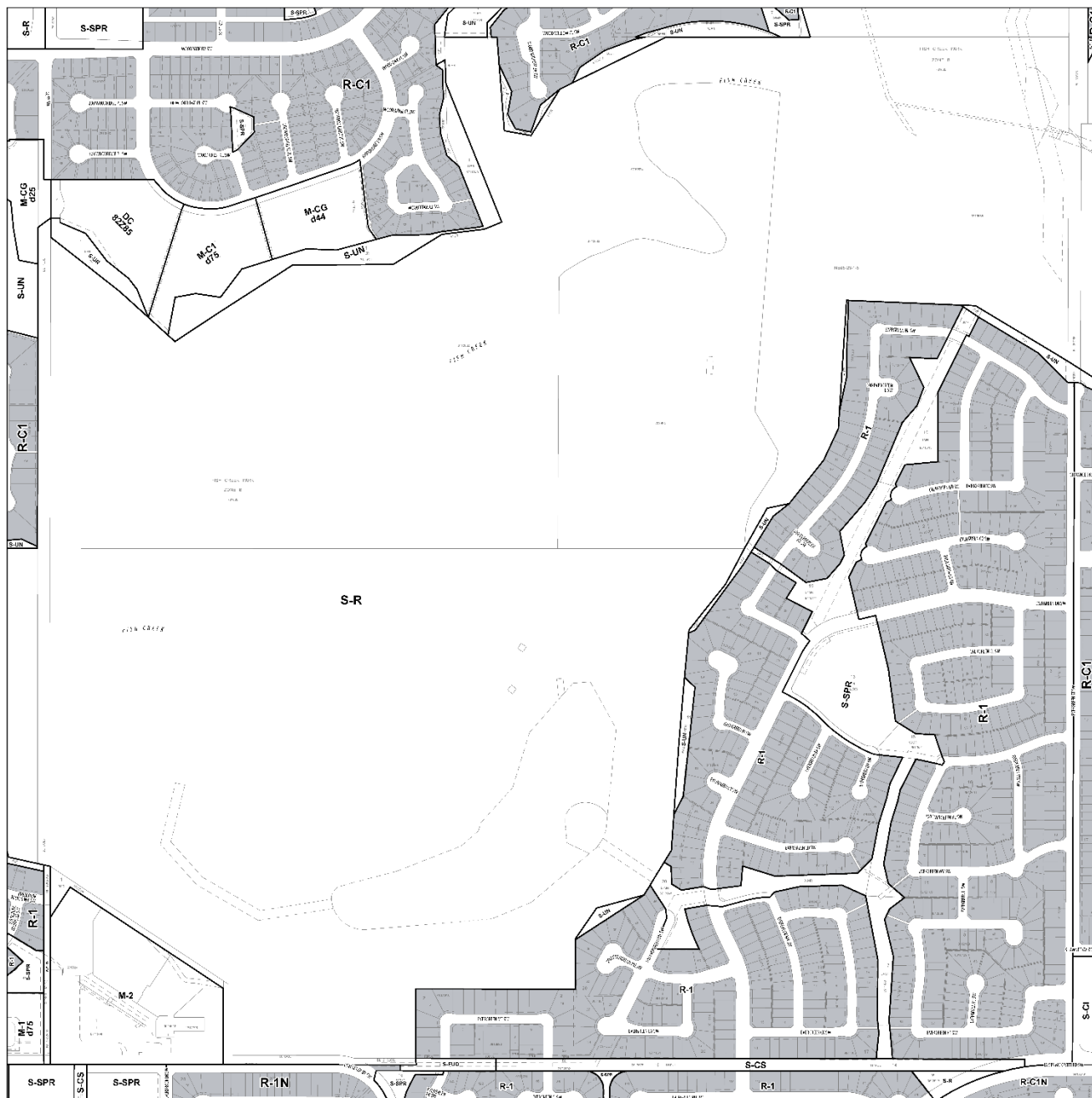


PROPOSED

Section Map 4S



Section Map 5S

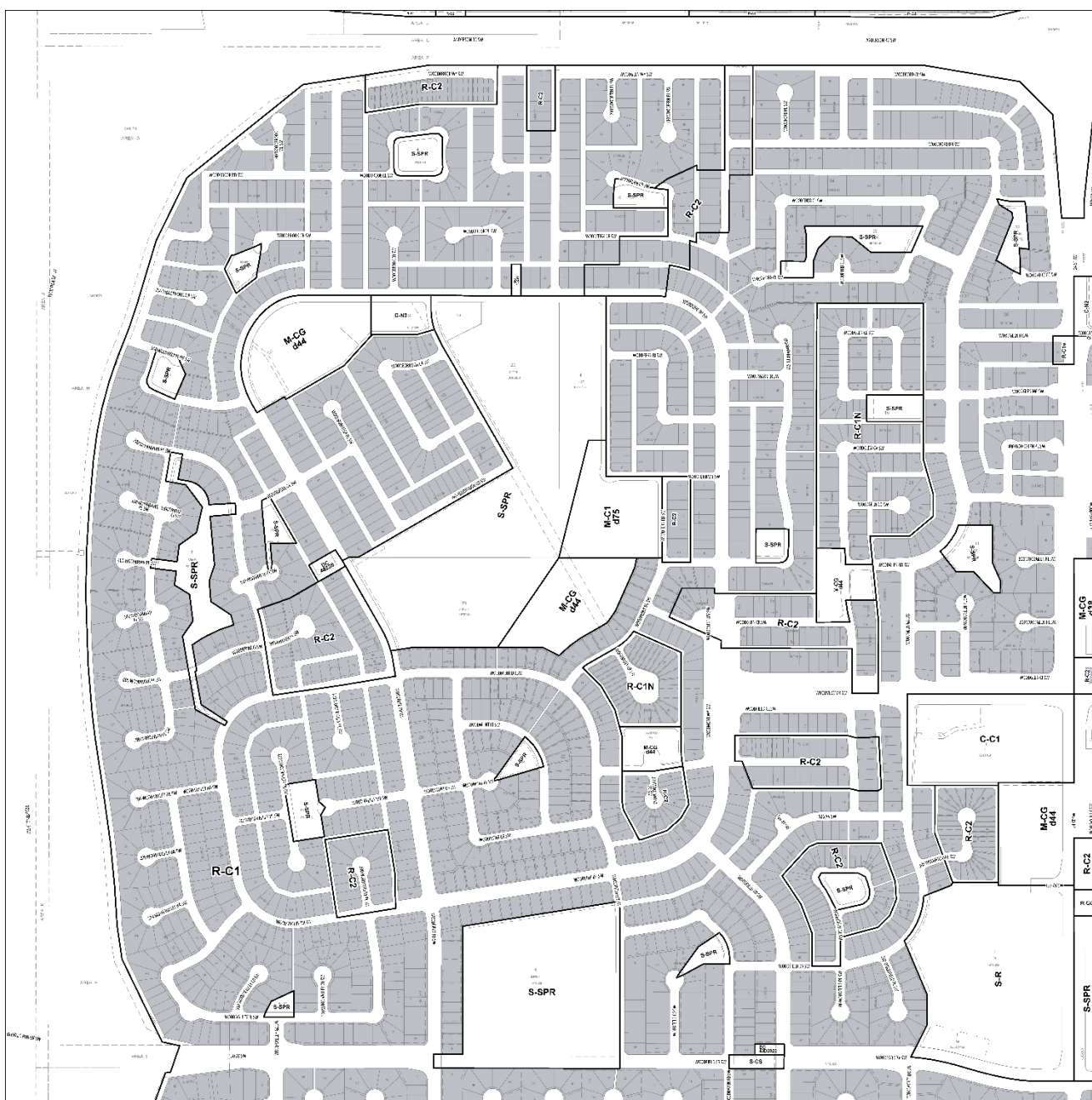


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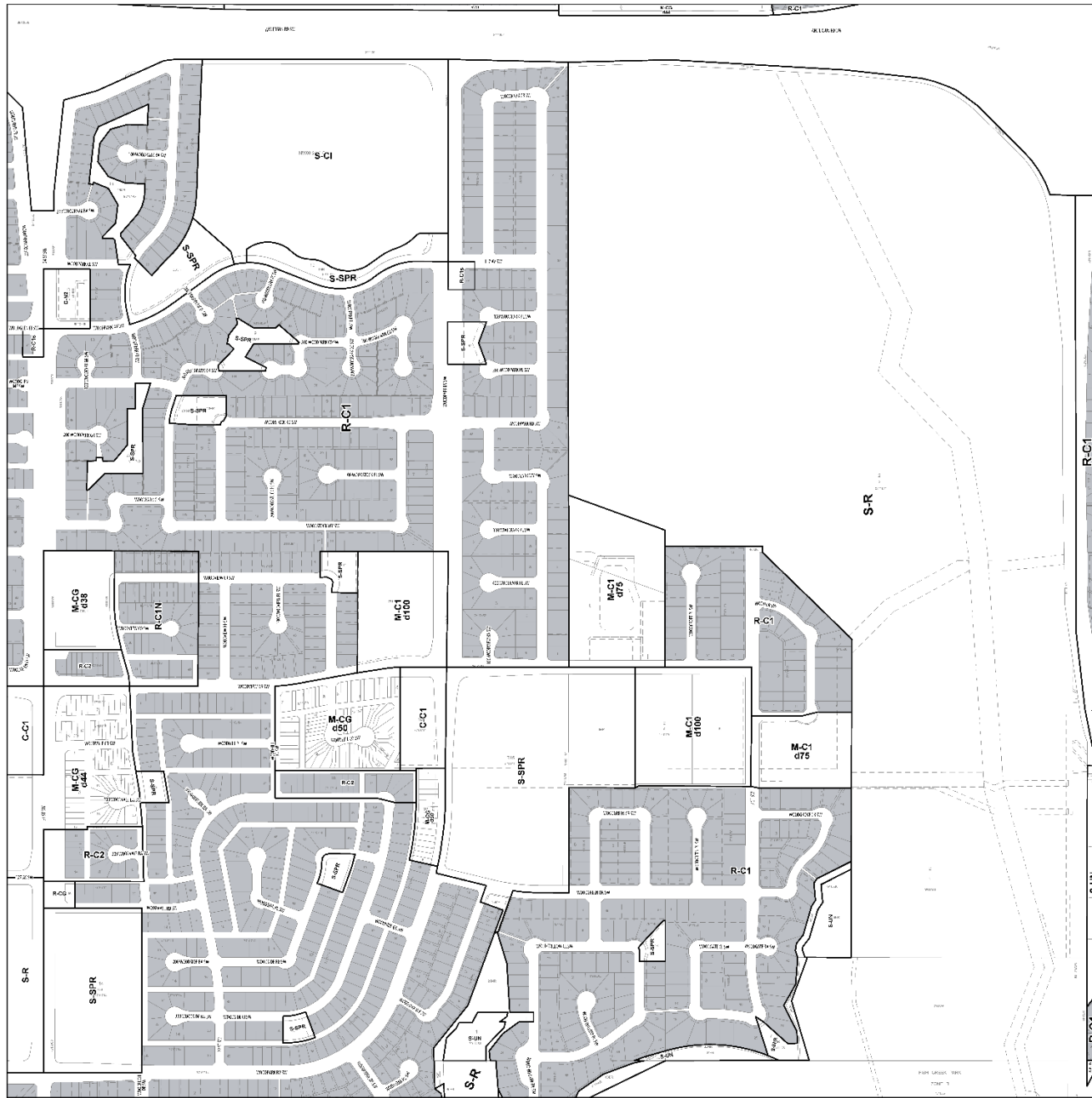


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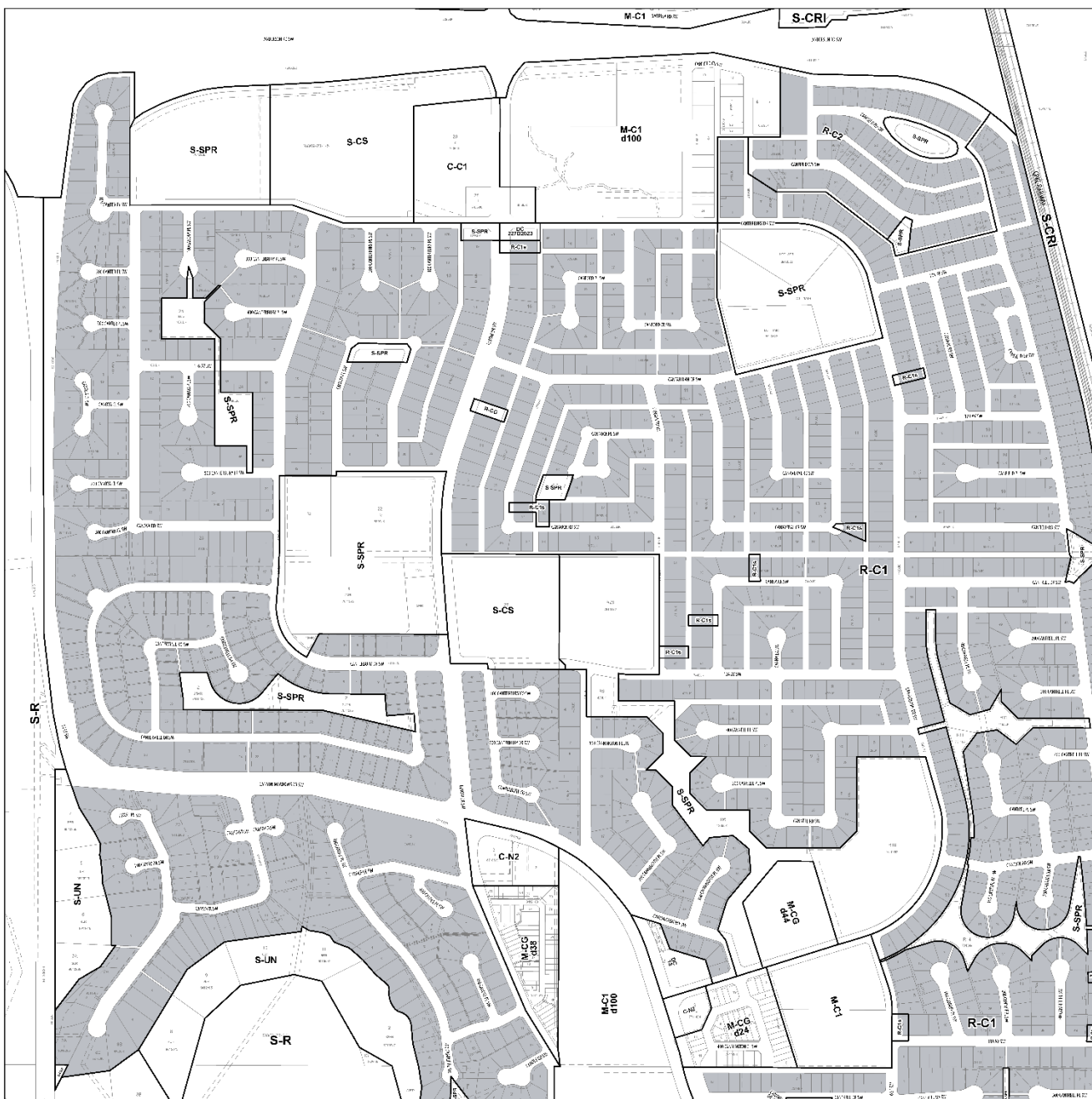


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Section Map 8S

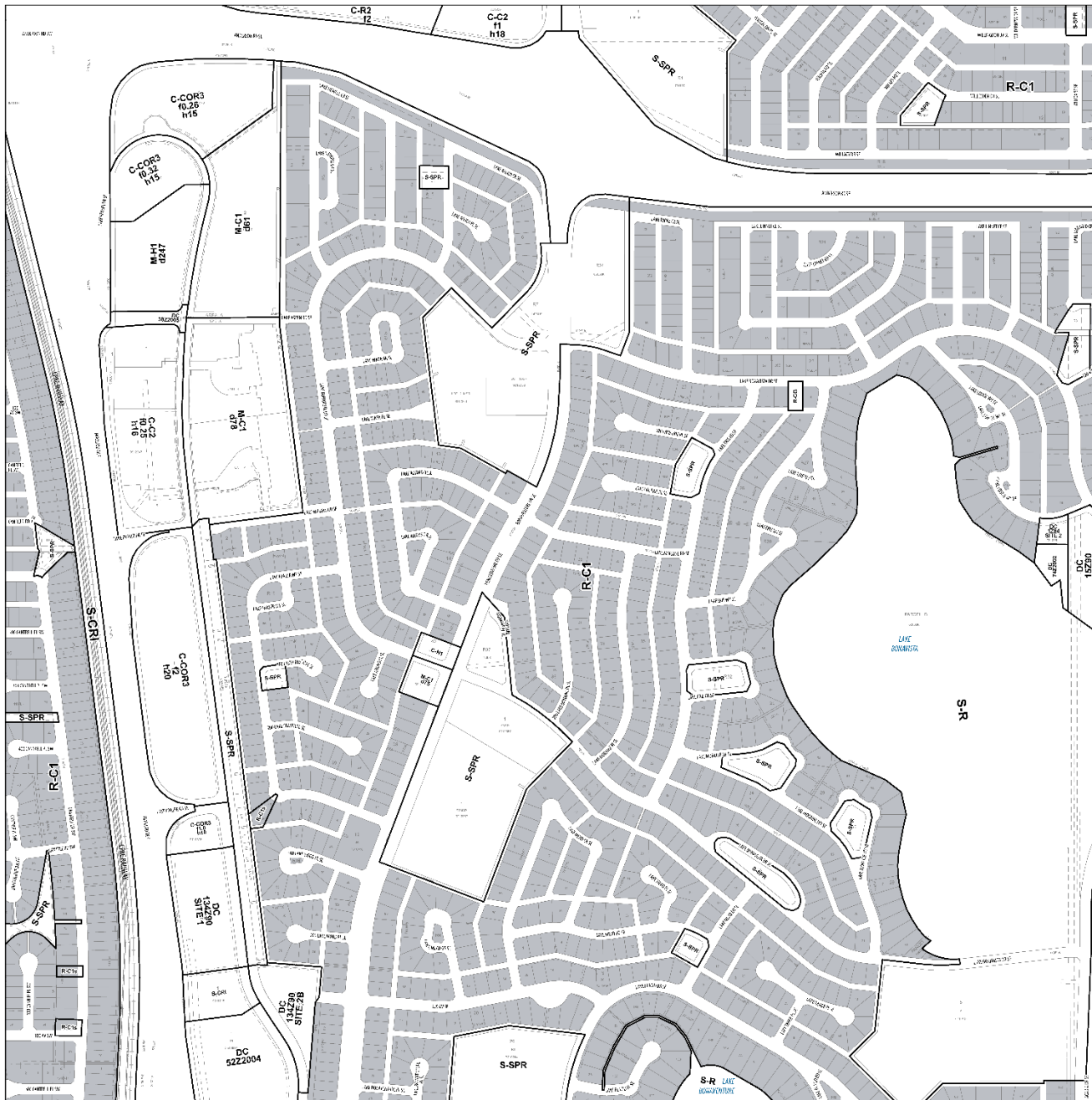


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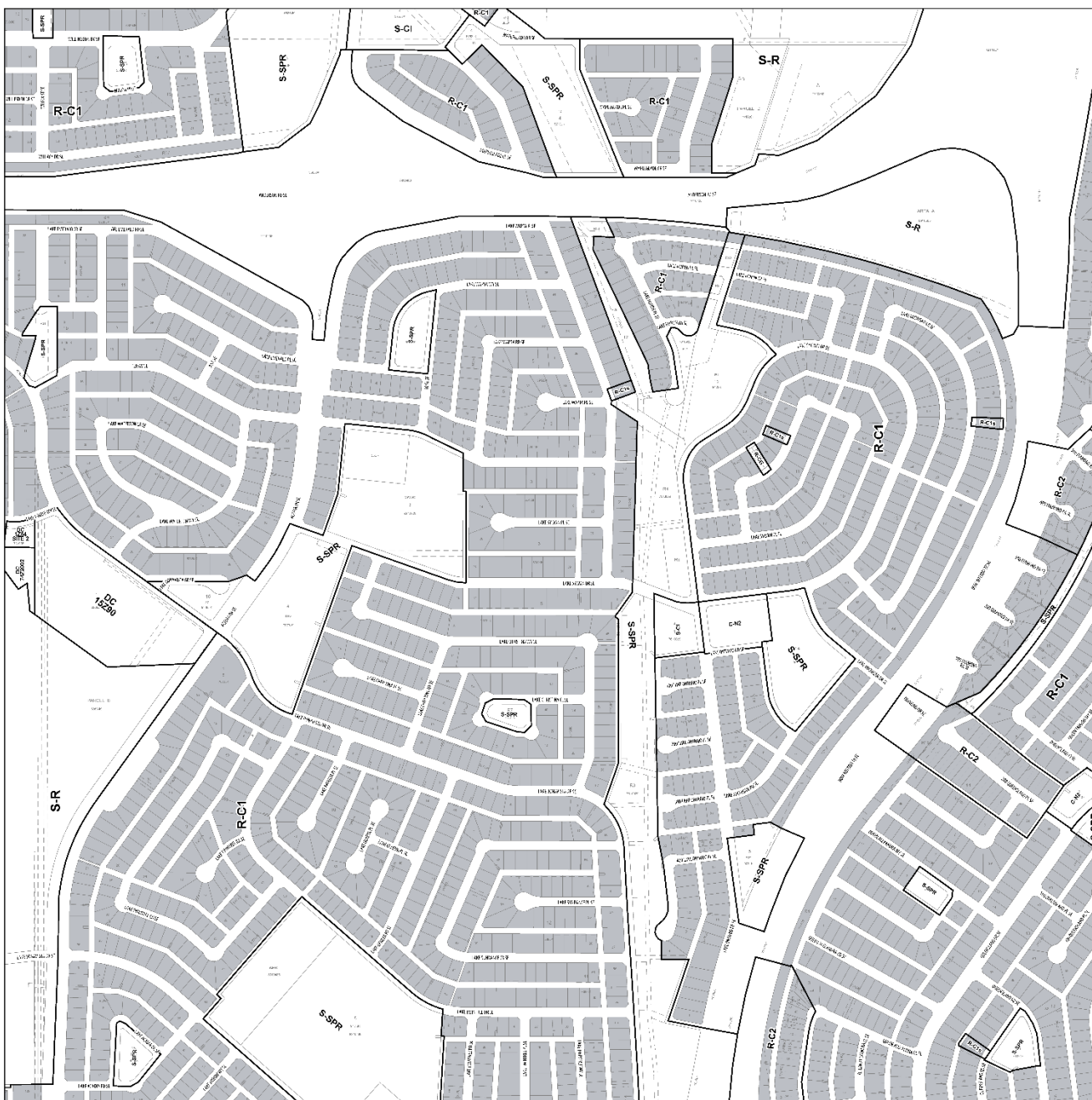


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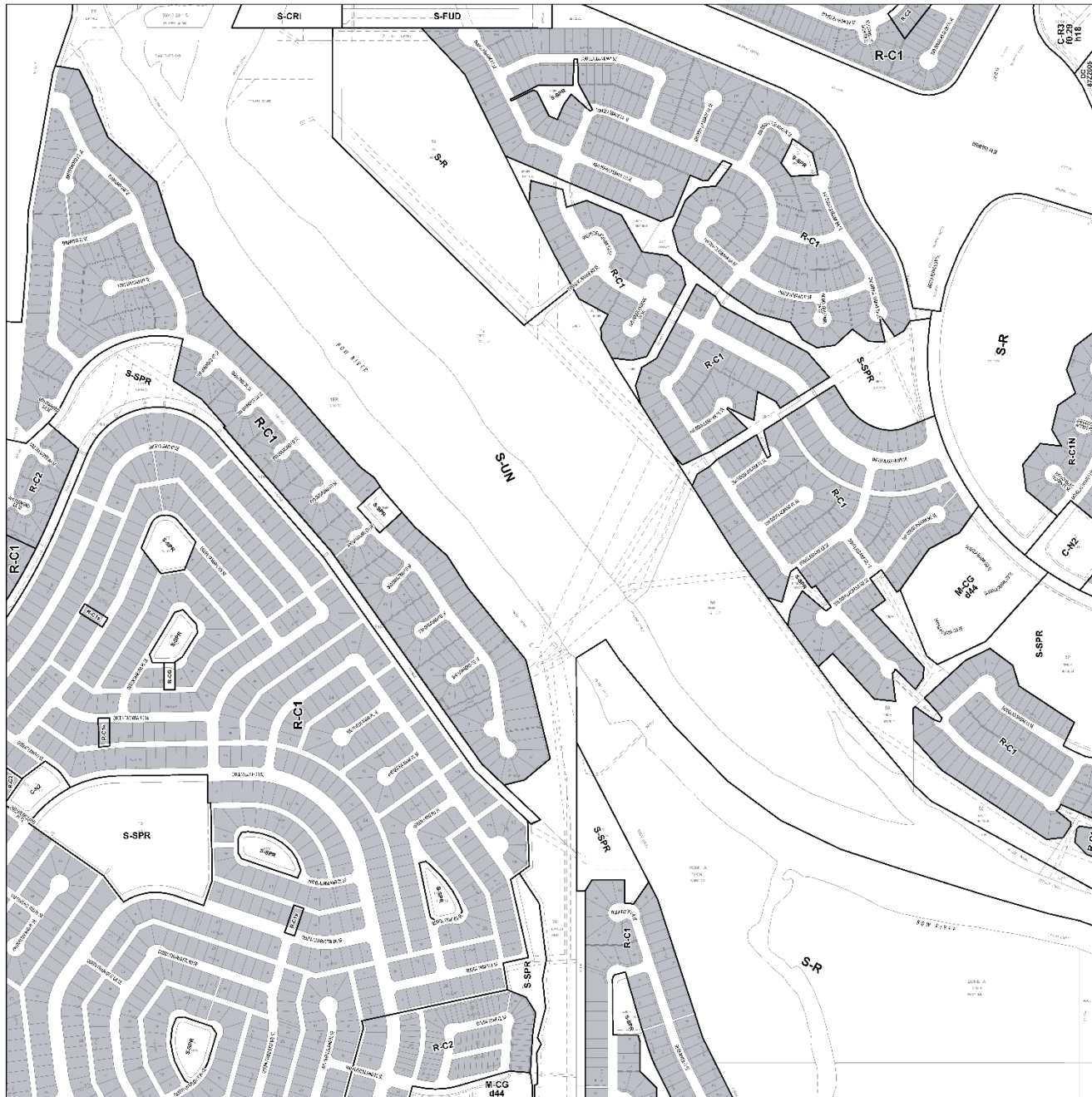


Section Map 11S

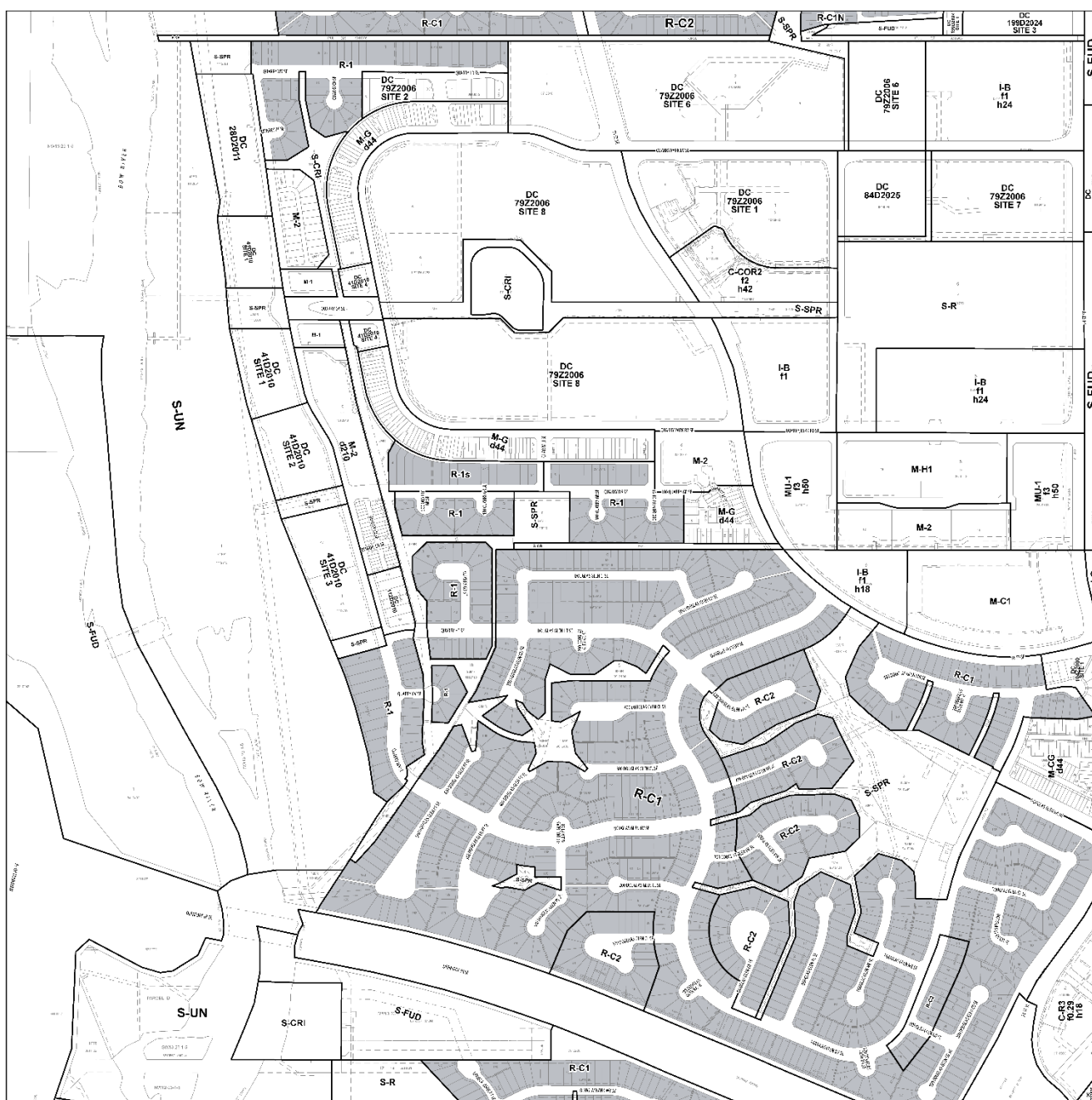


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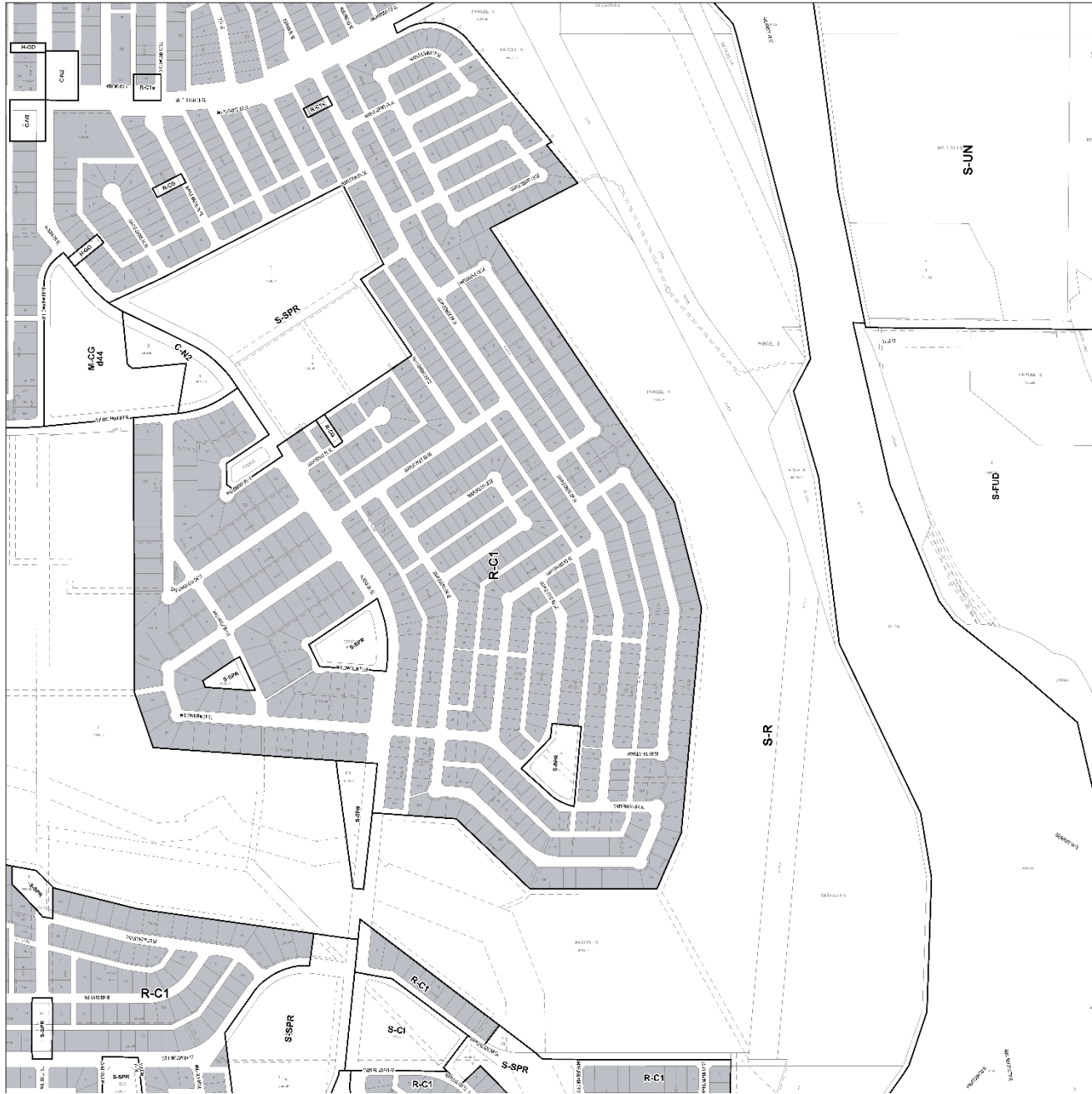


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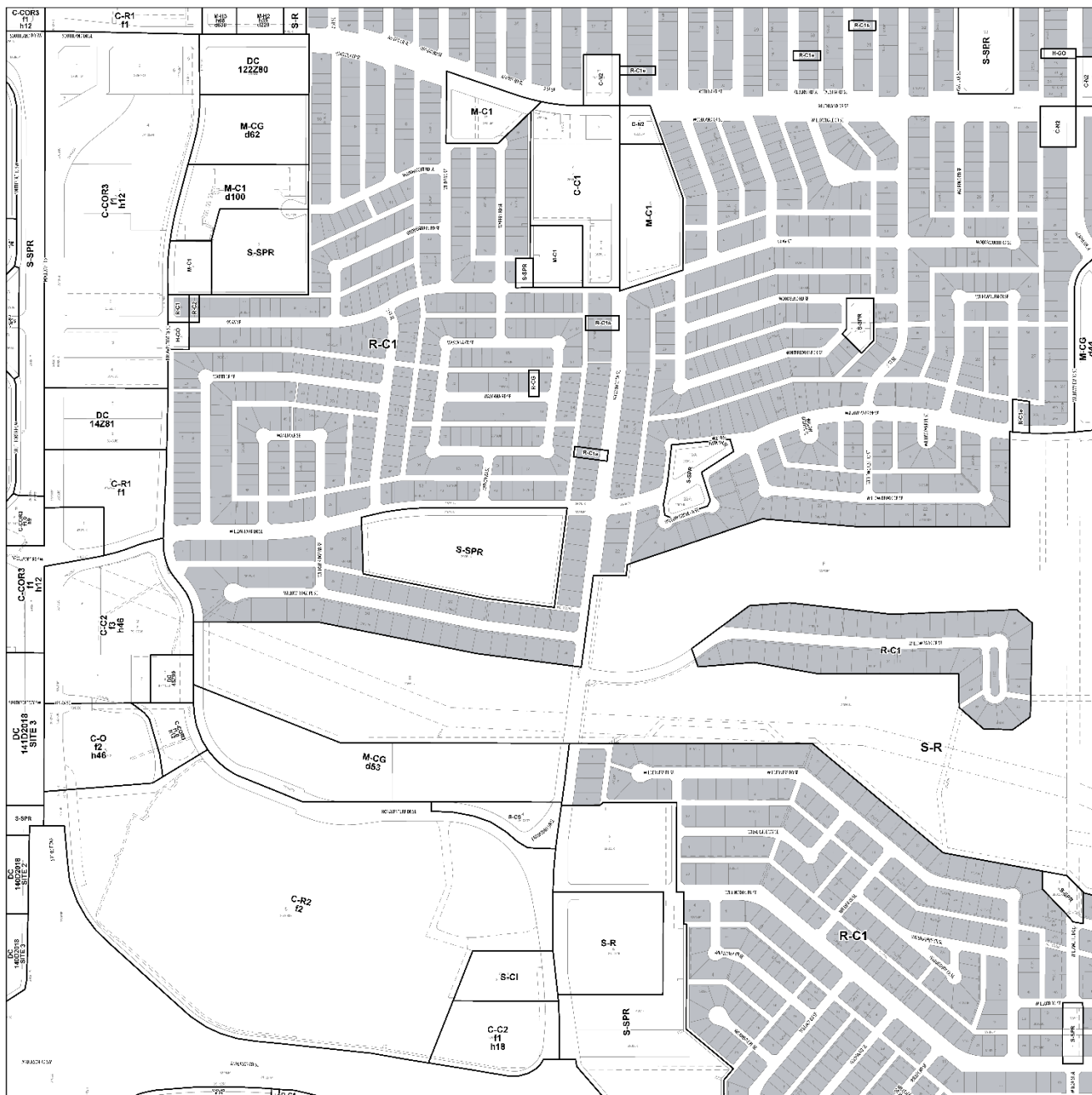


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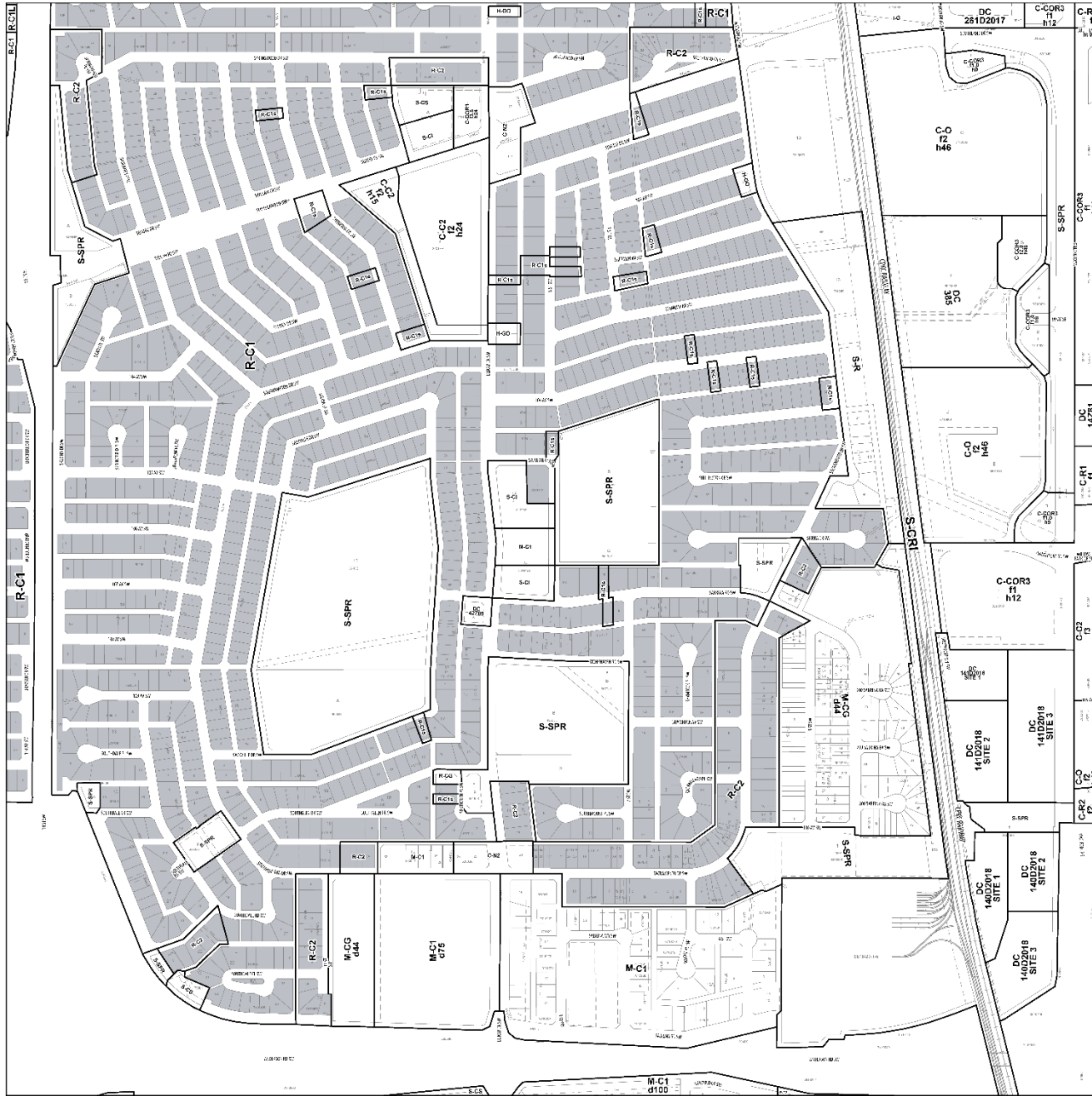


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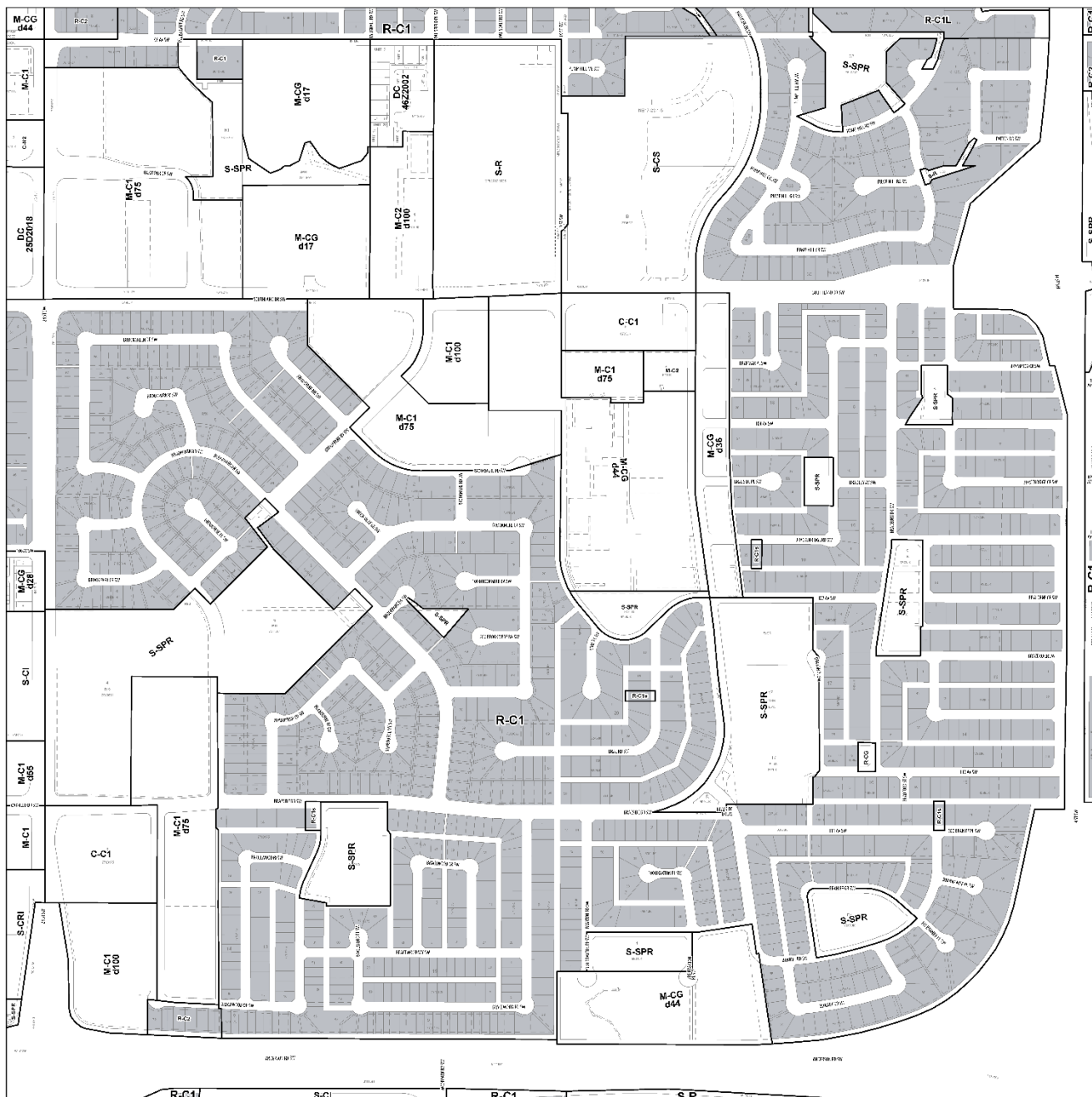


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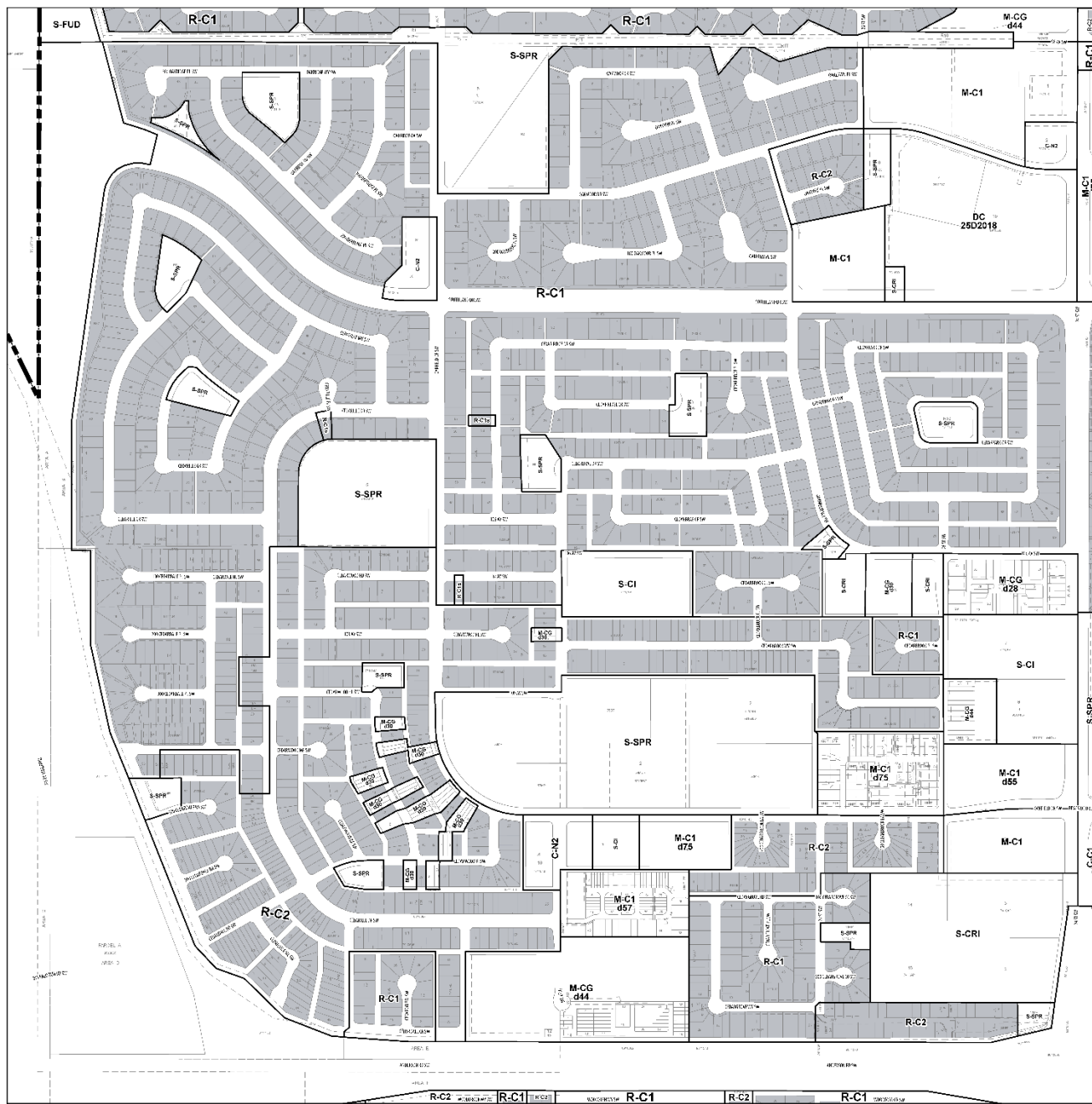


Section Map 17S

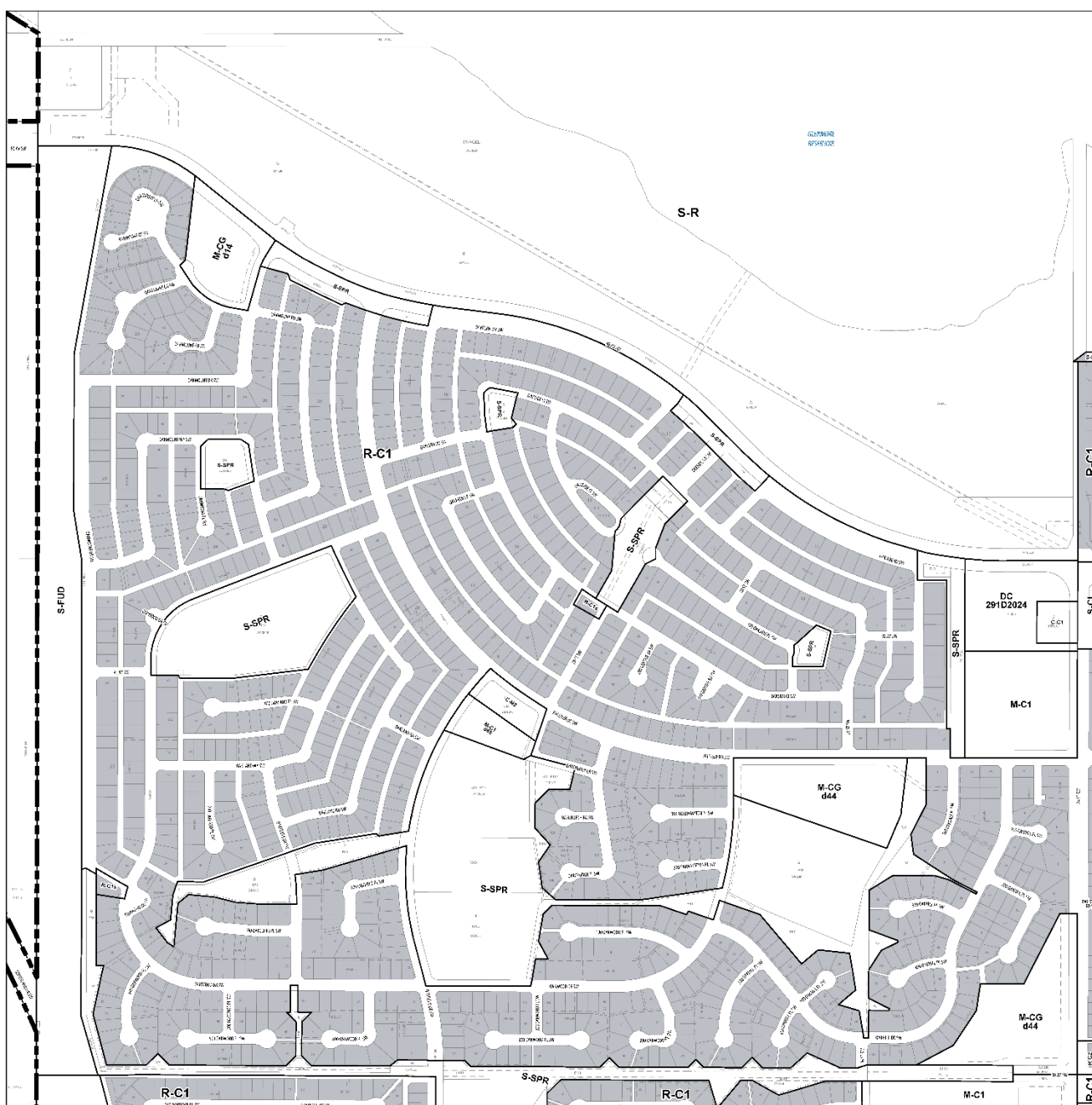


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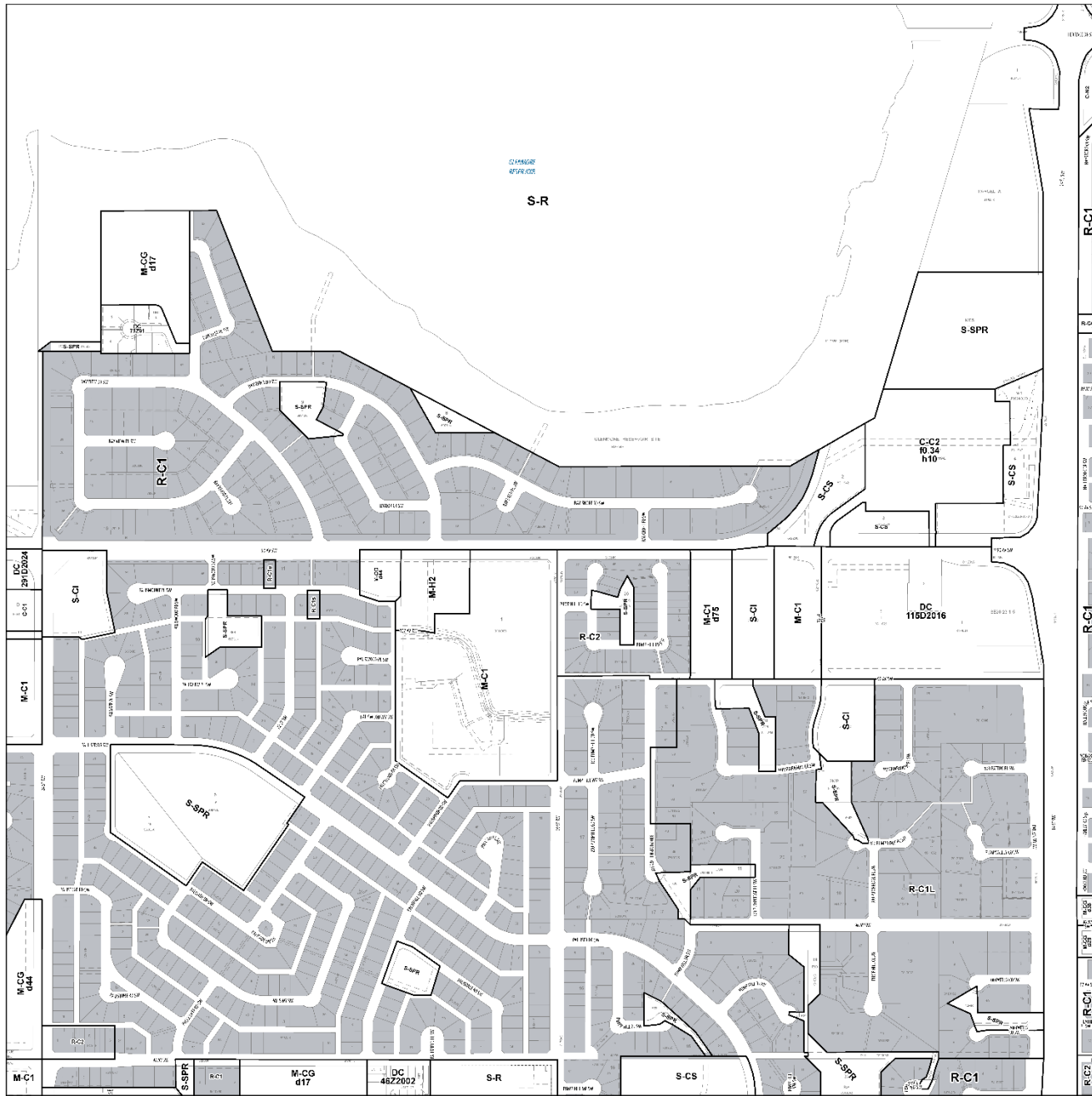


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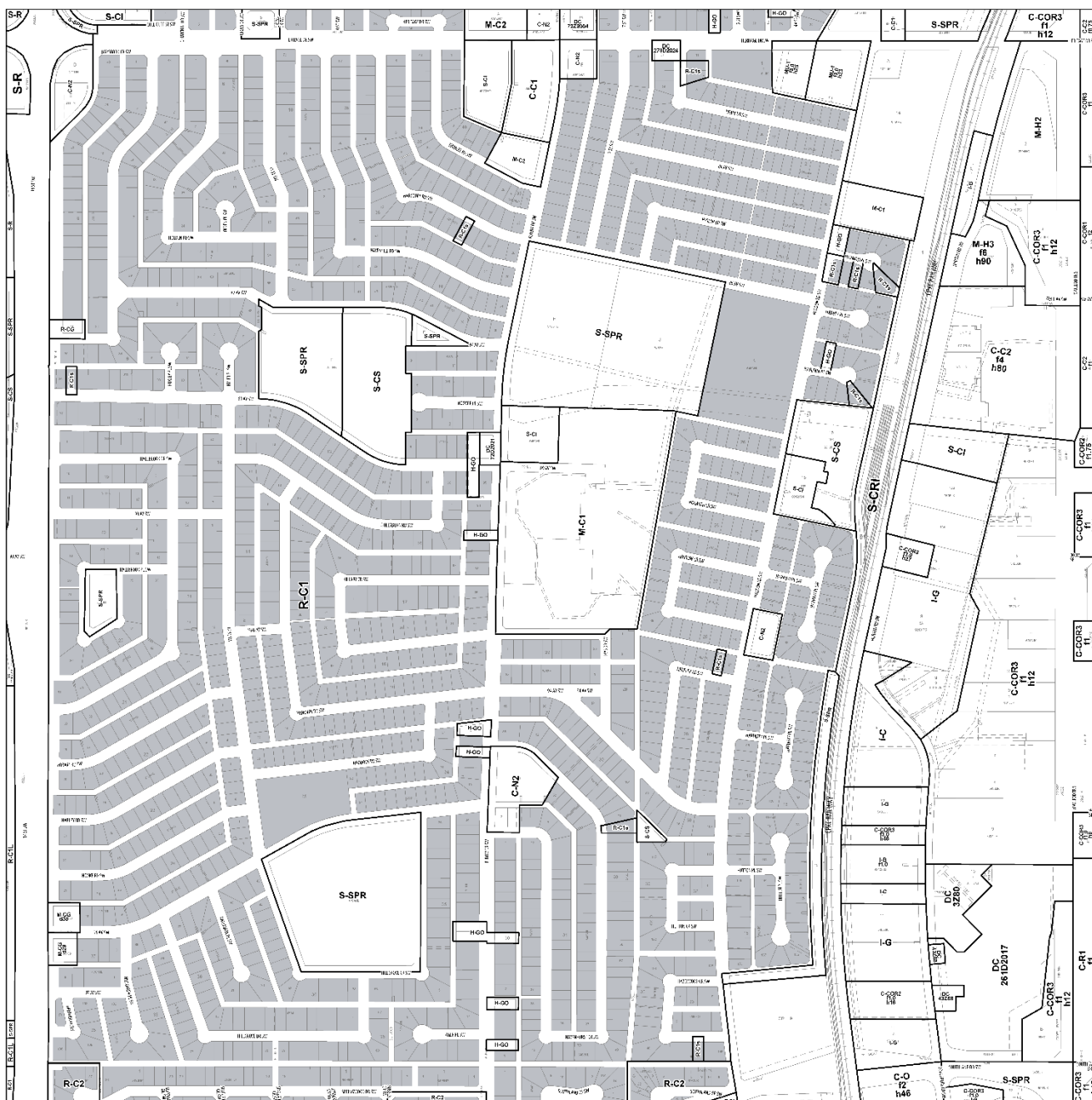


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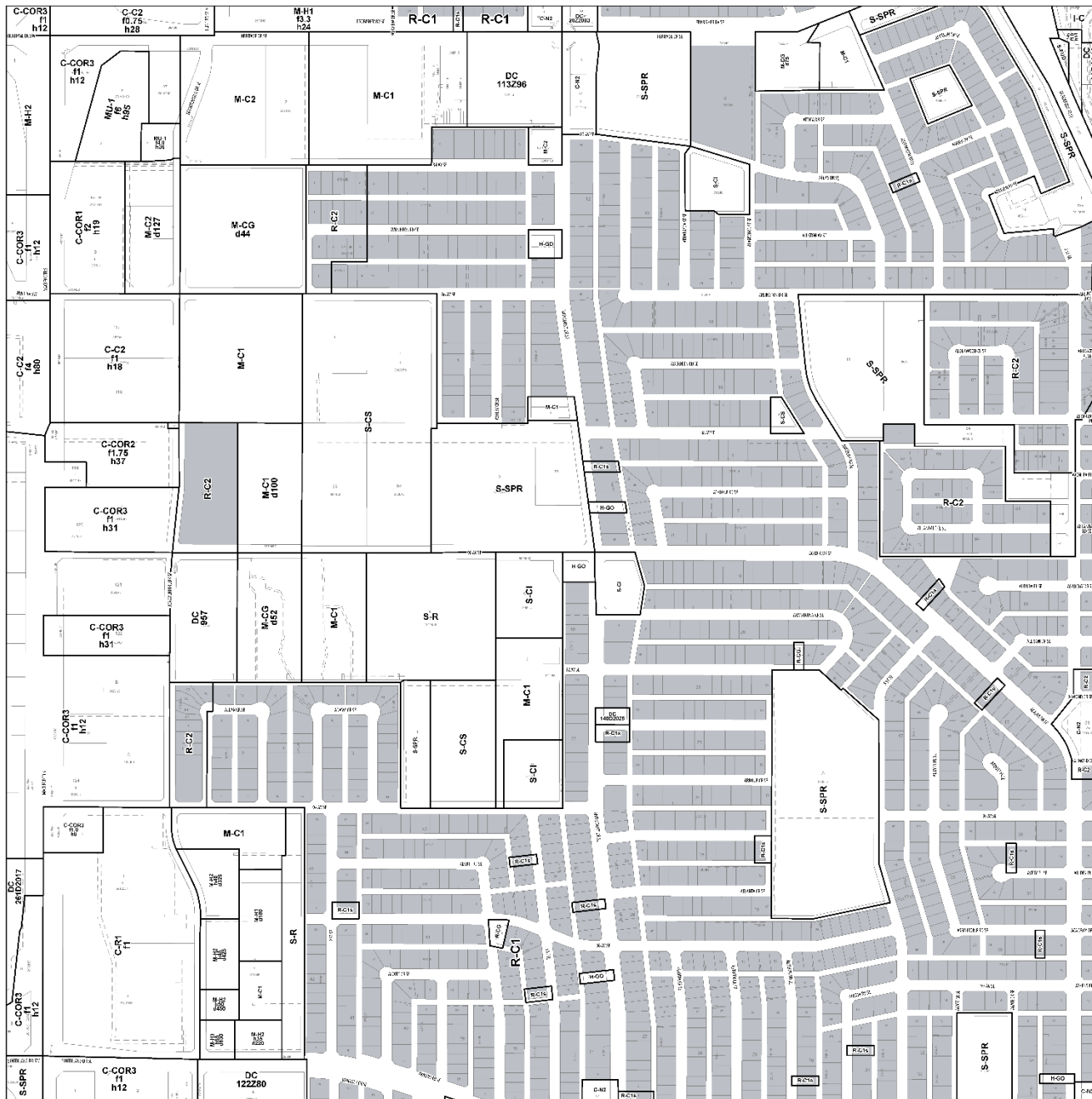


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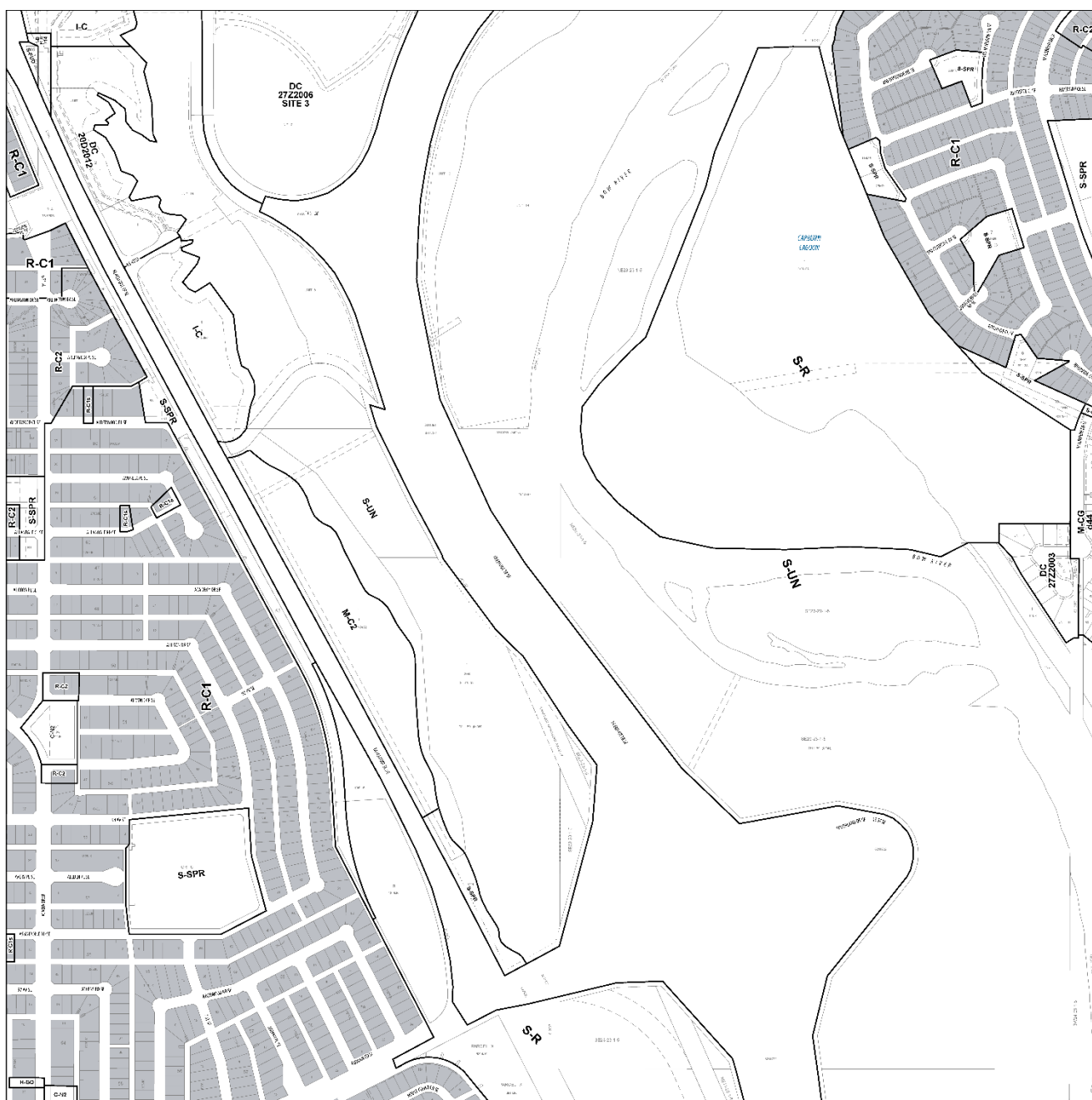


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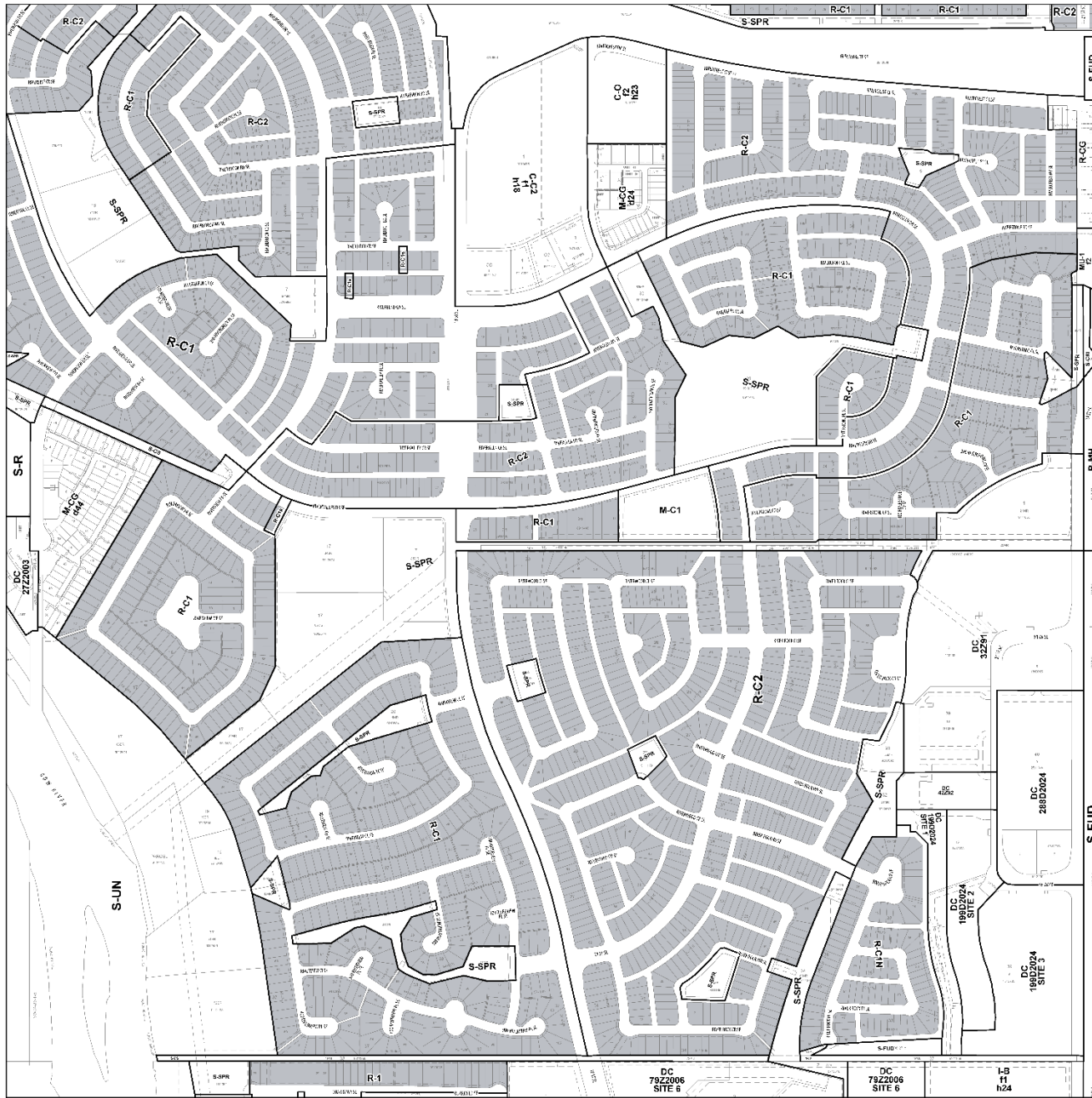


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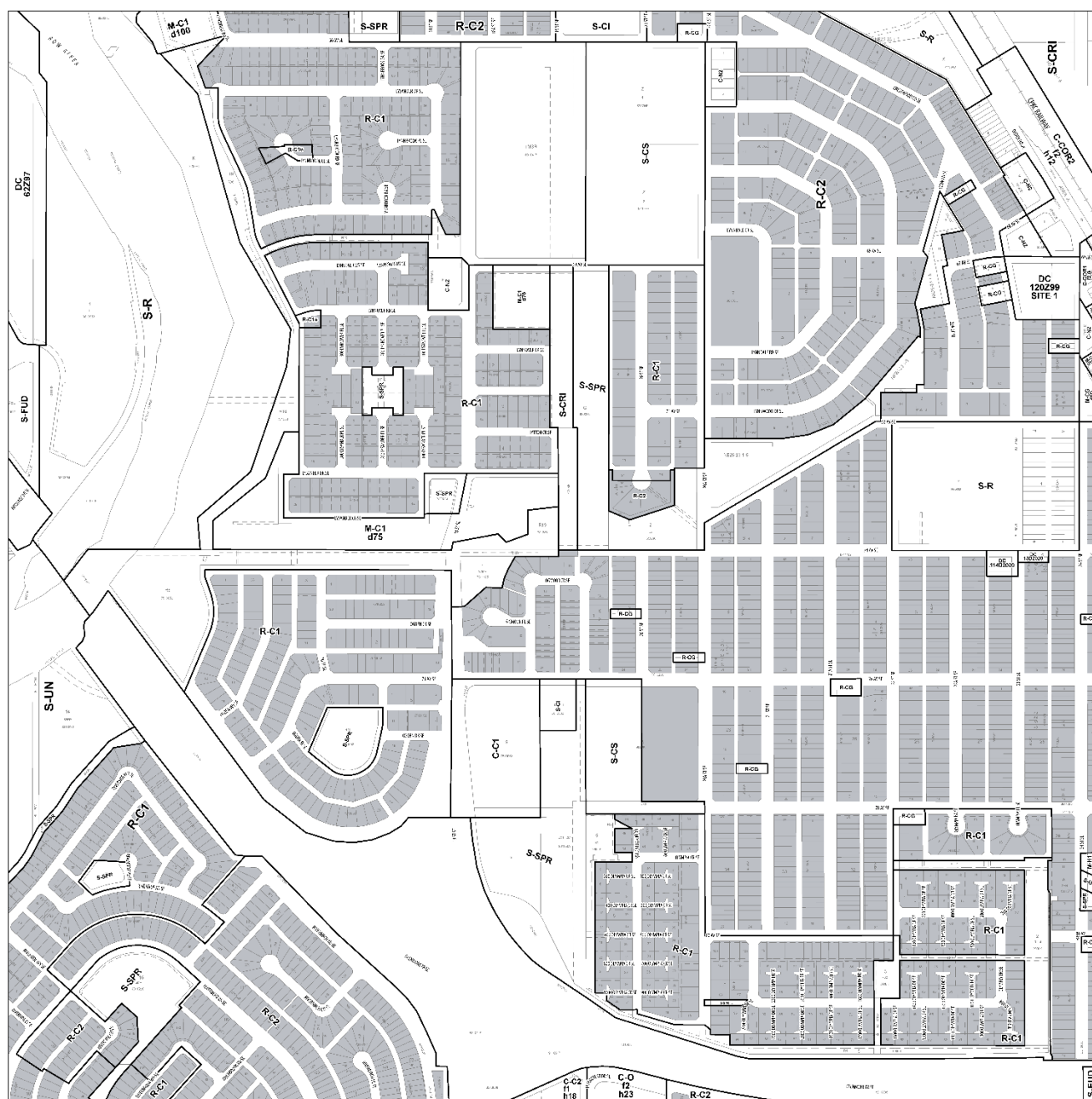


PROPOSED

Section Map 24S



Section Map 25S

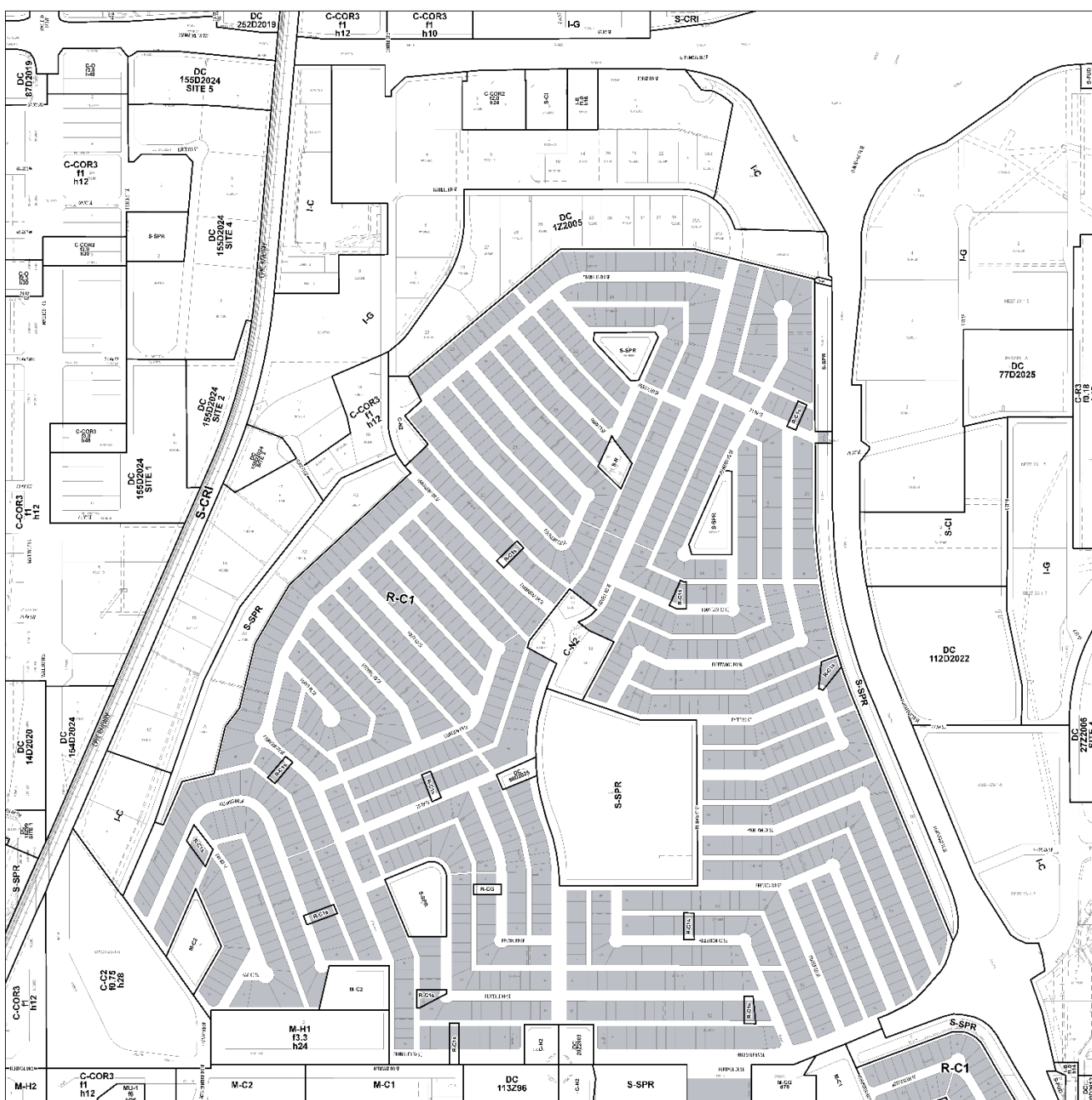


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Section Map 26S

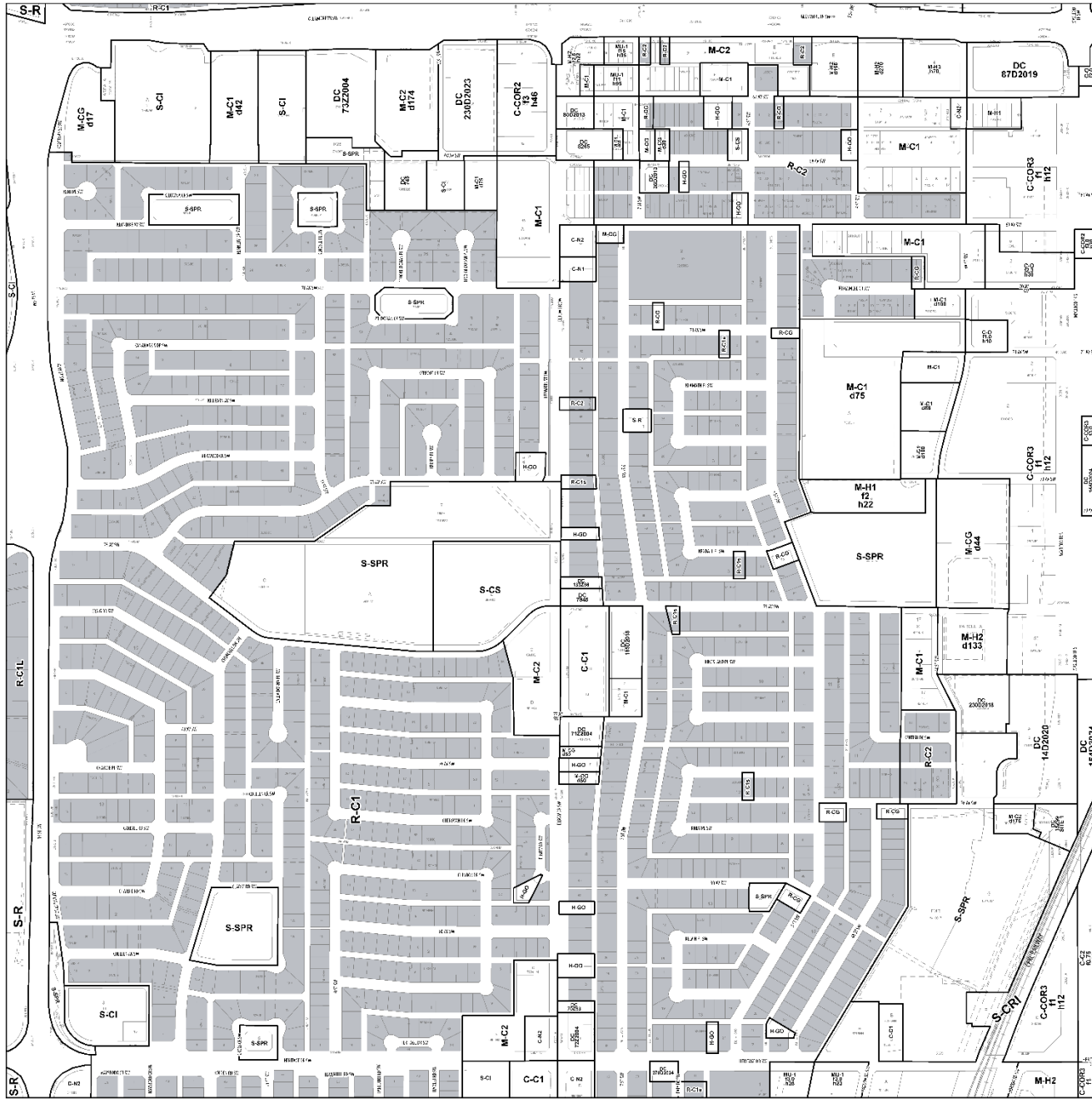


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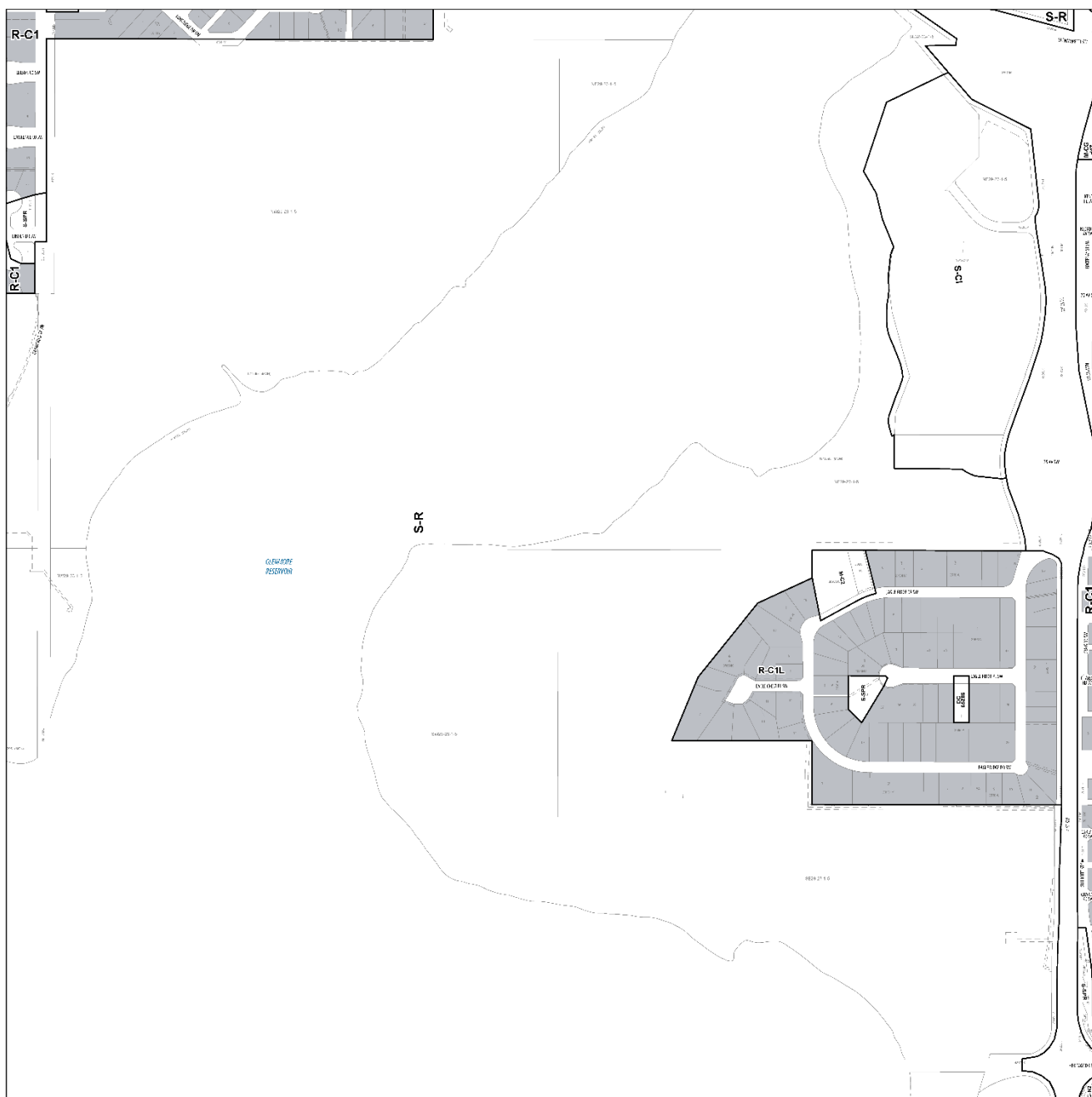


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Section Map 28S

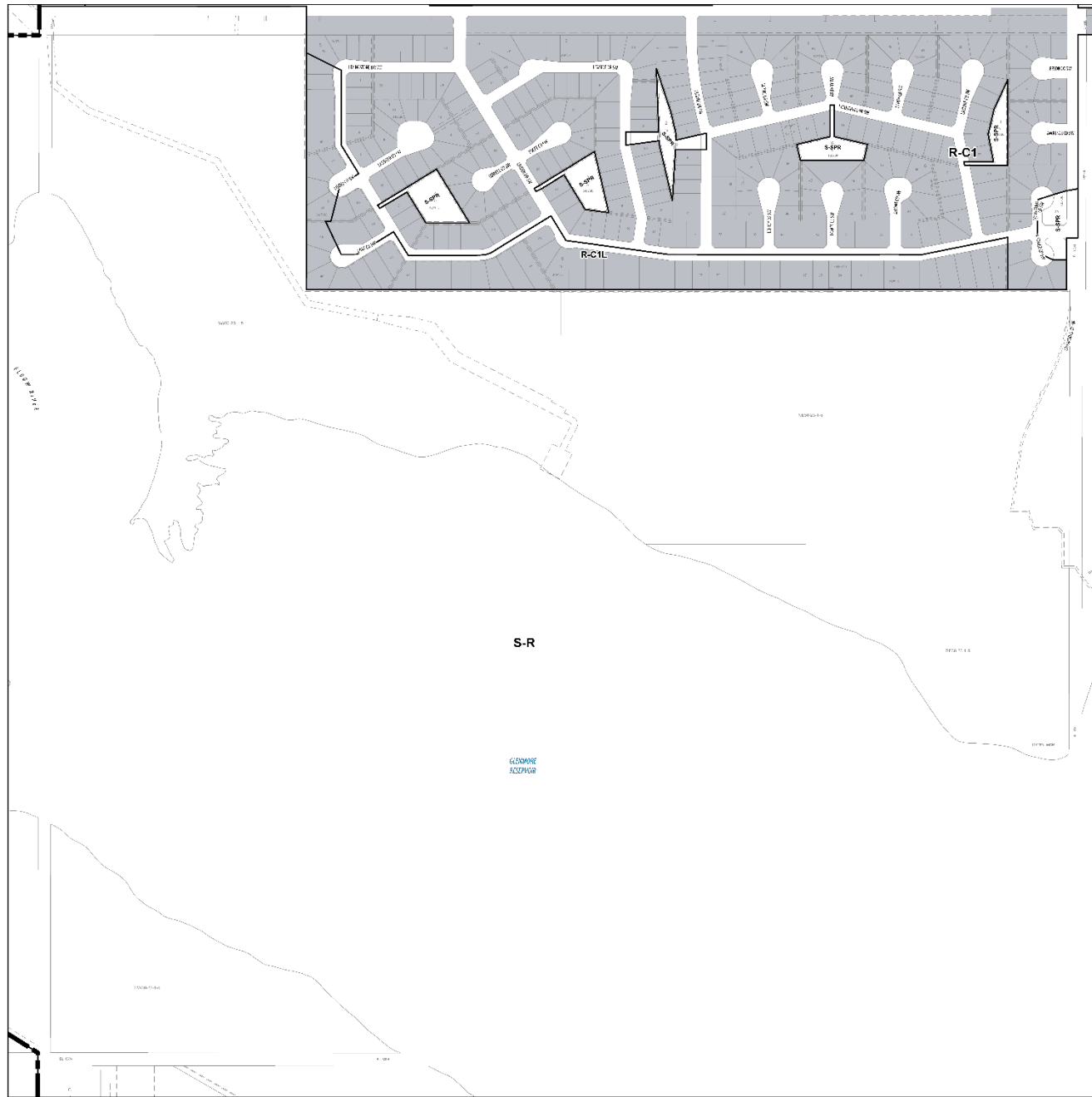


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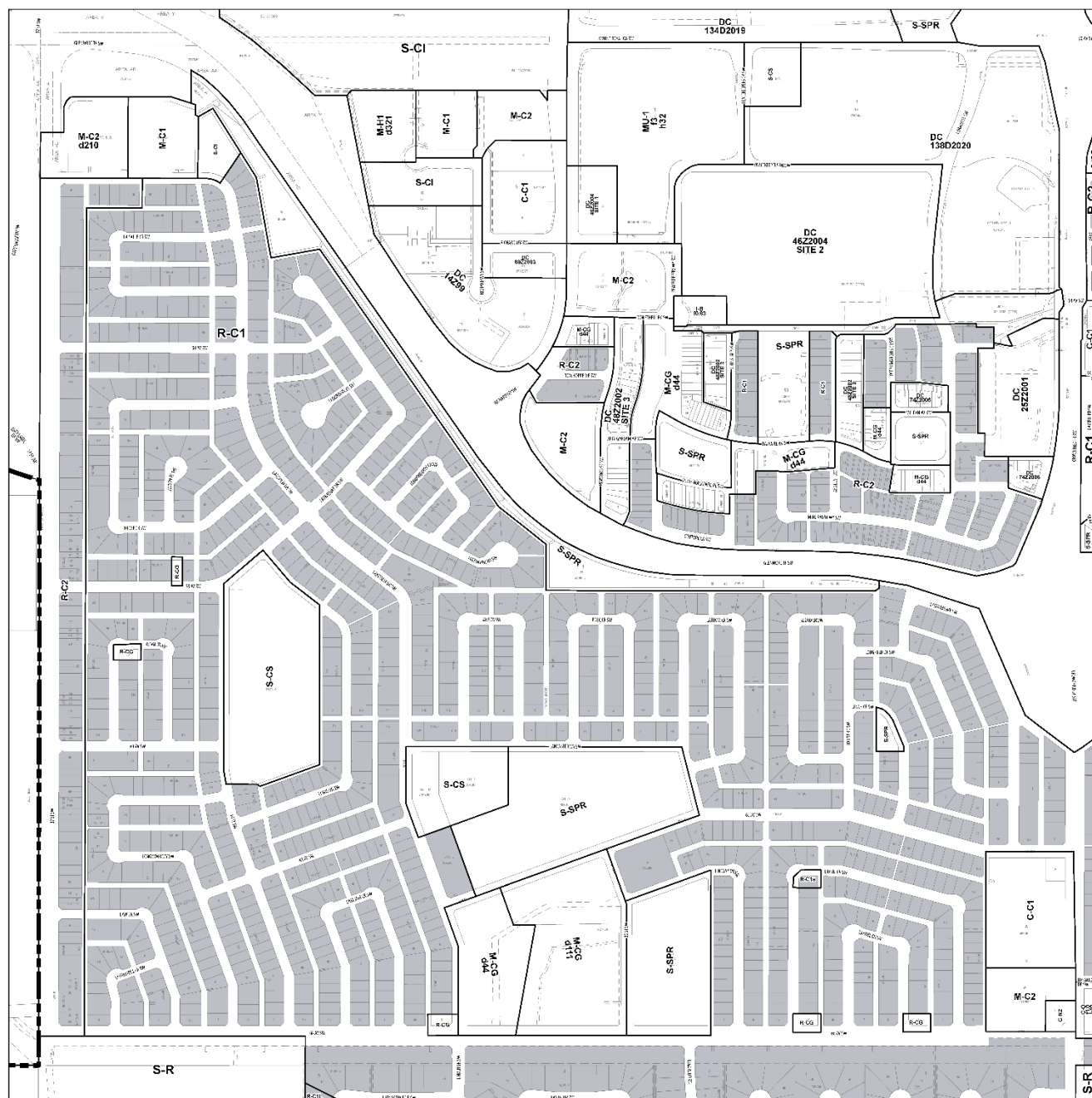


PROPOSED

Section Map 30S

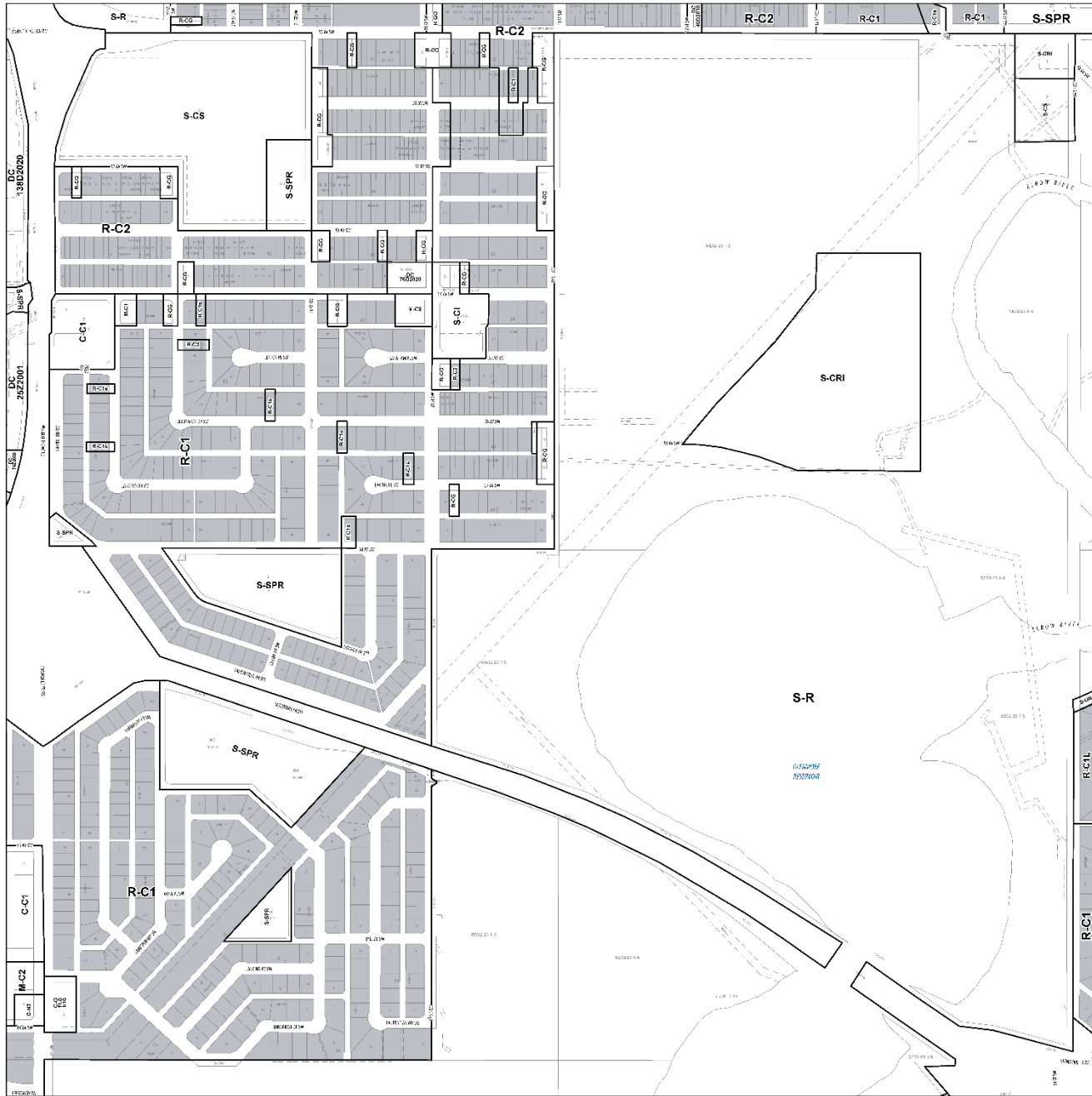


Section Map 31S

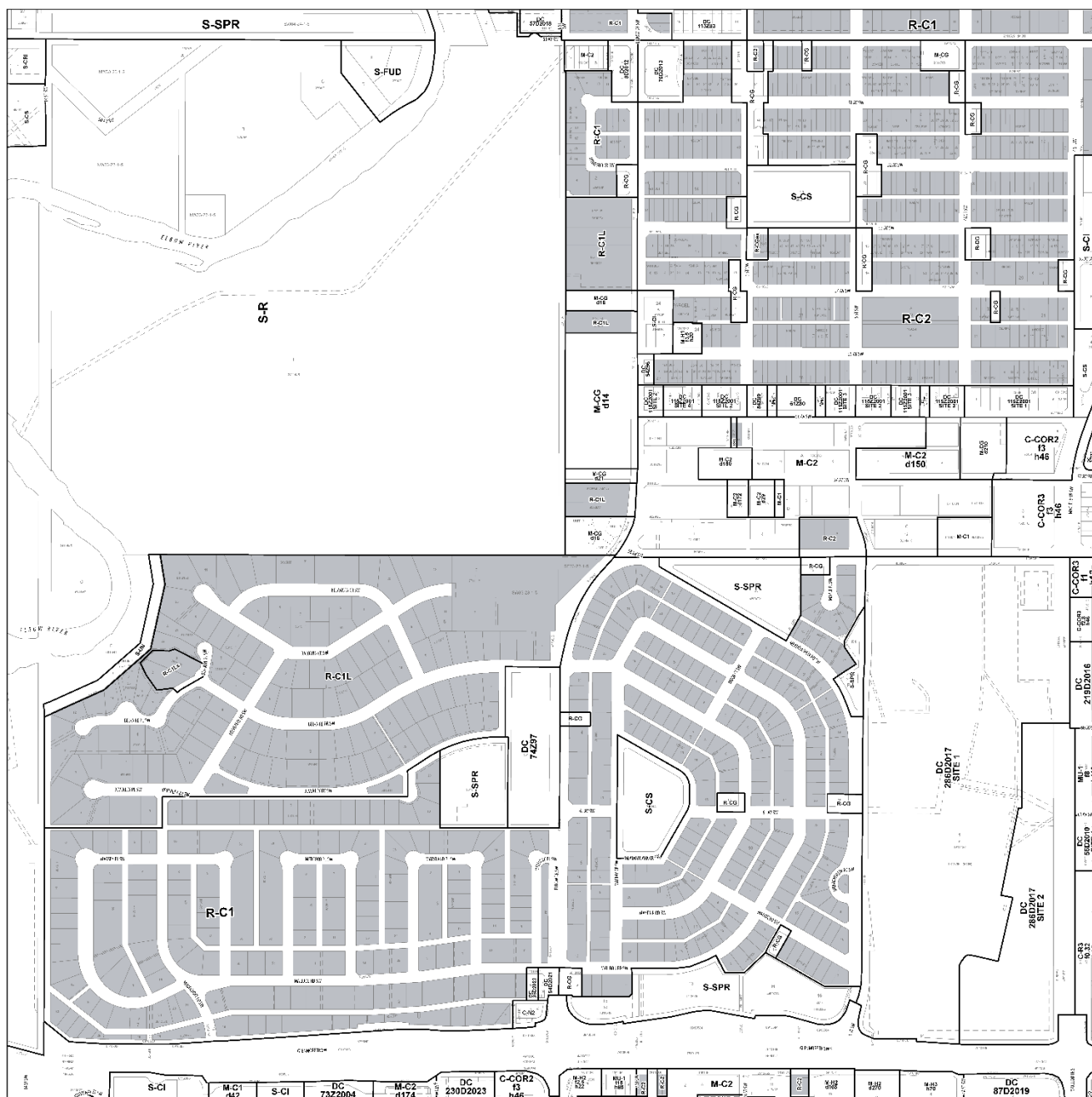


PROPOSED

Section Map 32S



Section Map 33S



PROPOSED

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Section Map 34S

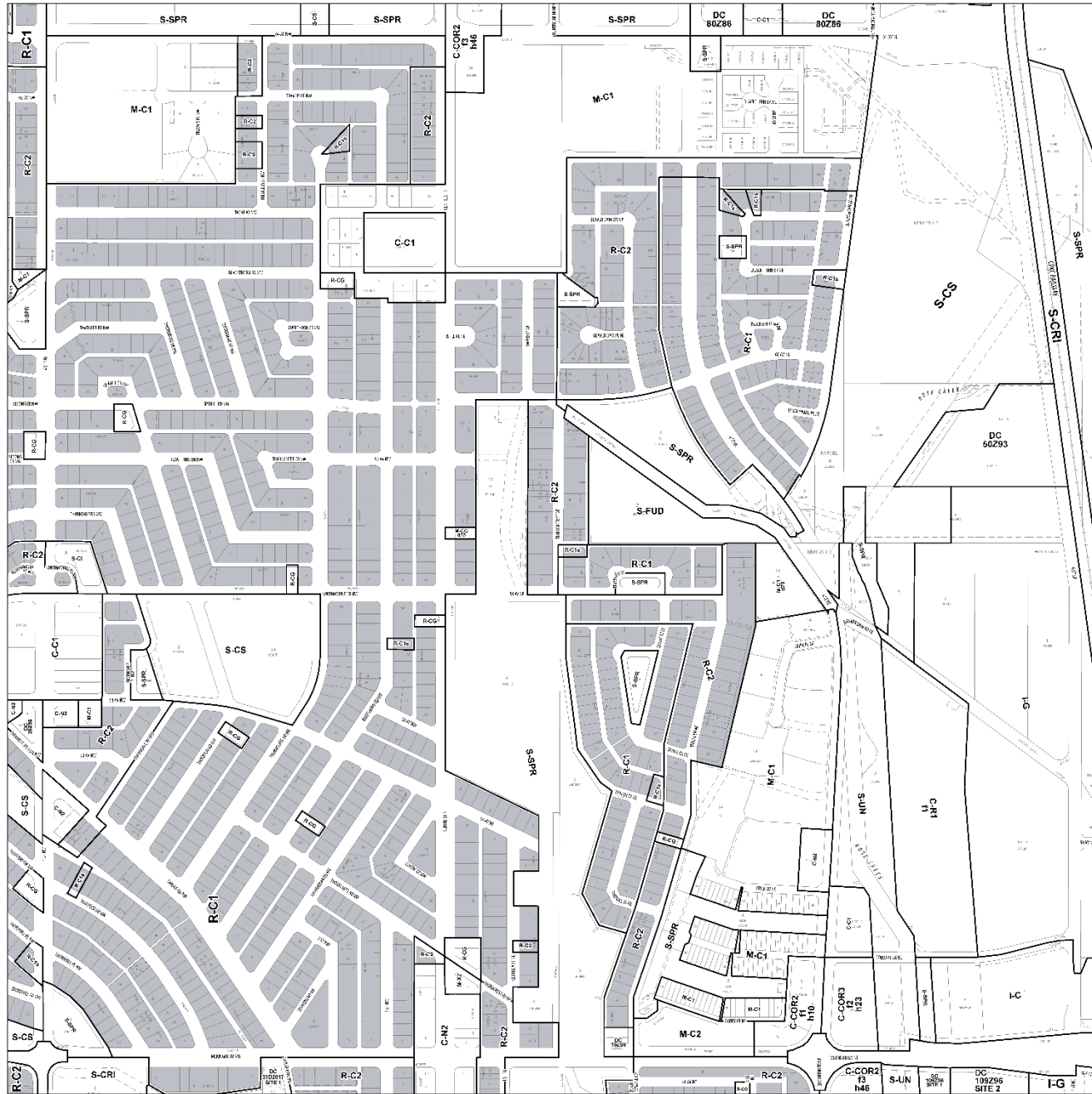


Section Map 36S



PROPOSED

Section Map 3N

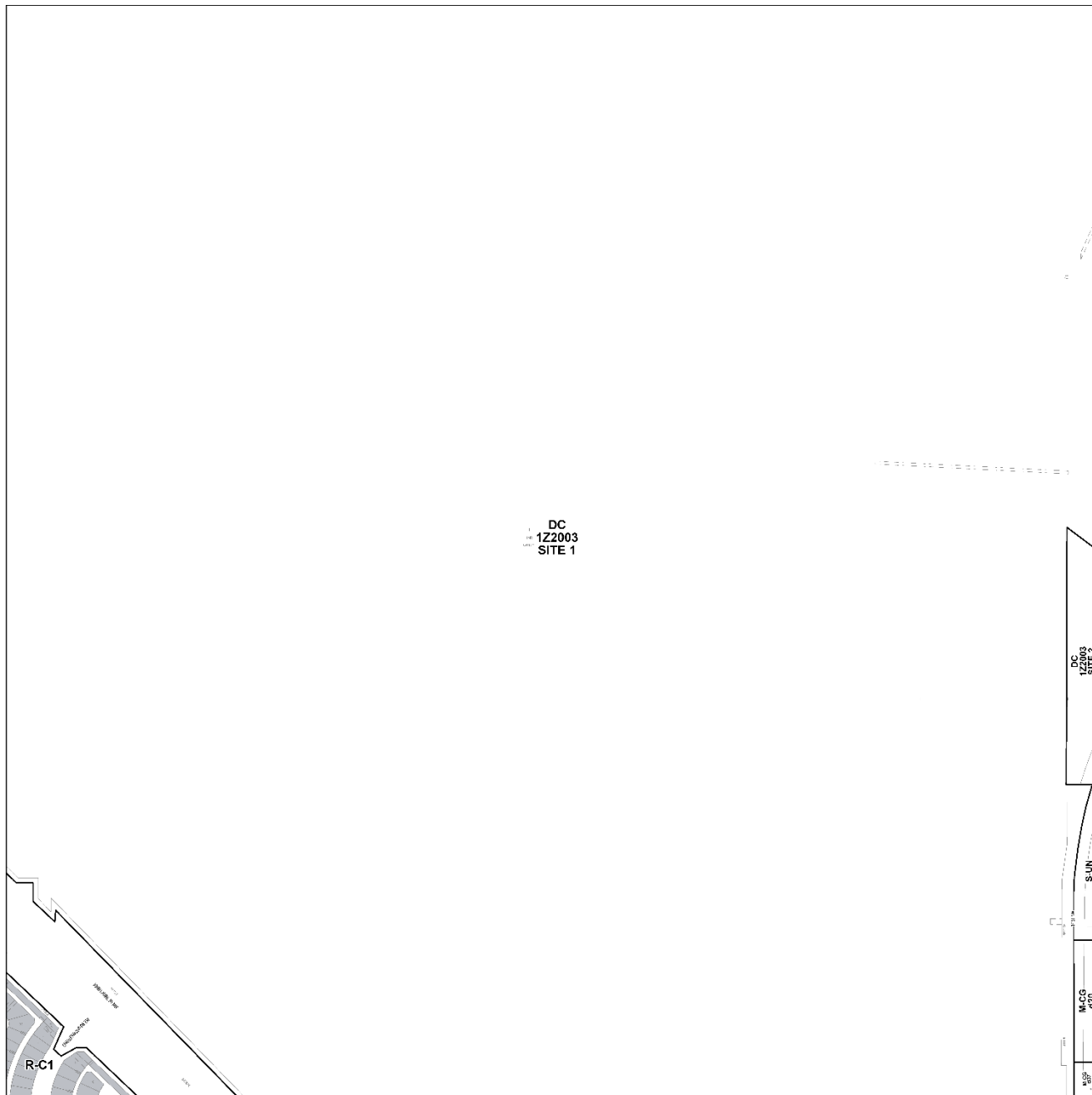


Section Map 4N

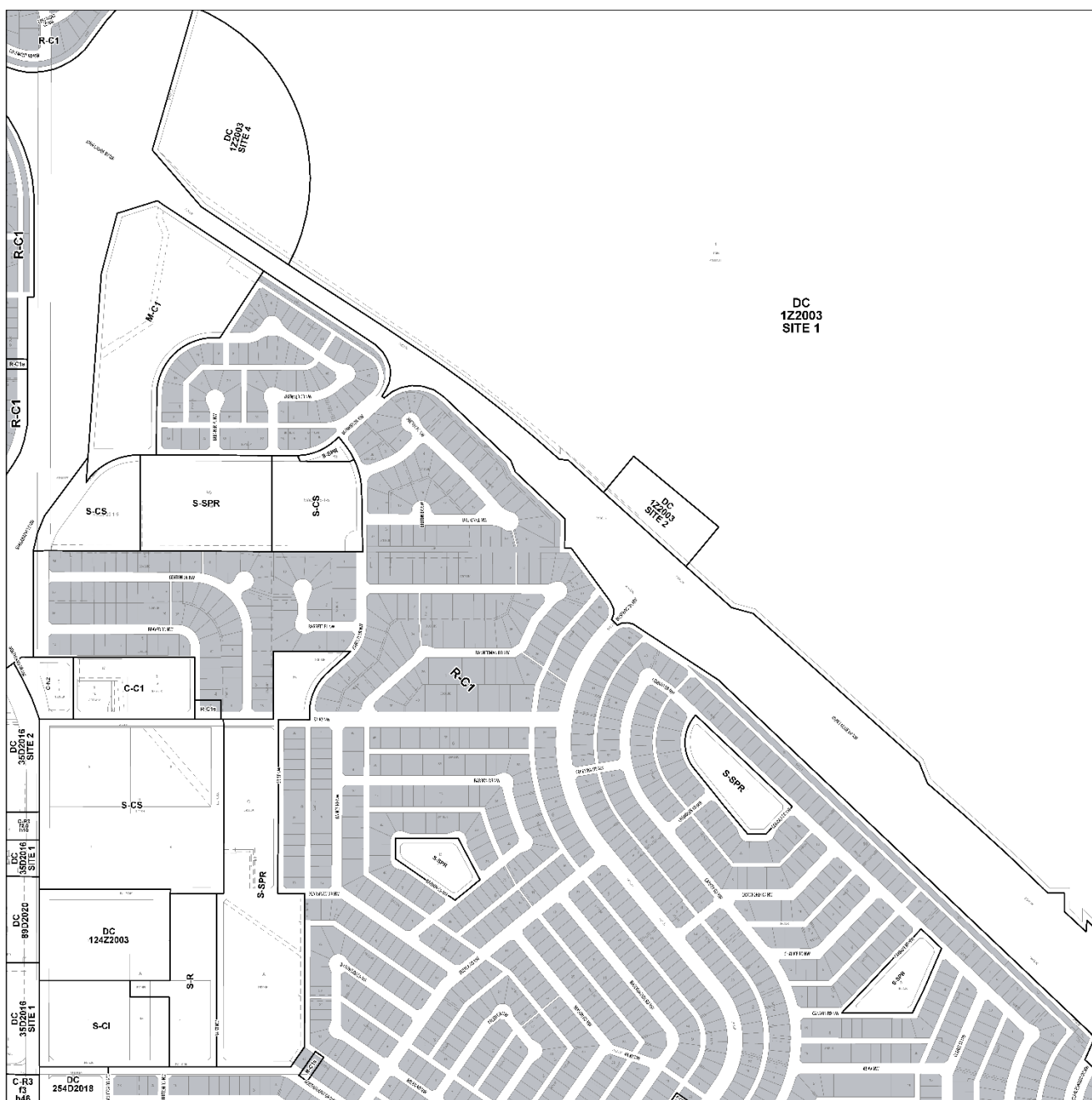


PROPOSED

Section Map 5N



Section Map 6N



PROPOSED

Section Map 7N

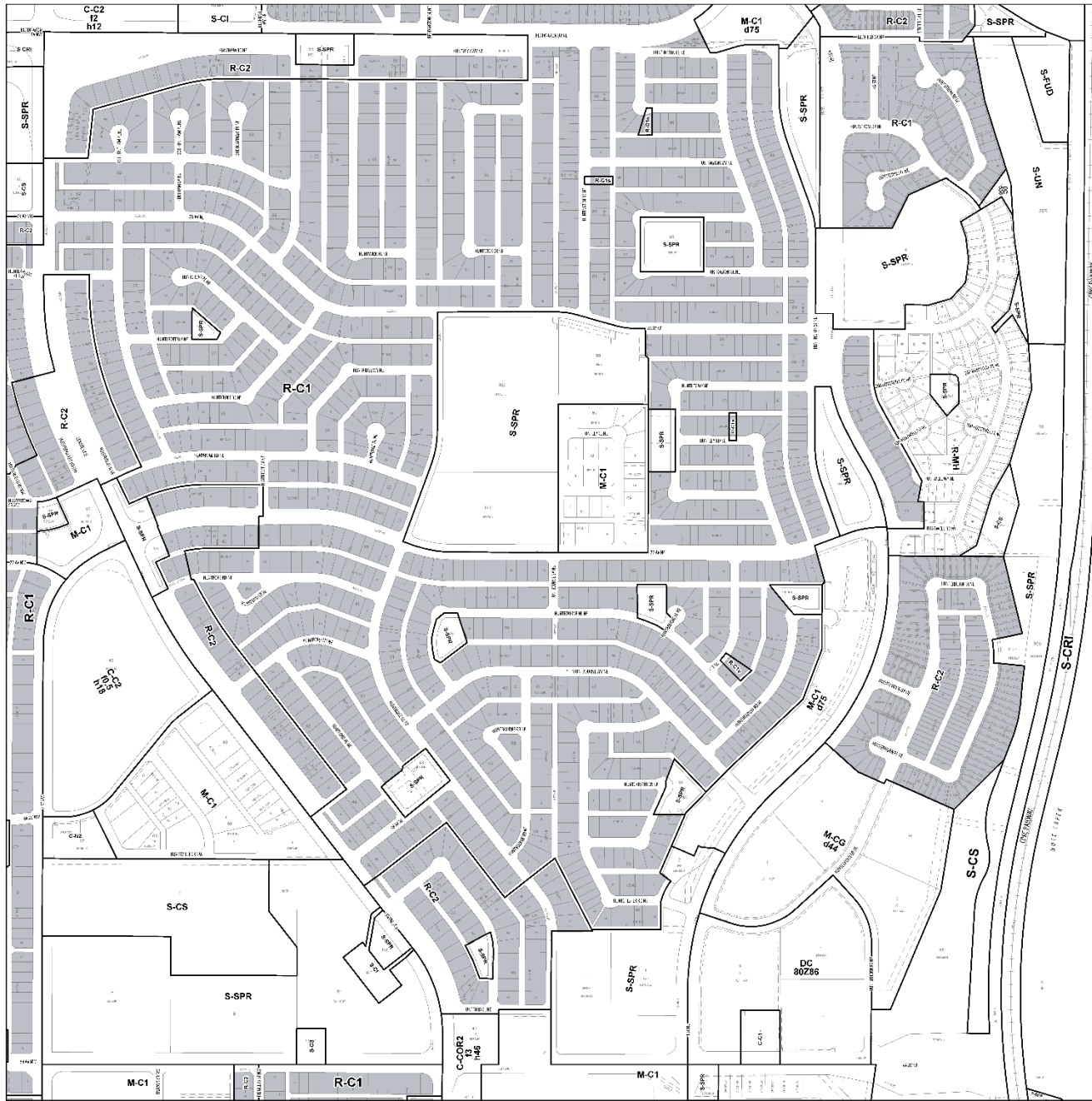


Section Map 9N

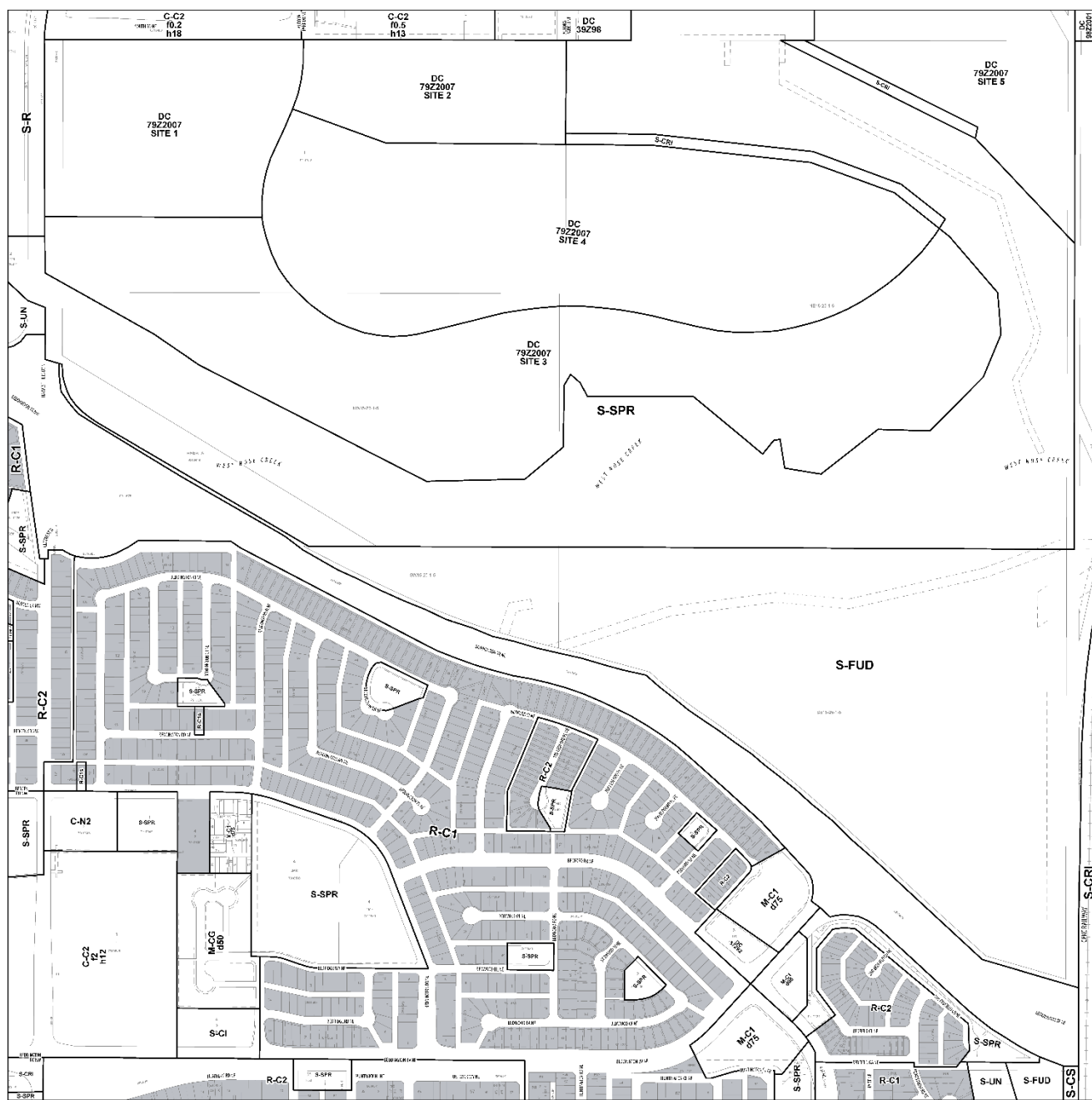


PROPOSED

Section Map 10N

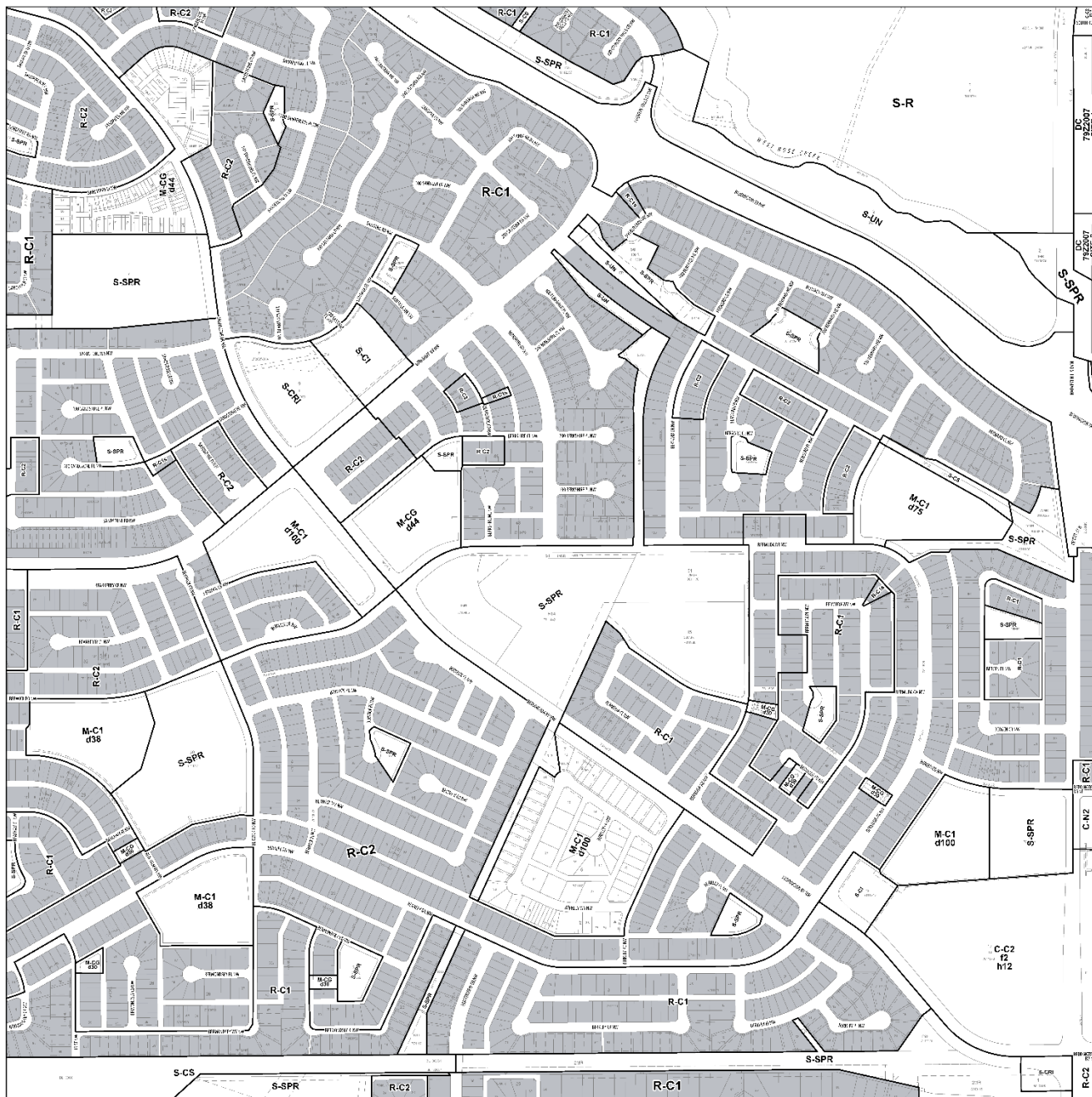


Section Map 15N

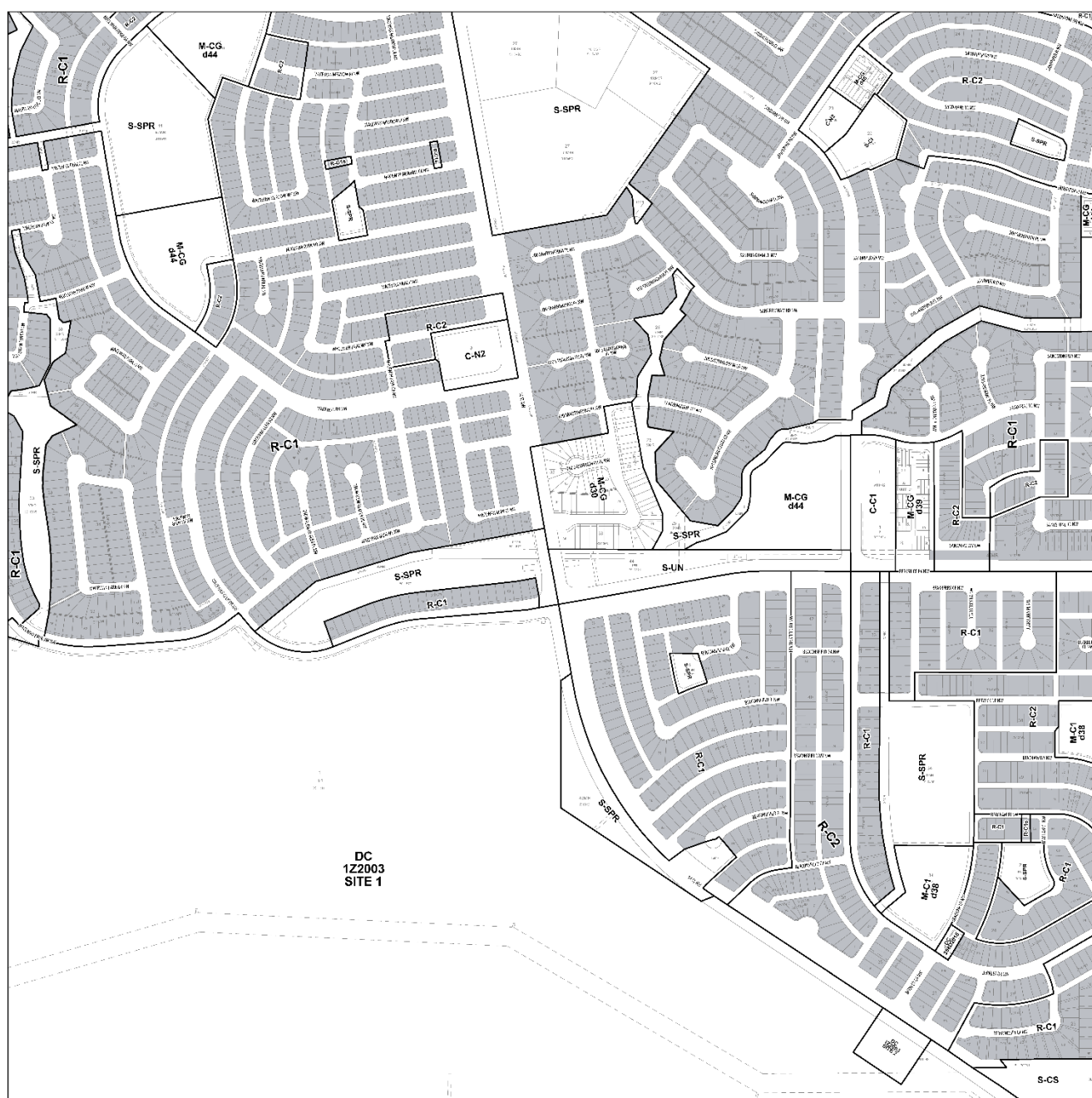


PROPOSED

Section Map 16N



Section Map 17N

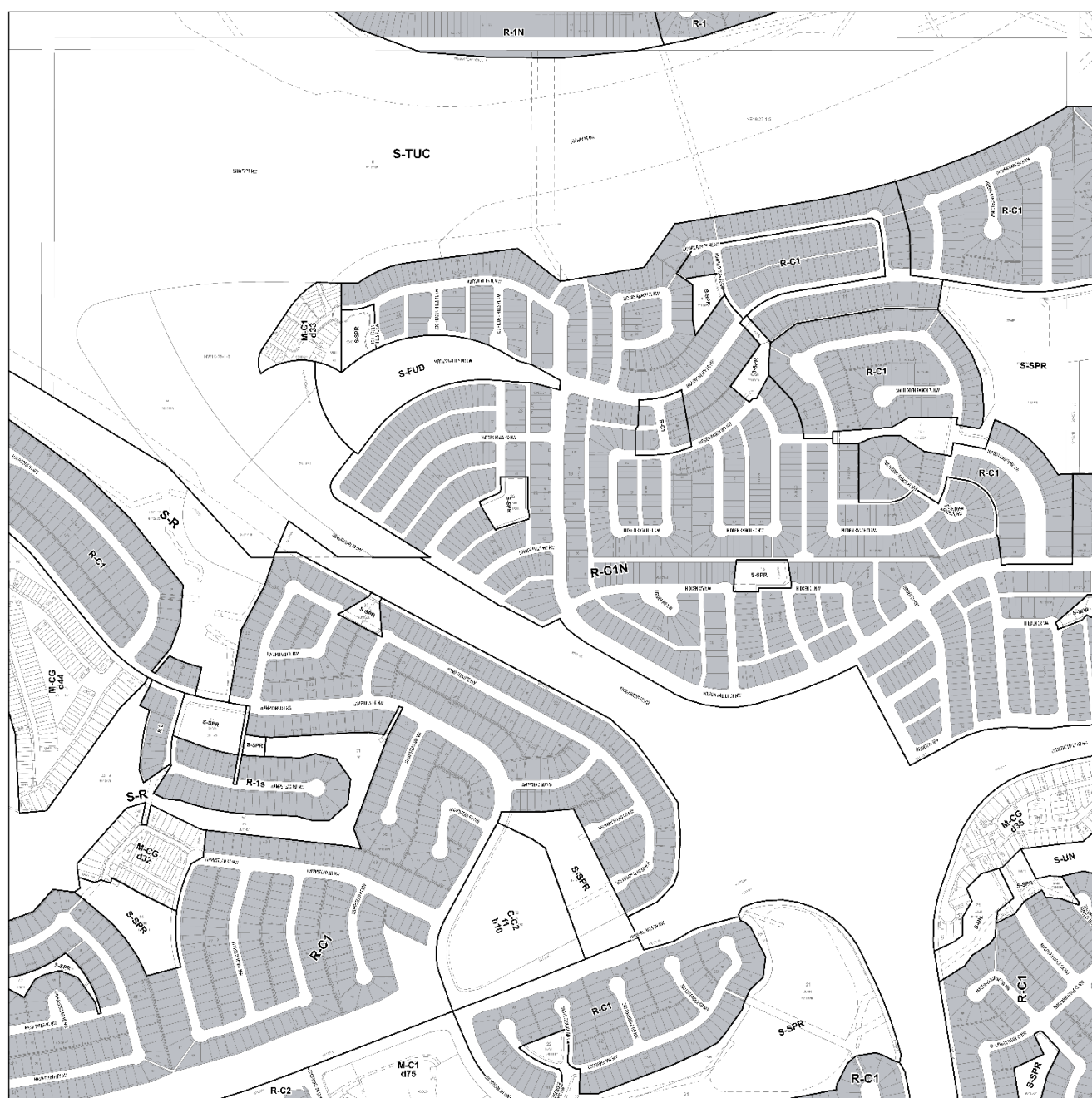


PROPOSED

Section Map 18N



Section Map 19N



PROPOSED

Section Map 20N



Section Map 21N



PROPOSED

Section Map 22N



Section Map 23N



PROPOSED

Section Map 26N

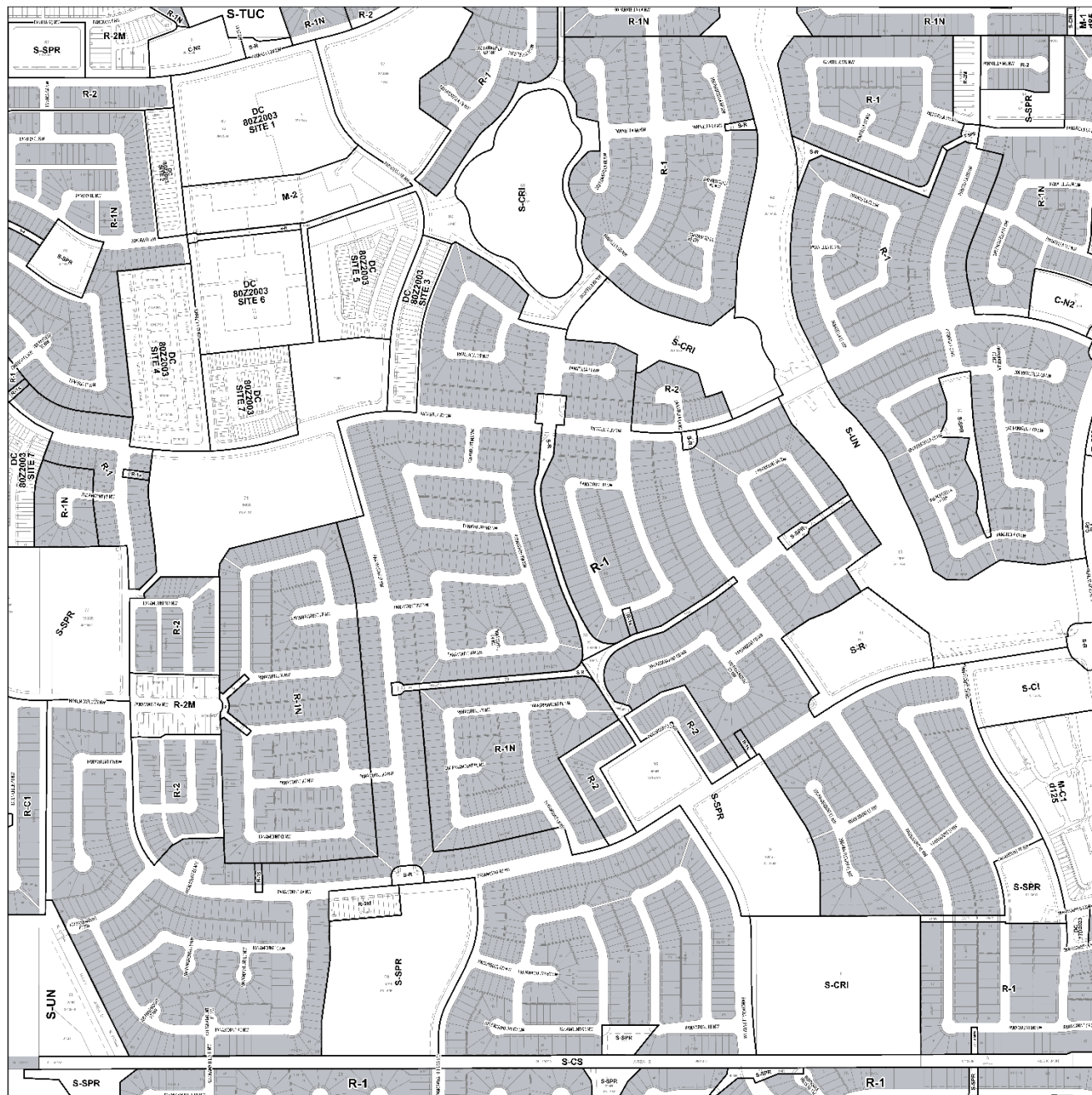


Section Map 27N

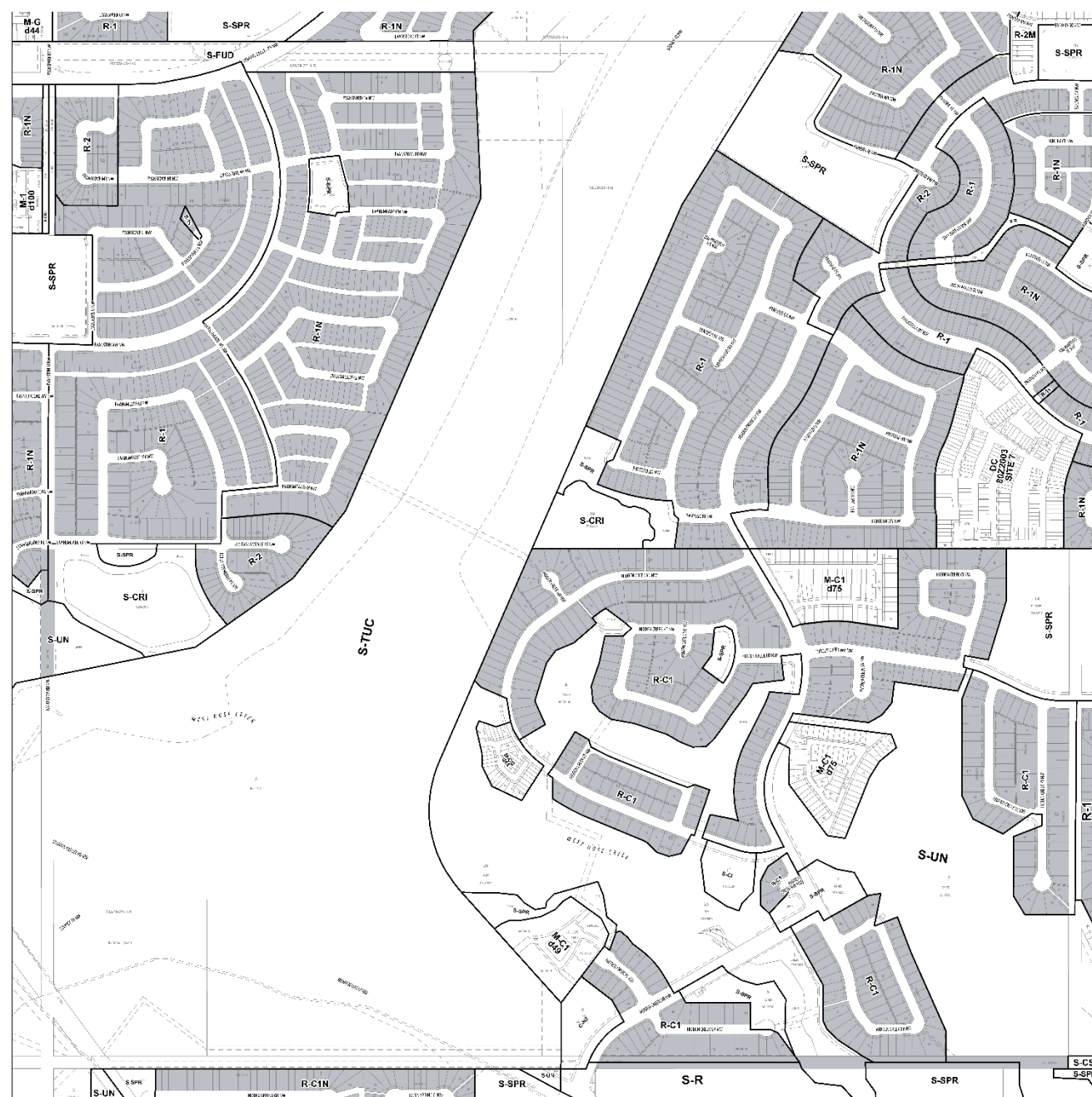


PROPOSED

Section Map 28N



Section Map 29N

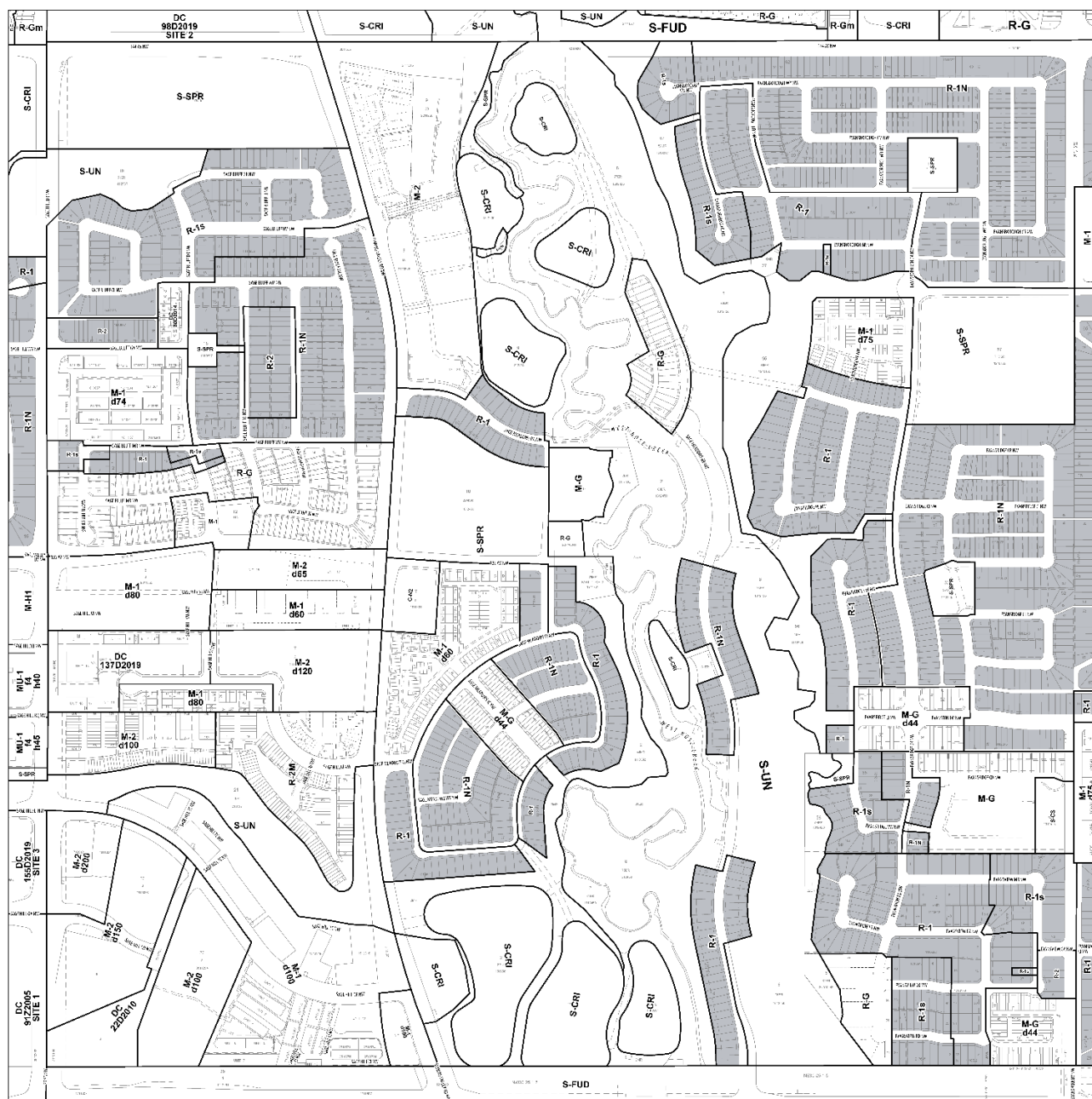


PROPOSED

Section Map 30N



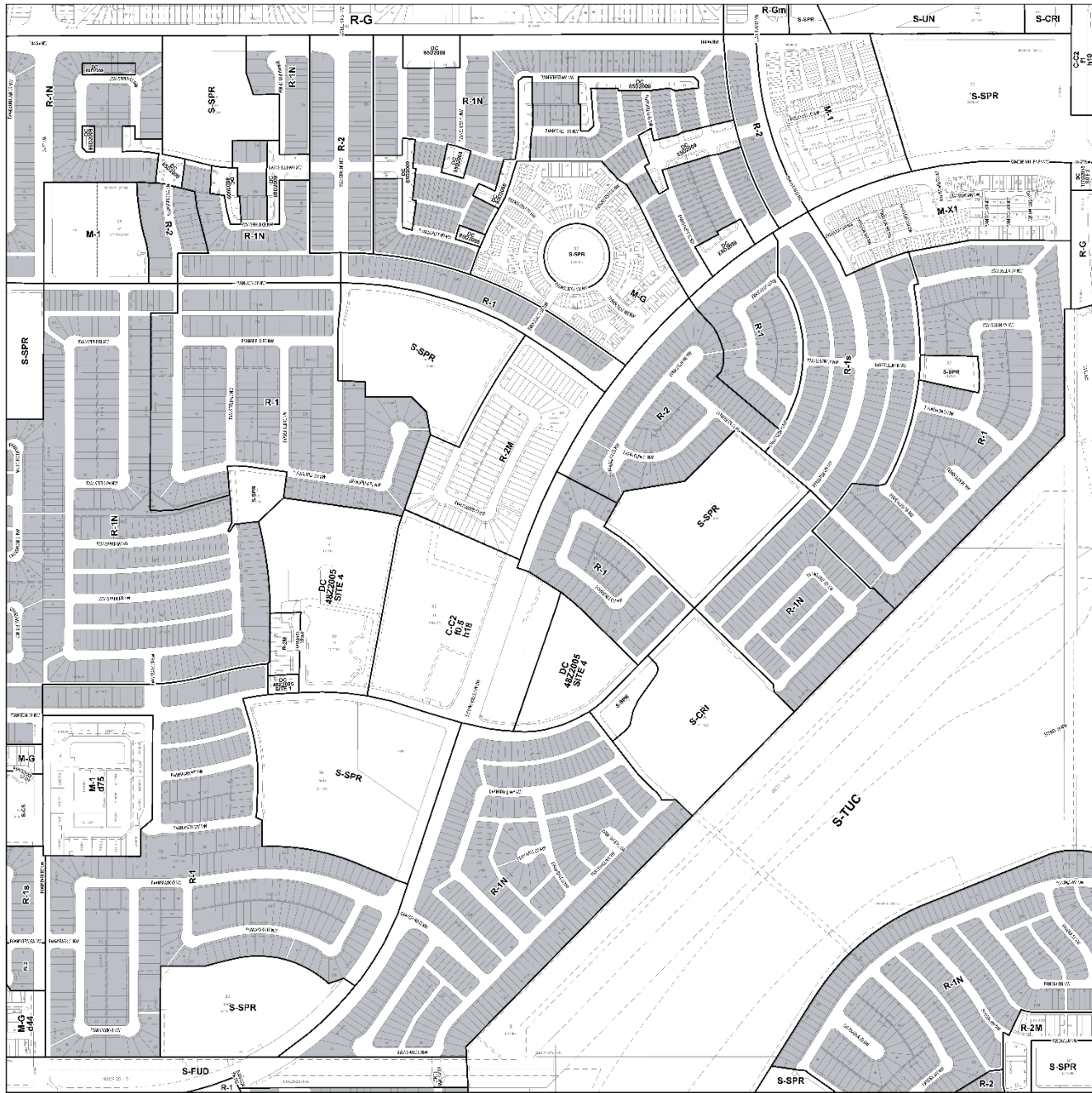
Section Map 31N



PROPOSED

BYLAW NUMBER 9P2026

Section Map 32N

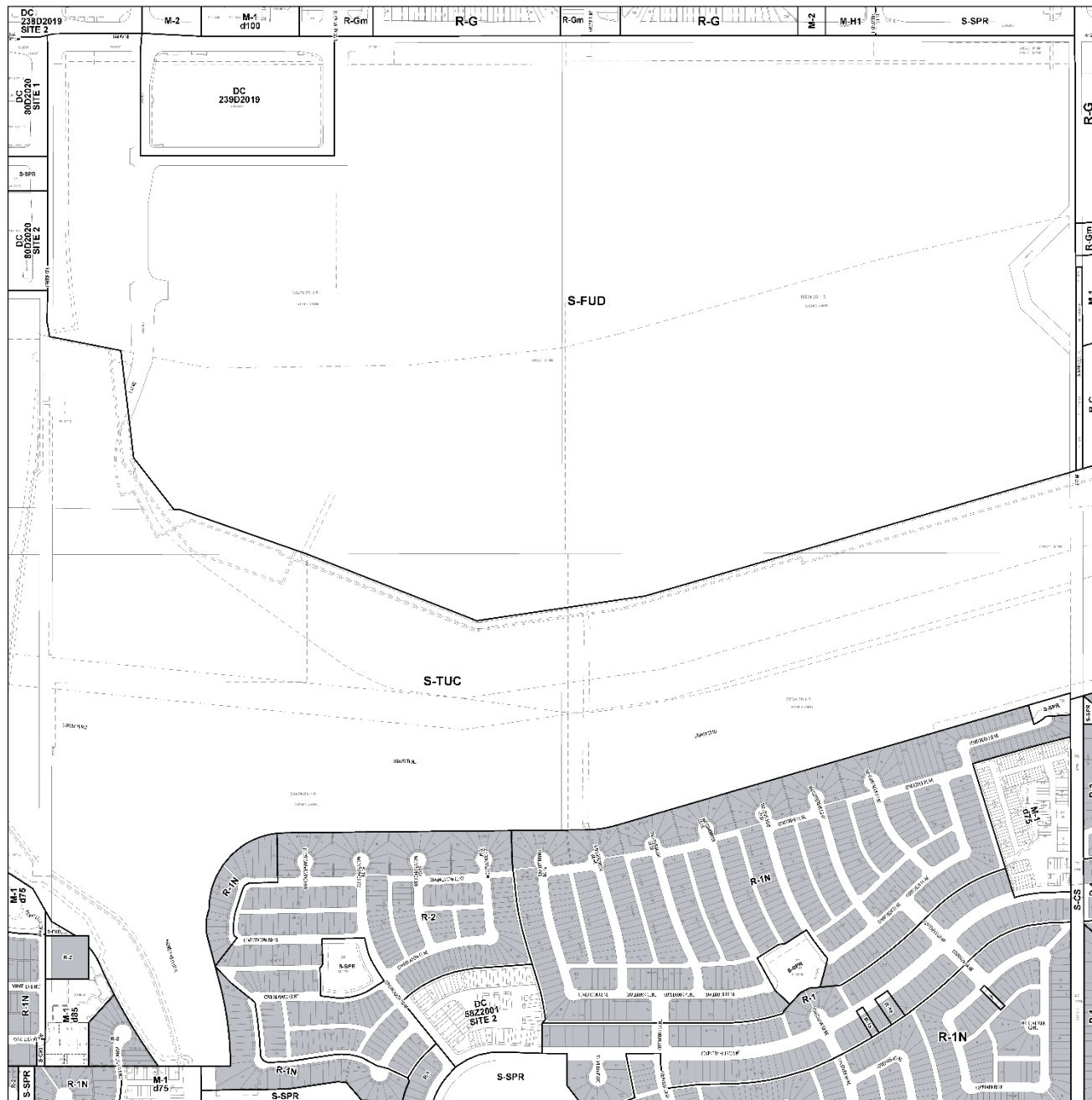


Section Map 33N

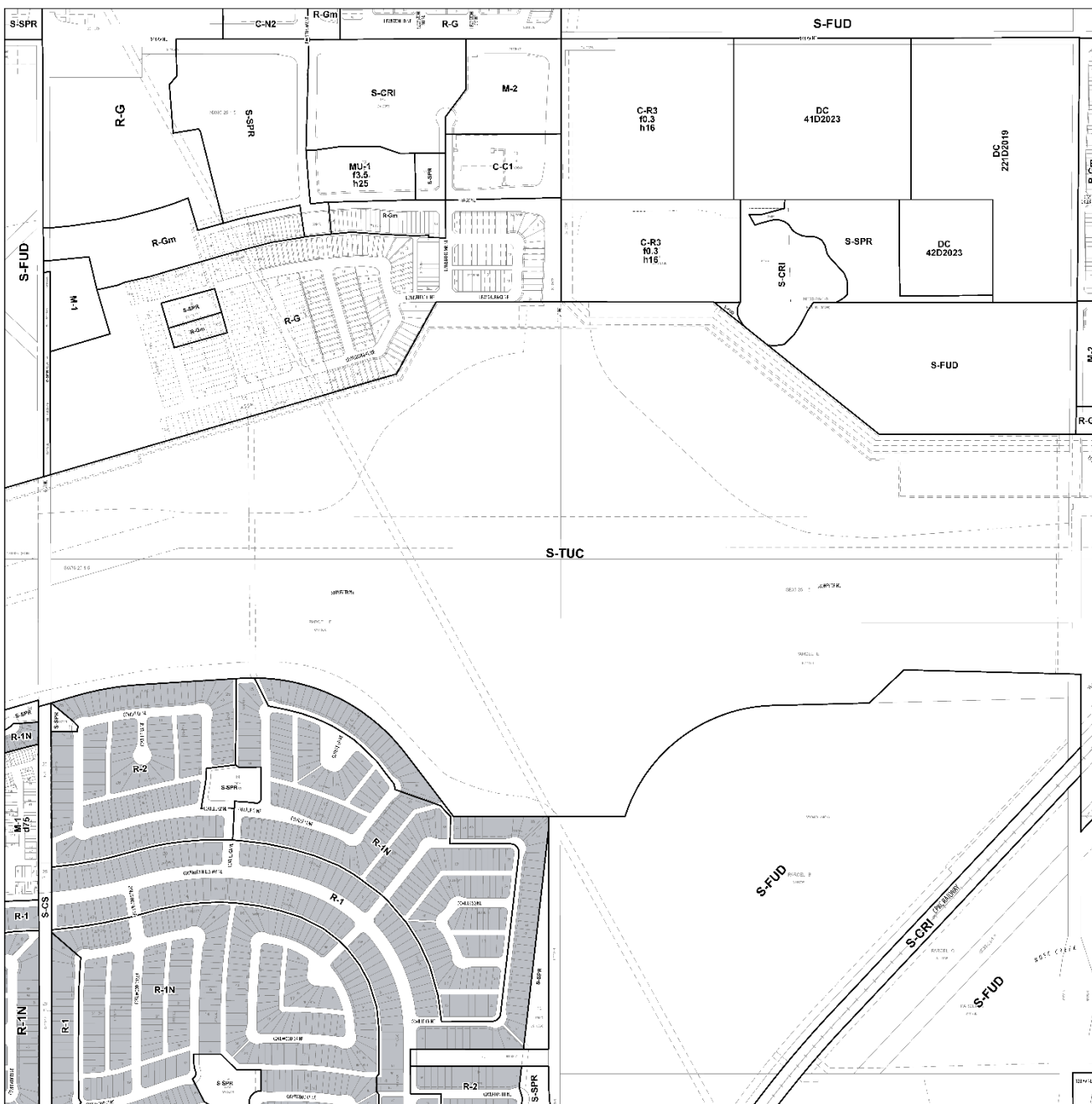


PROPOSED

Section Map 34N

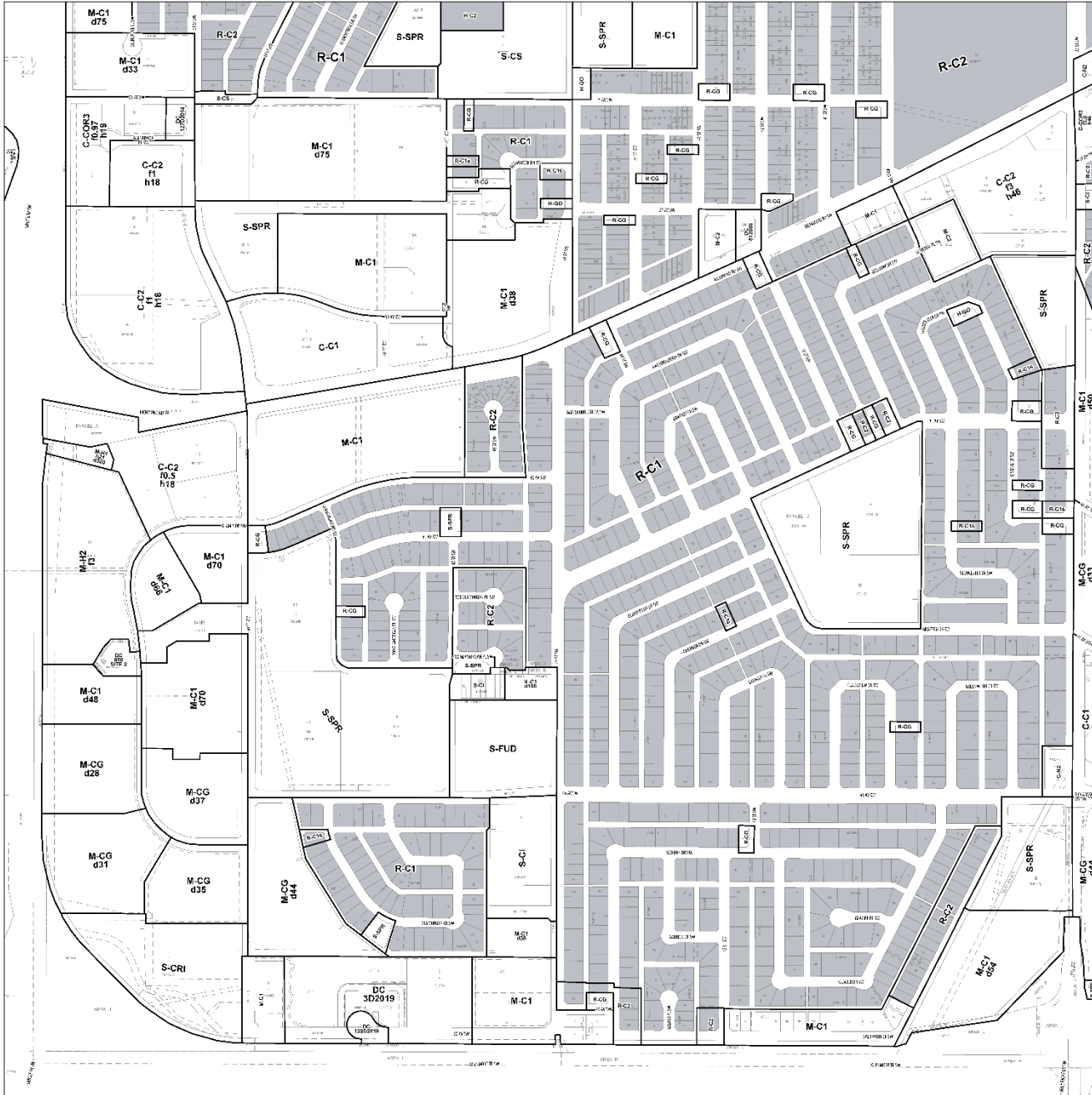


Section Map 35N



PROPOSED

Section Map 1W

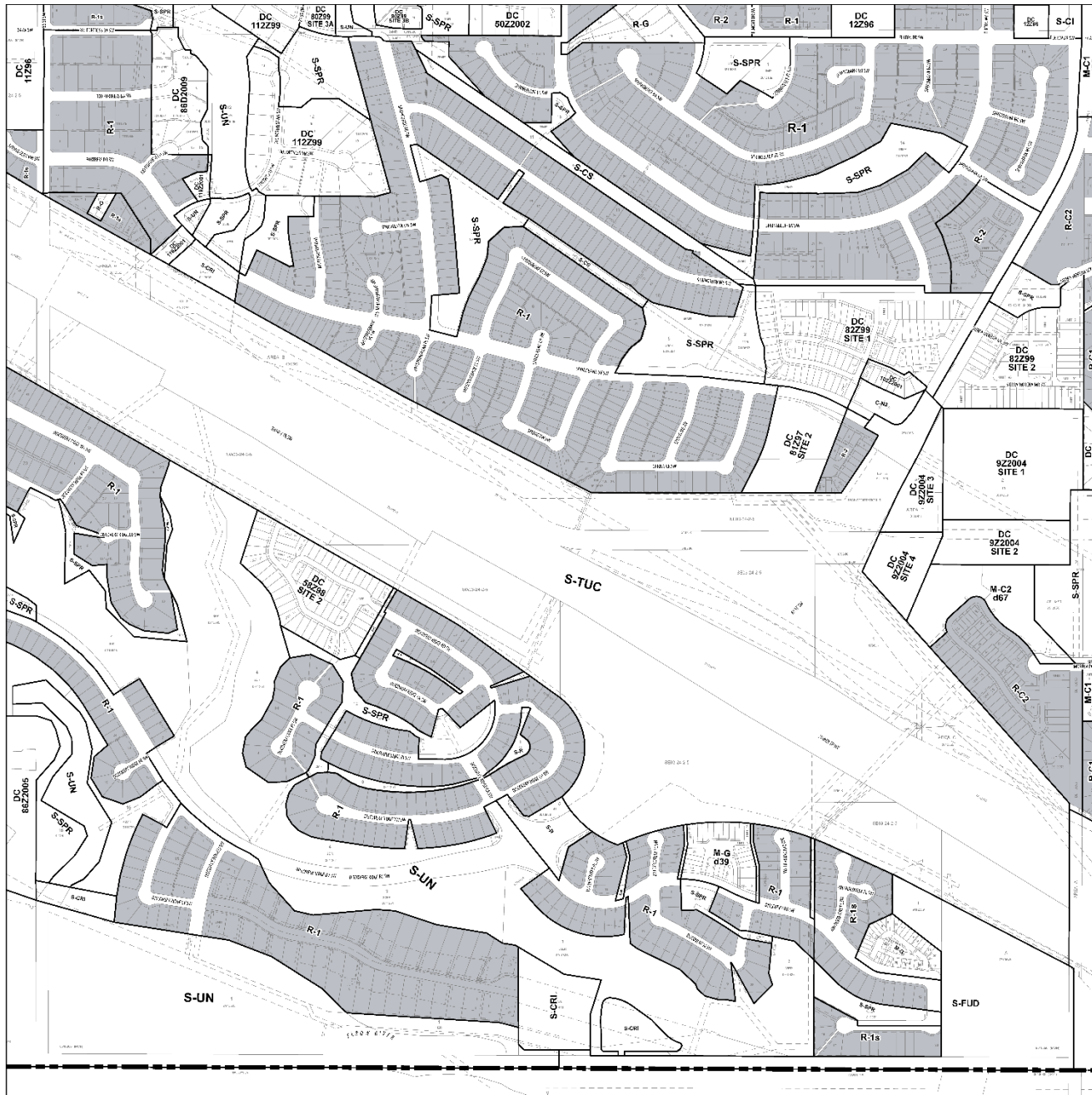


Section Map 2W

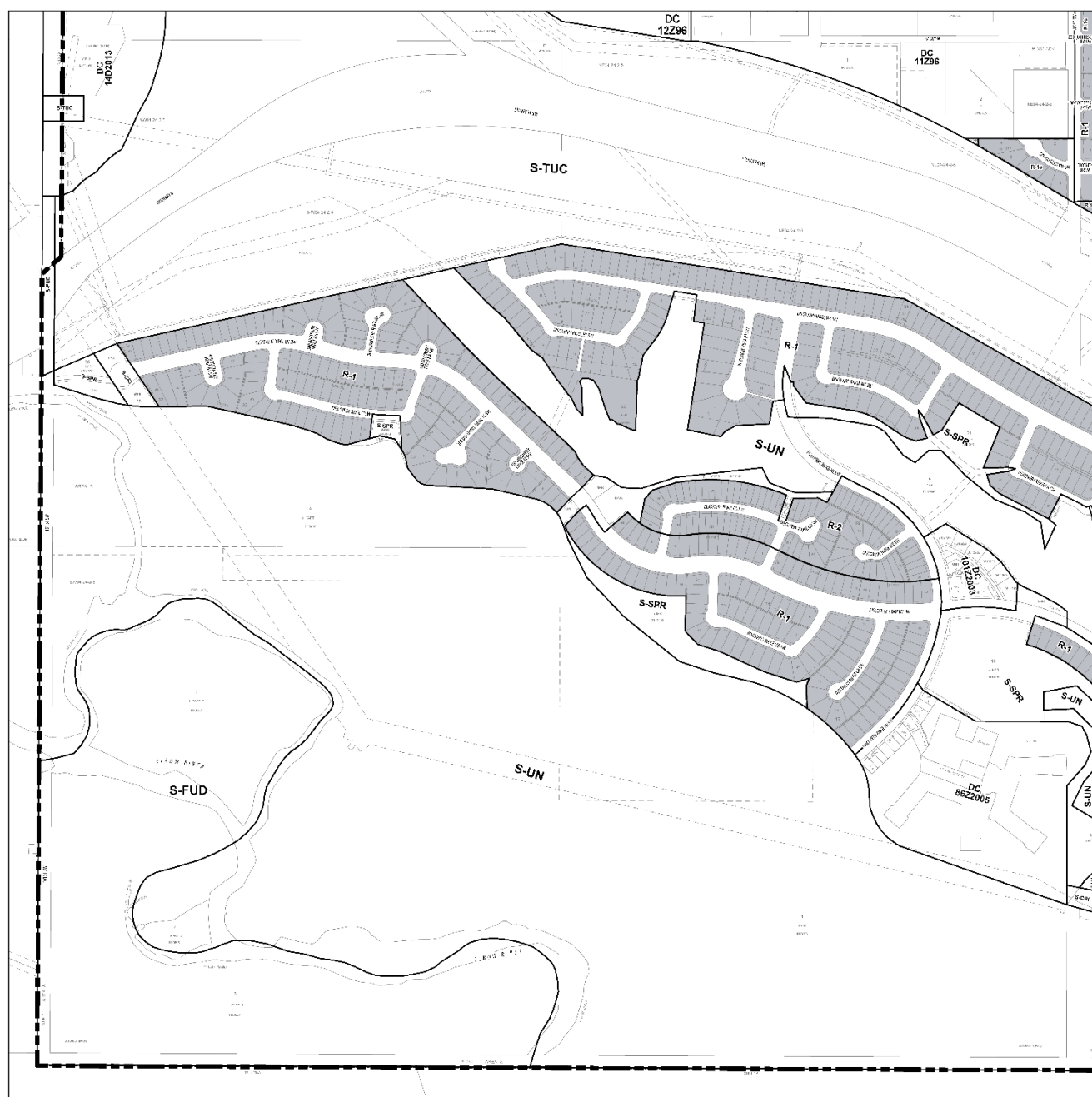


PROPOSED

Section Map 3W



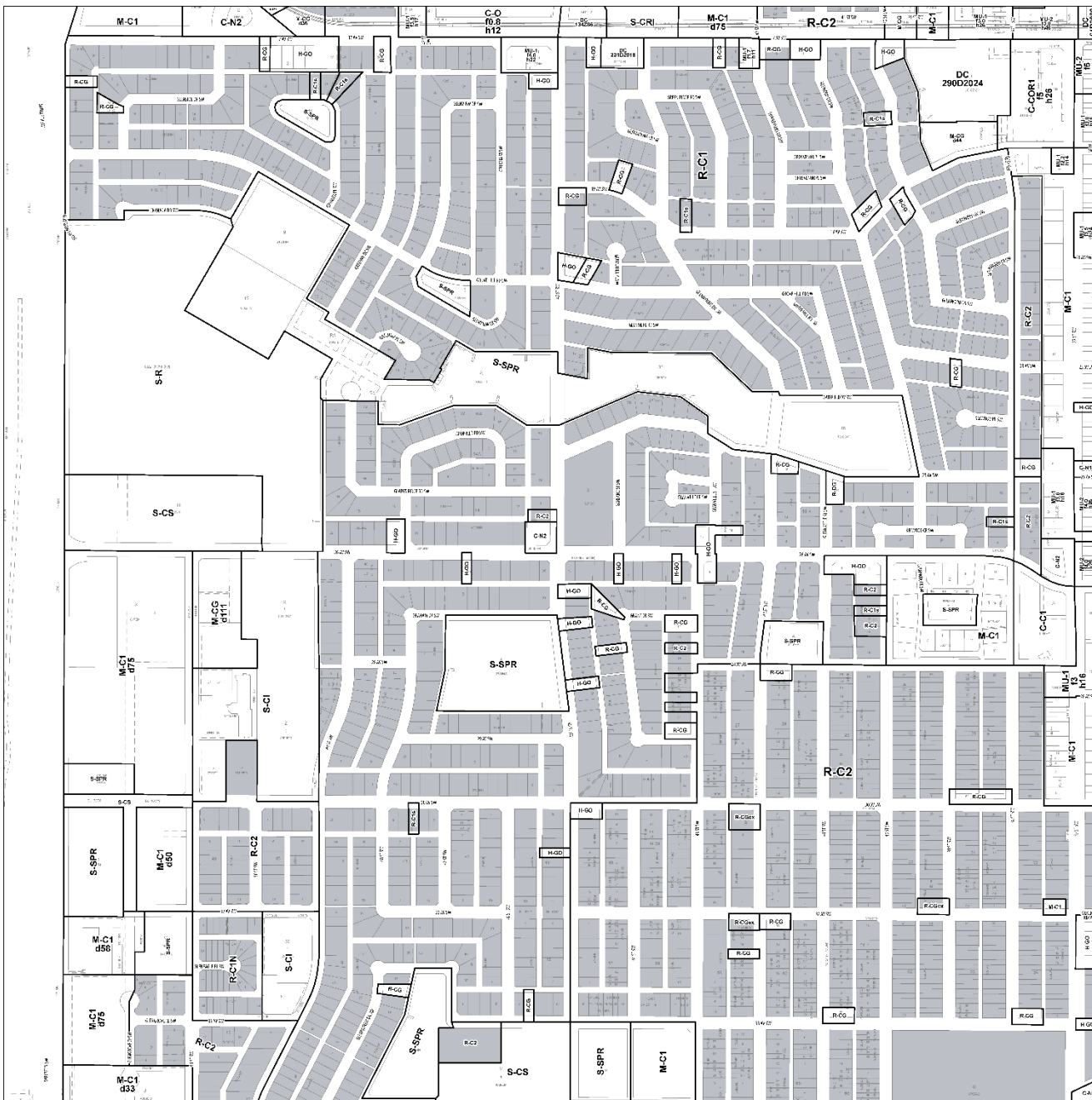
Section Map 4W



Section Map 11W

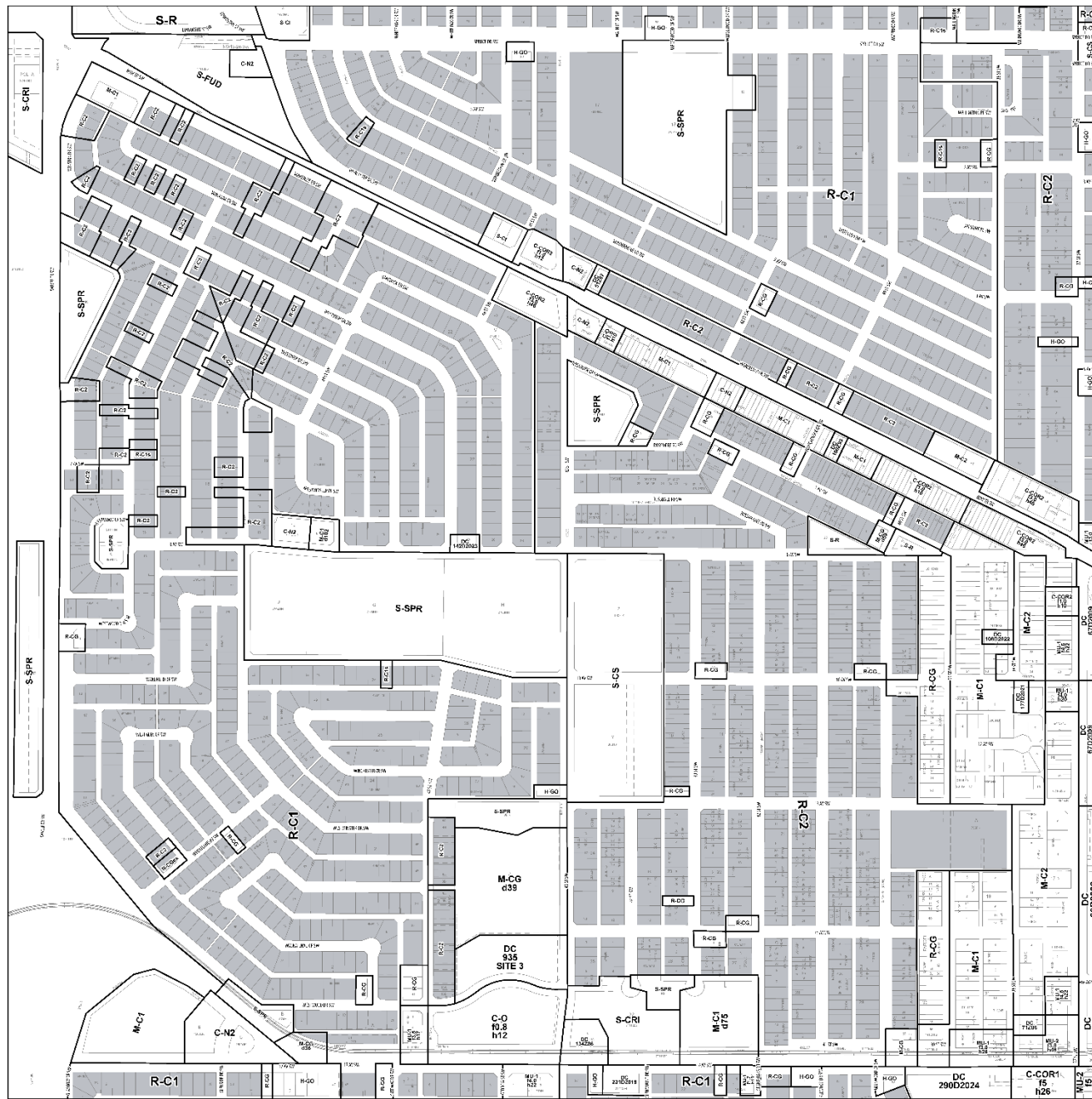


Section Map 12W



PROPOSED

Section Map 13W



Section Map 14W

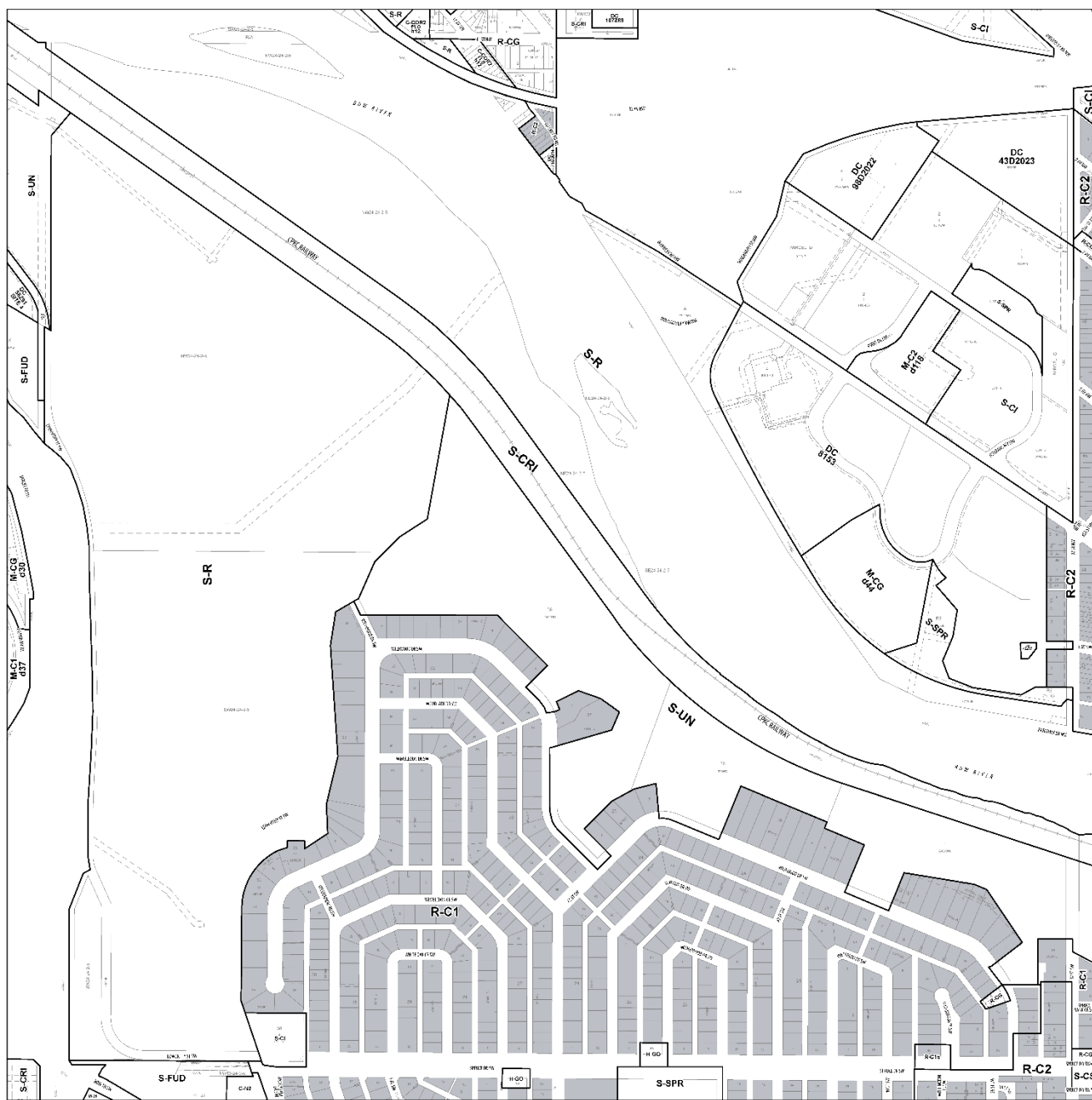


PROPOSED

Section Map 23W

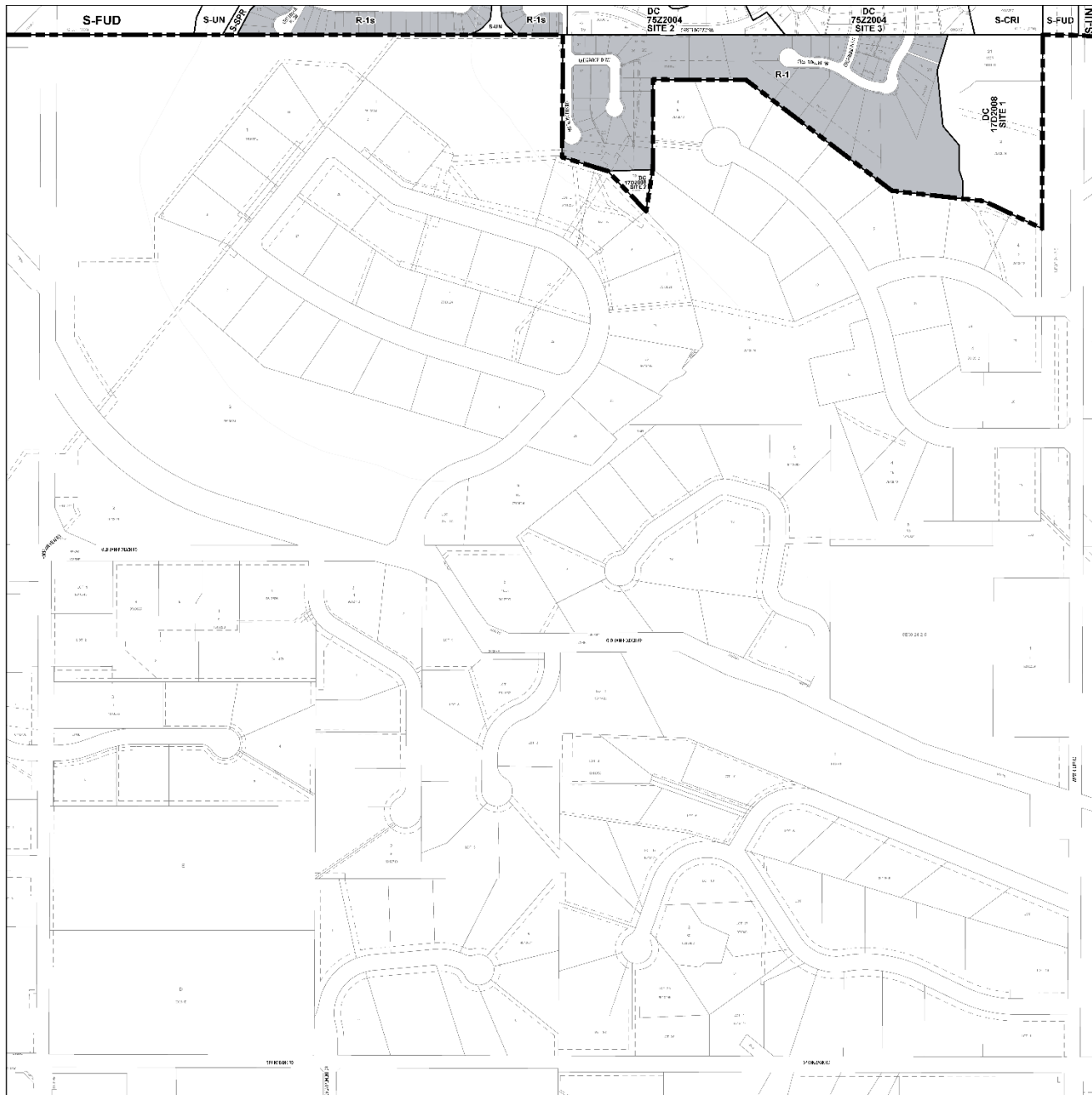


Section Map 24W



PROPOSED

Section Map 30W

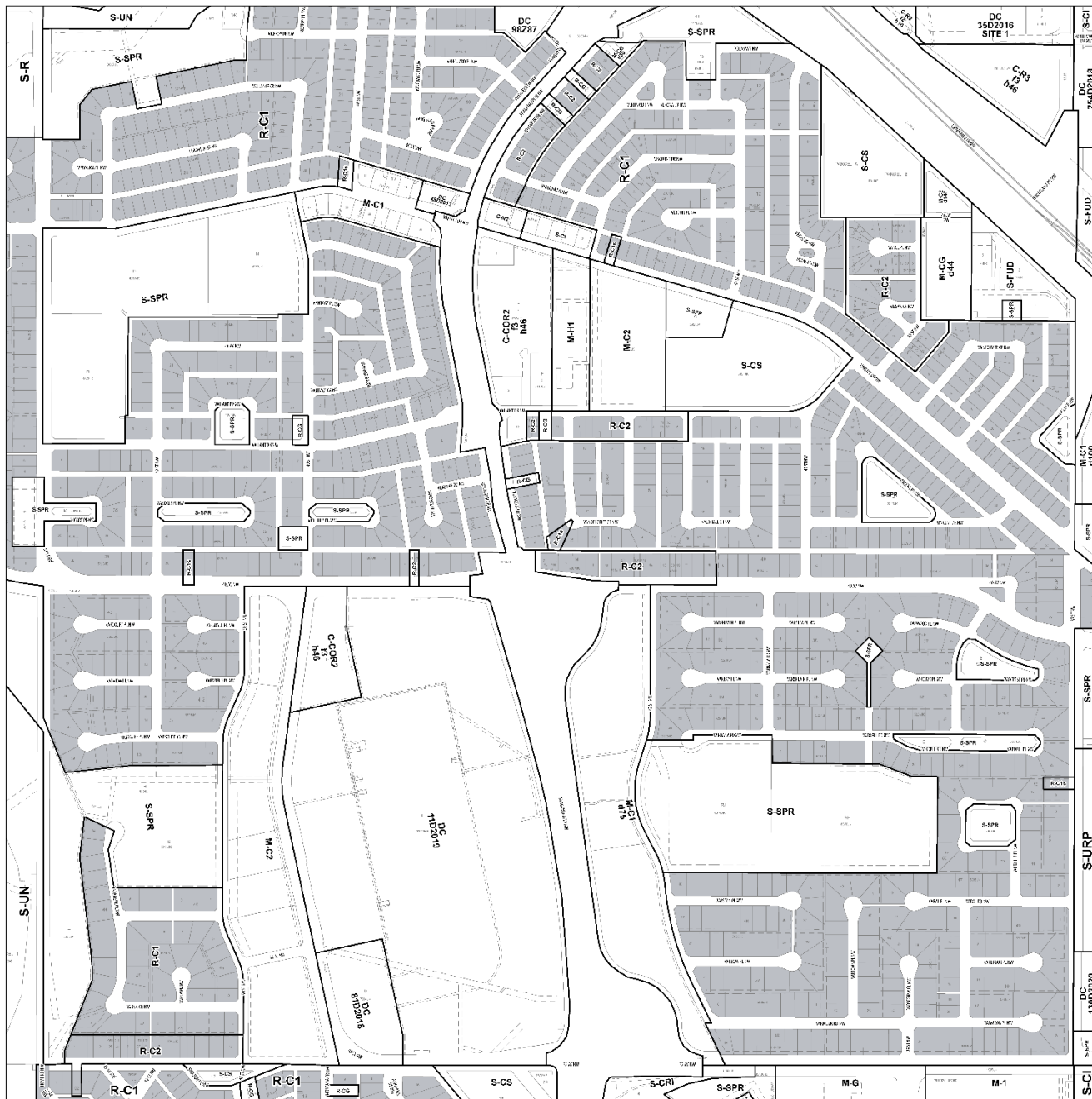


Section Map 31W

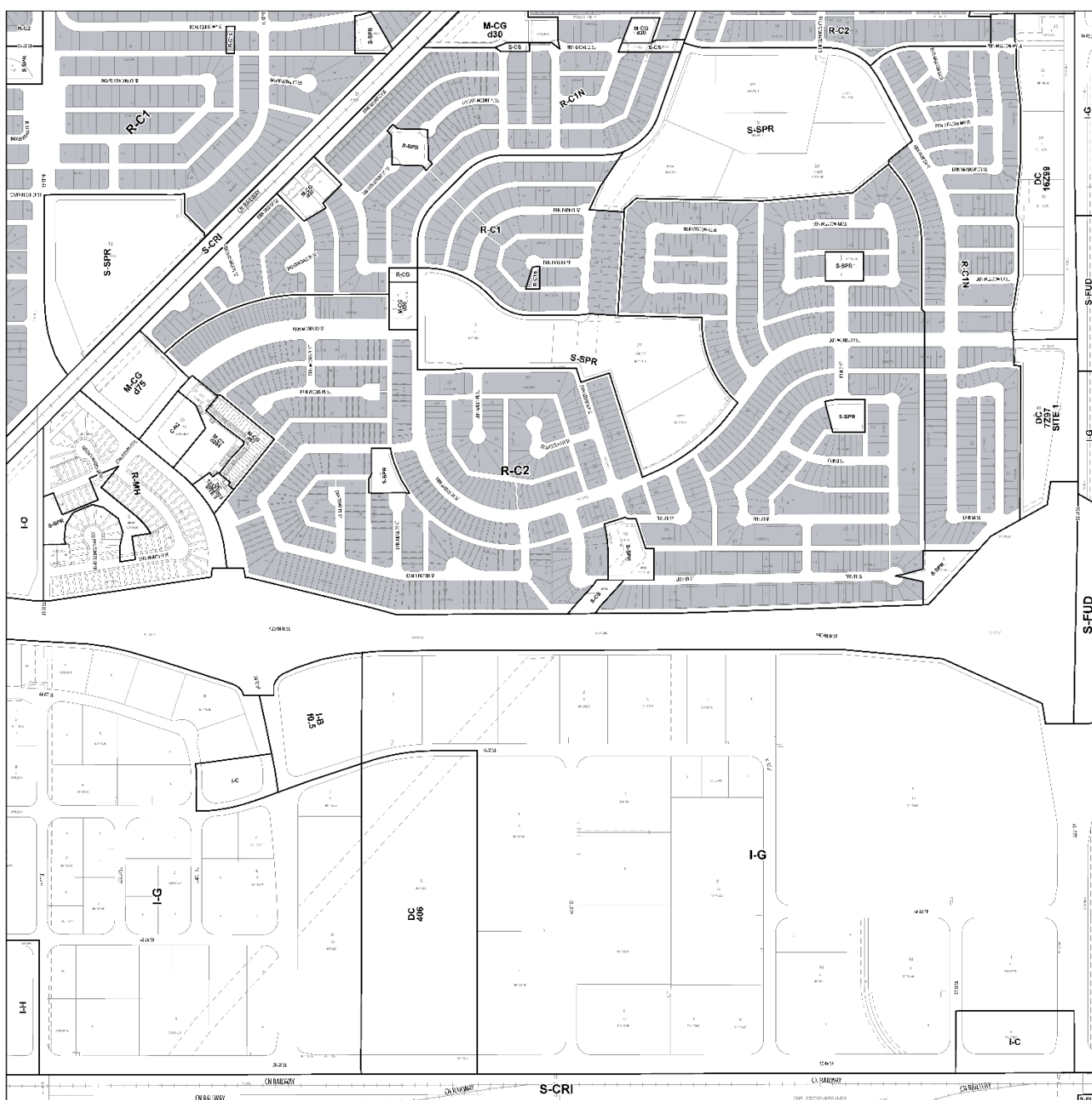


PROPOSED

Section Map 36W

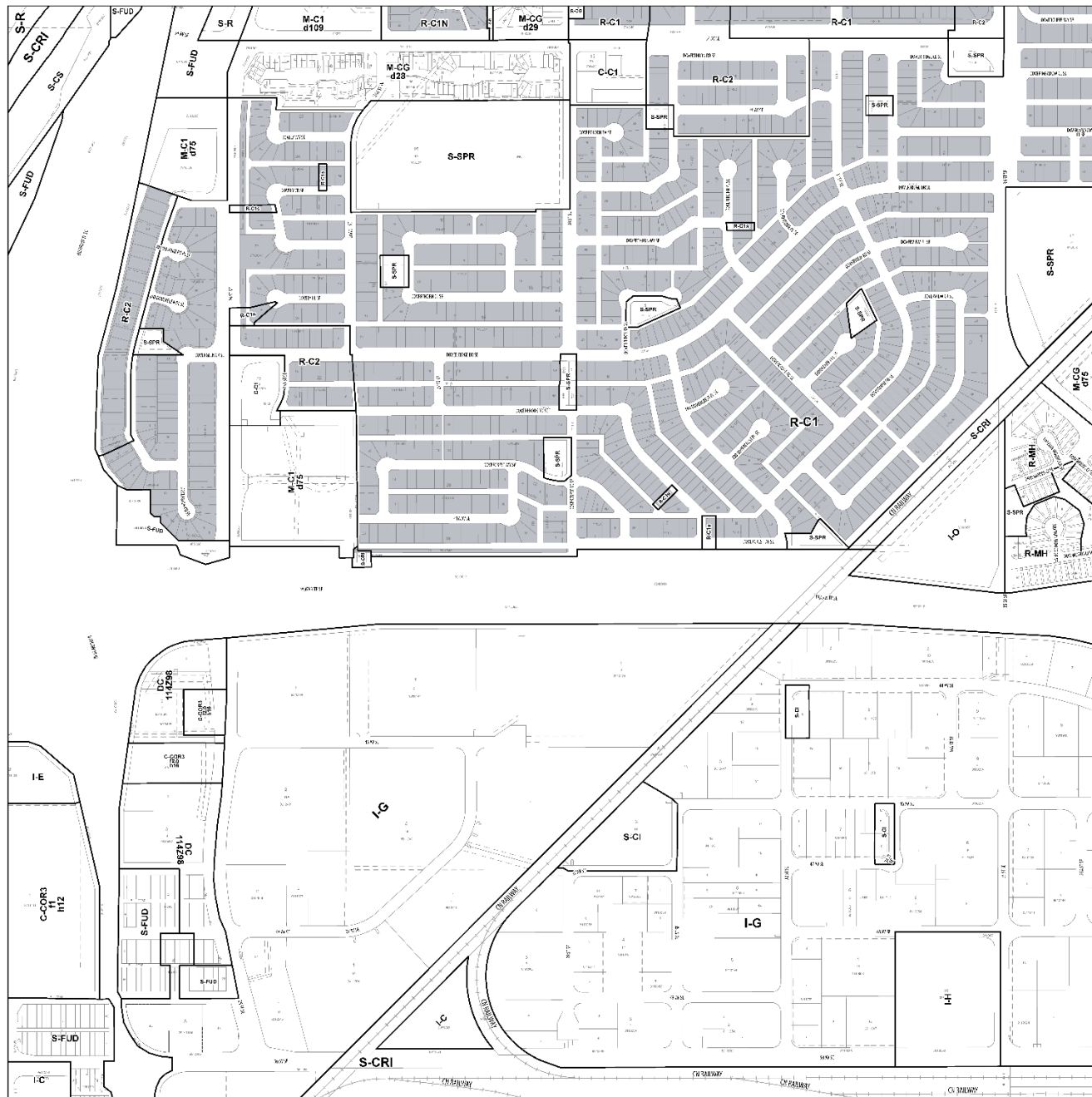


Section Map 3E

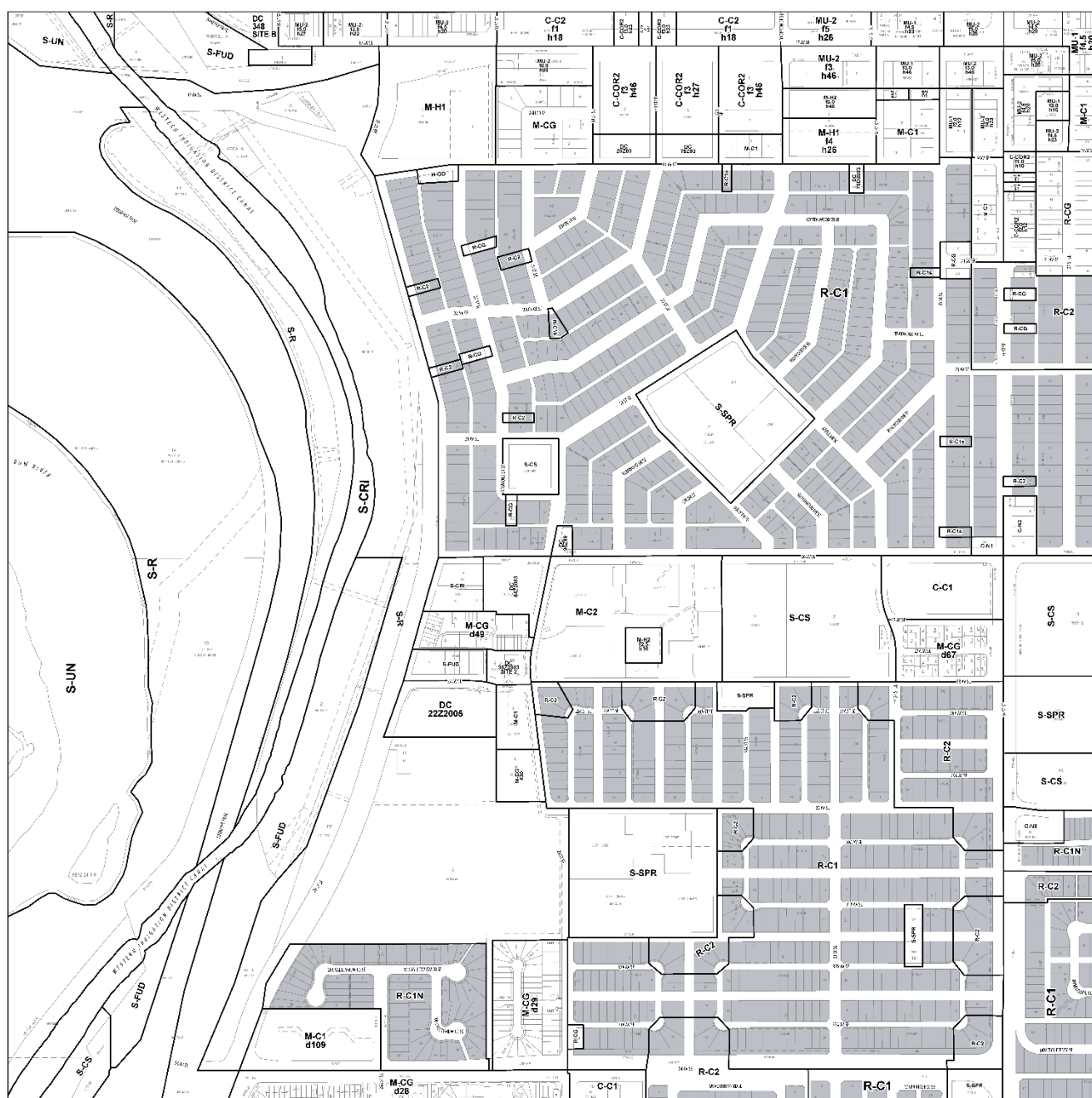


PROPOSED

Section Map 4E

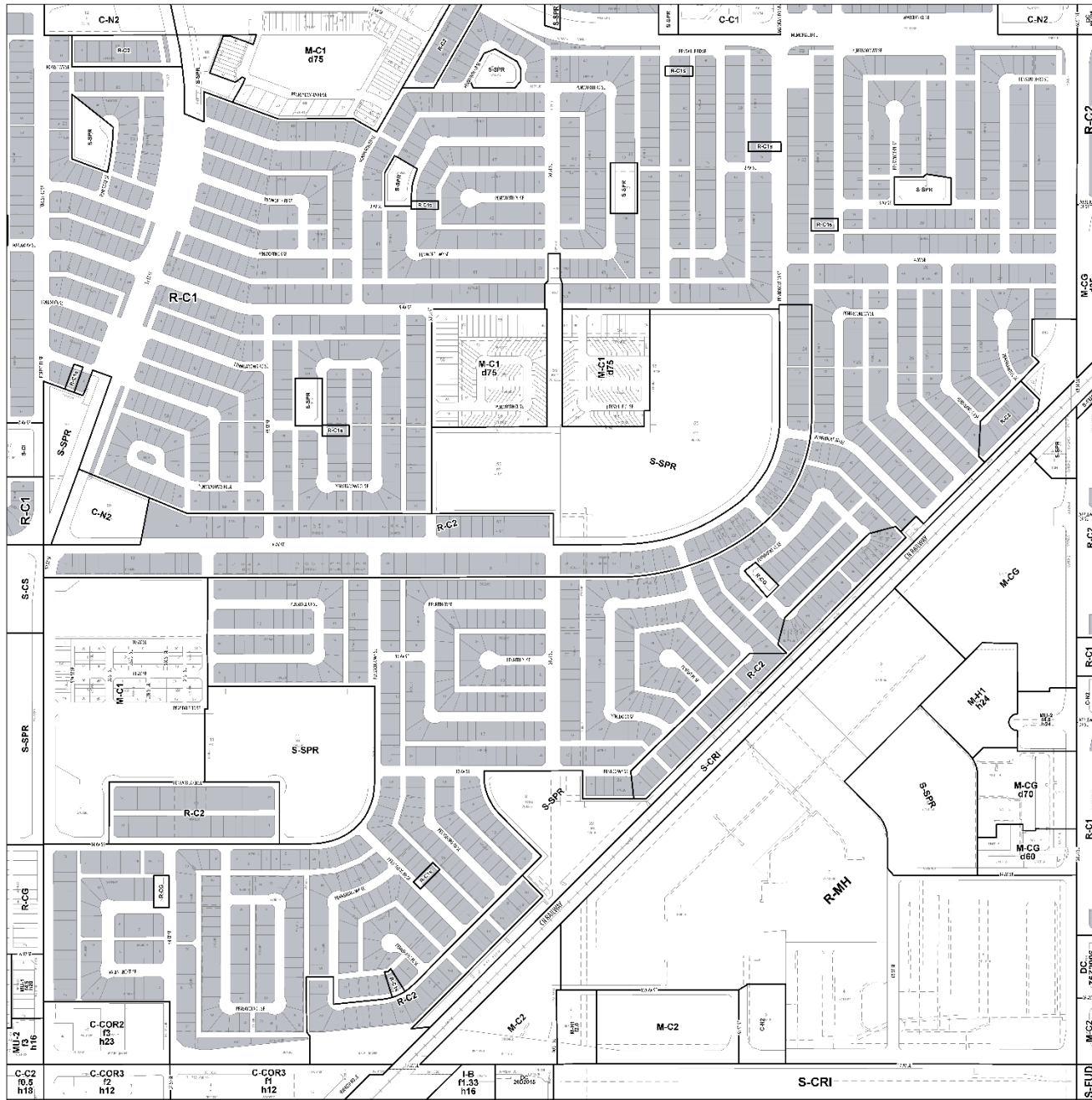


Section Map 9E

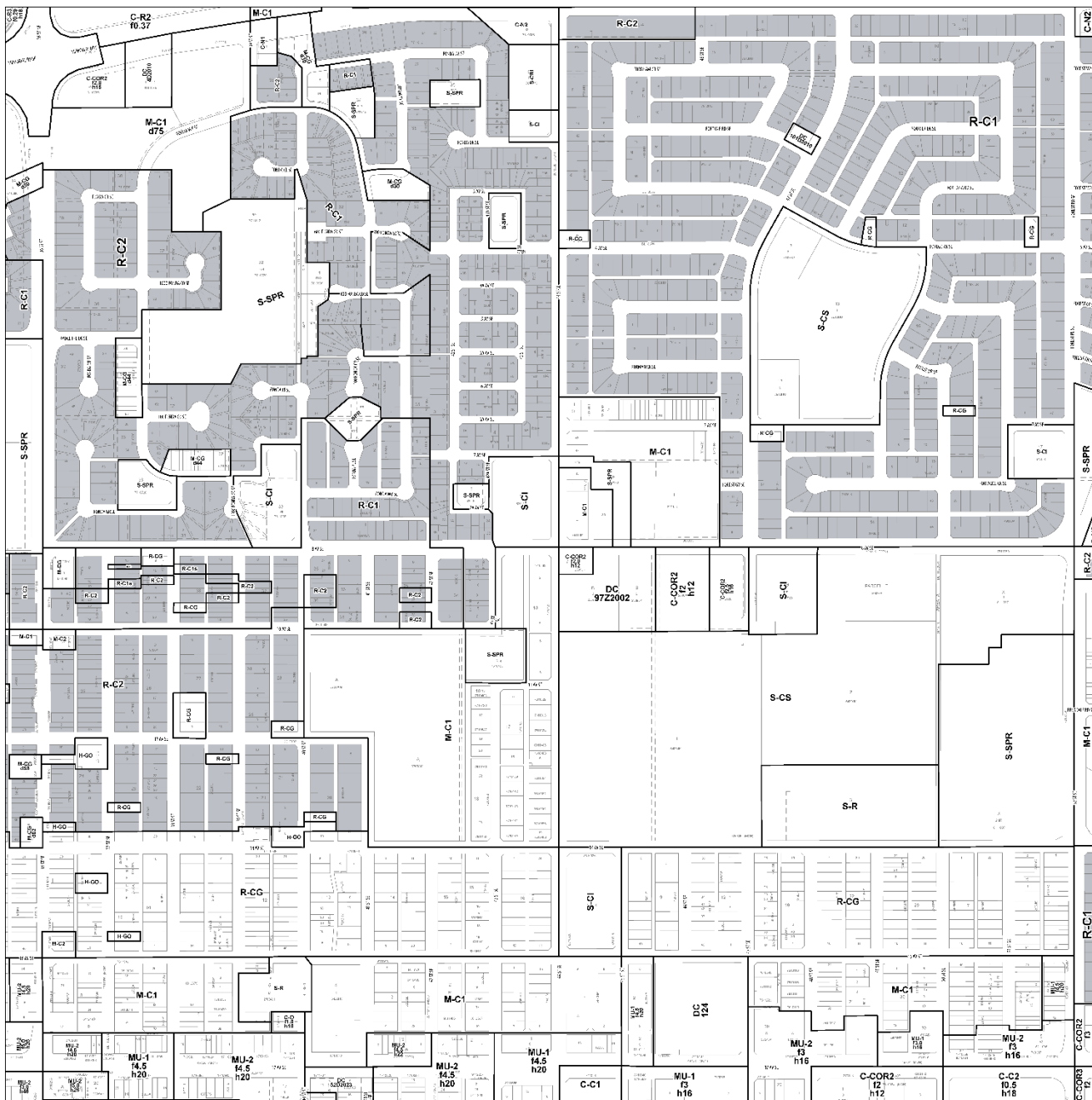


PROPOSED

Section Map 14E

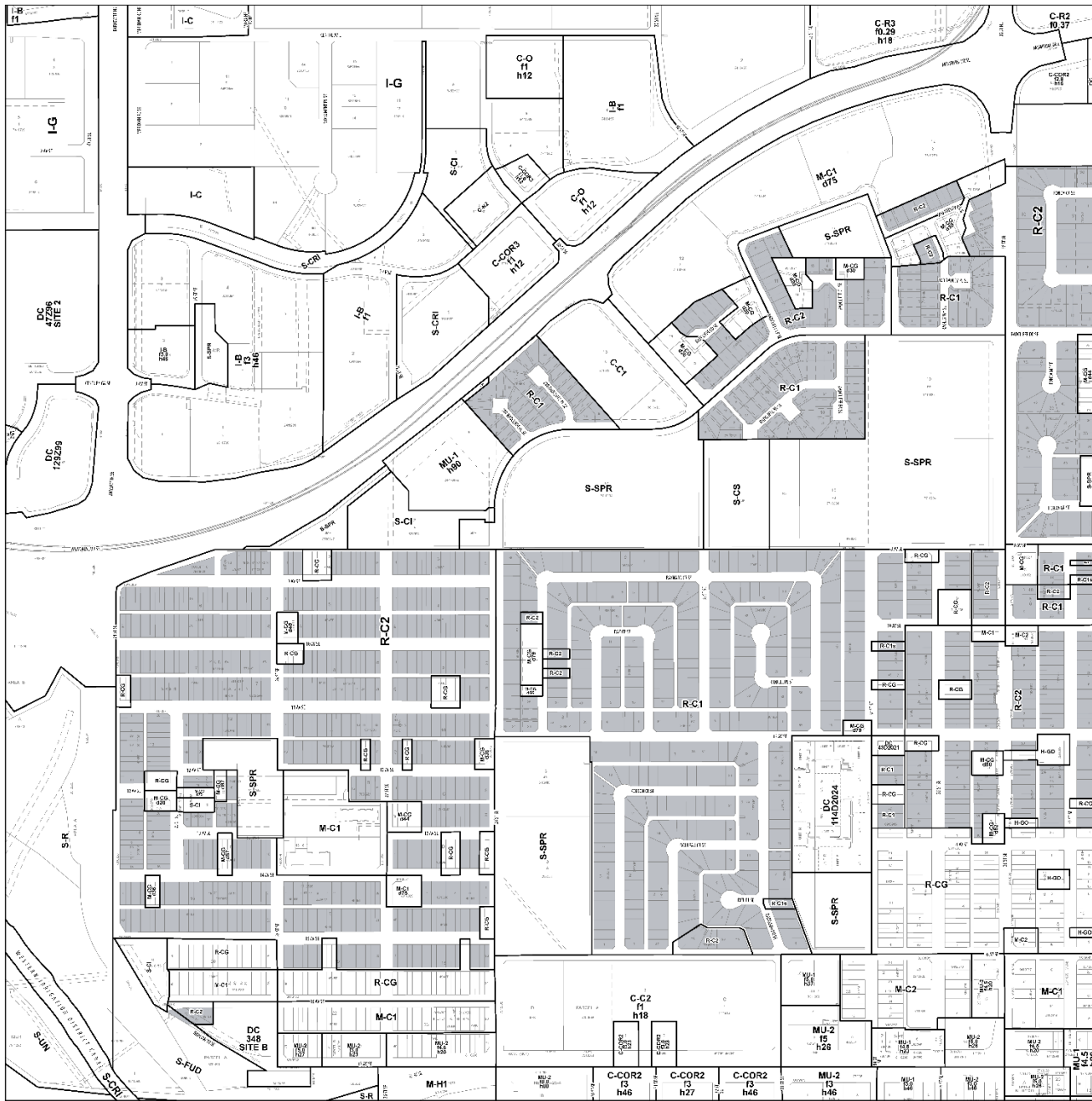


Section Map 15E

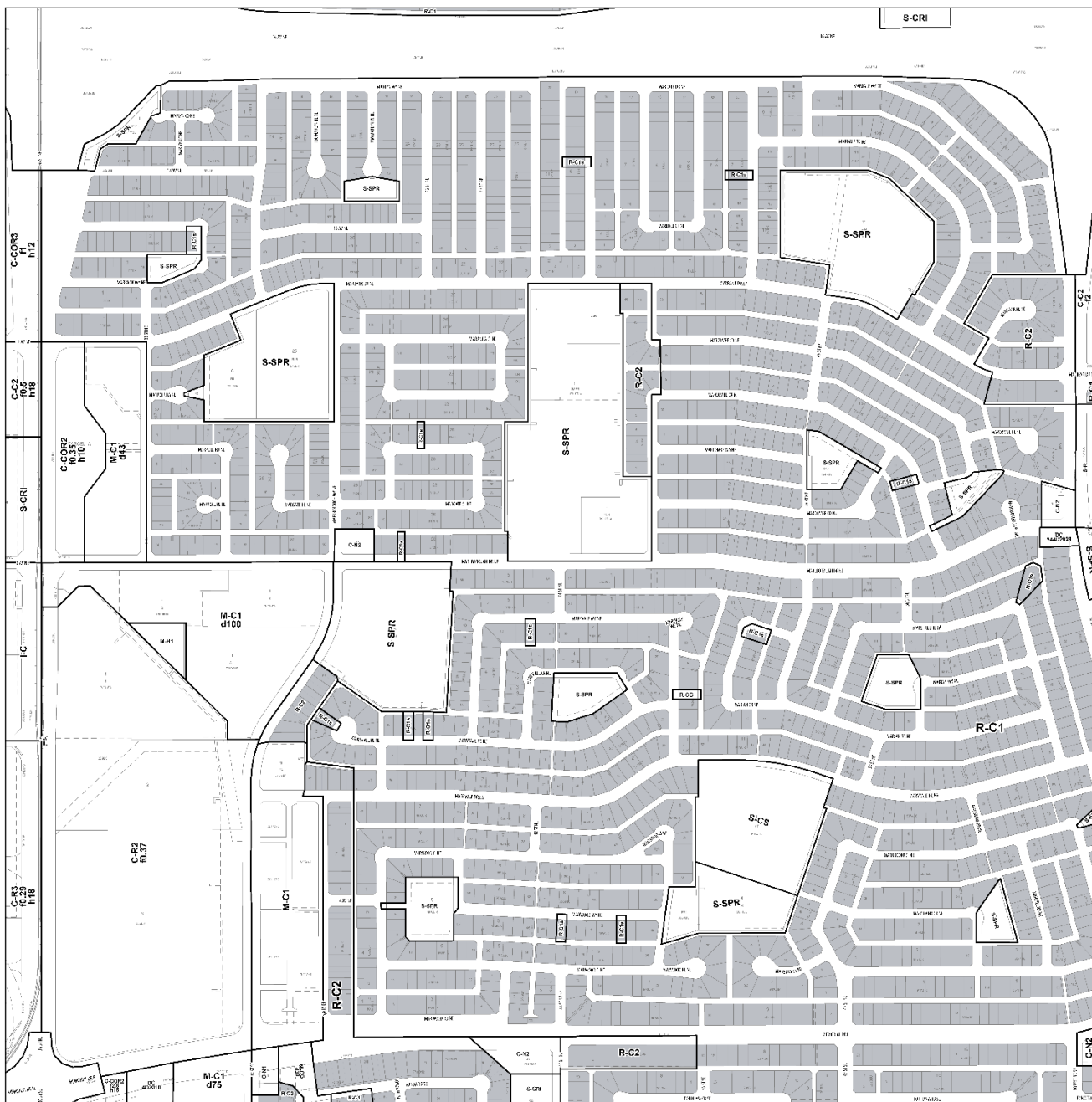


PROPOSED

Section Map 16E

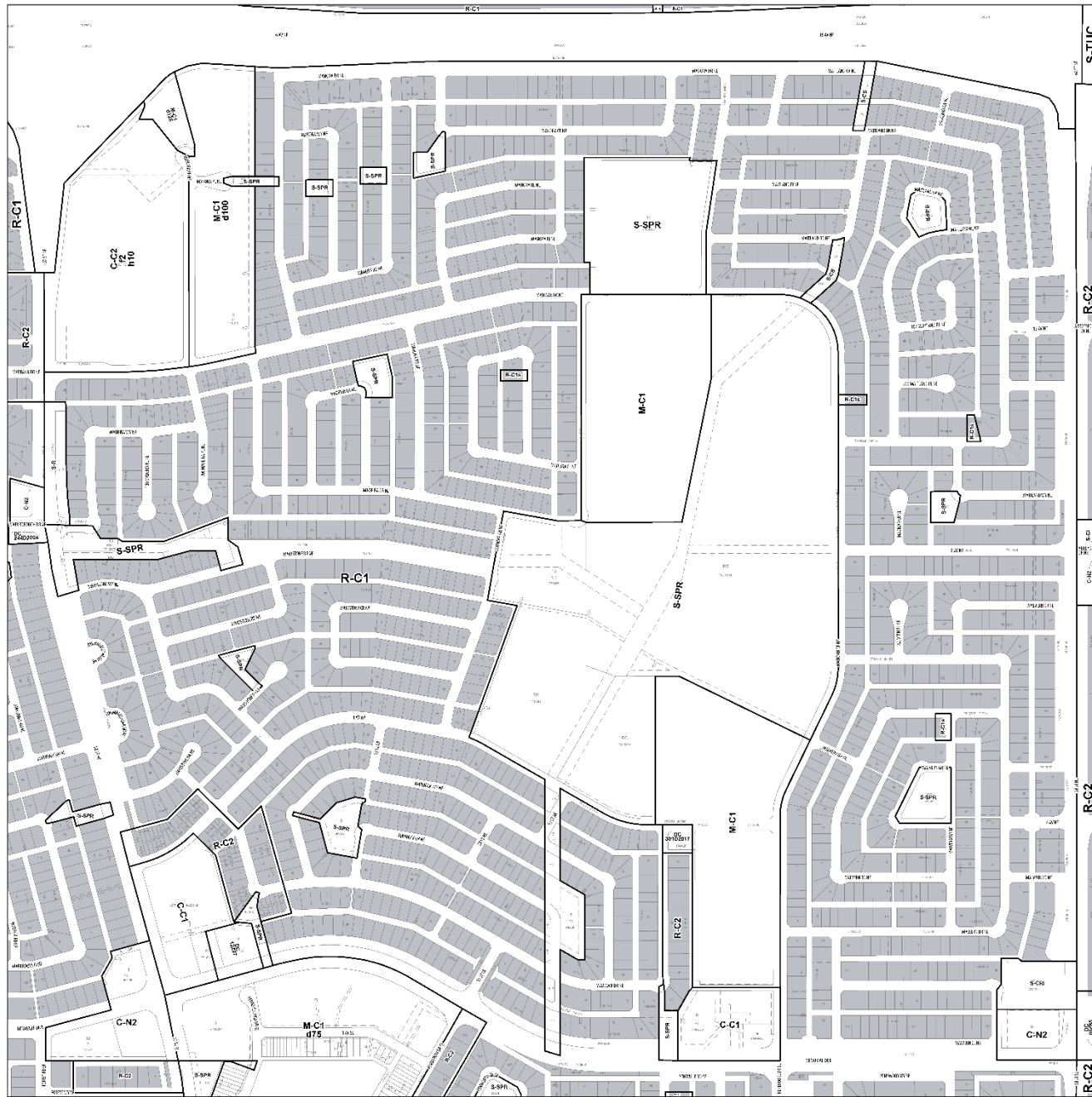


Section Map 22E

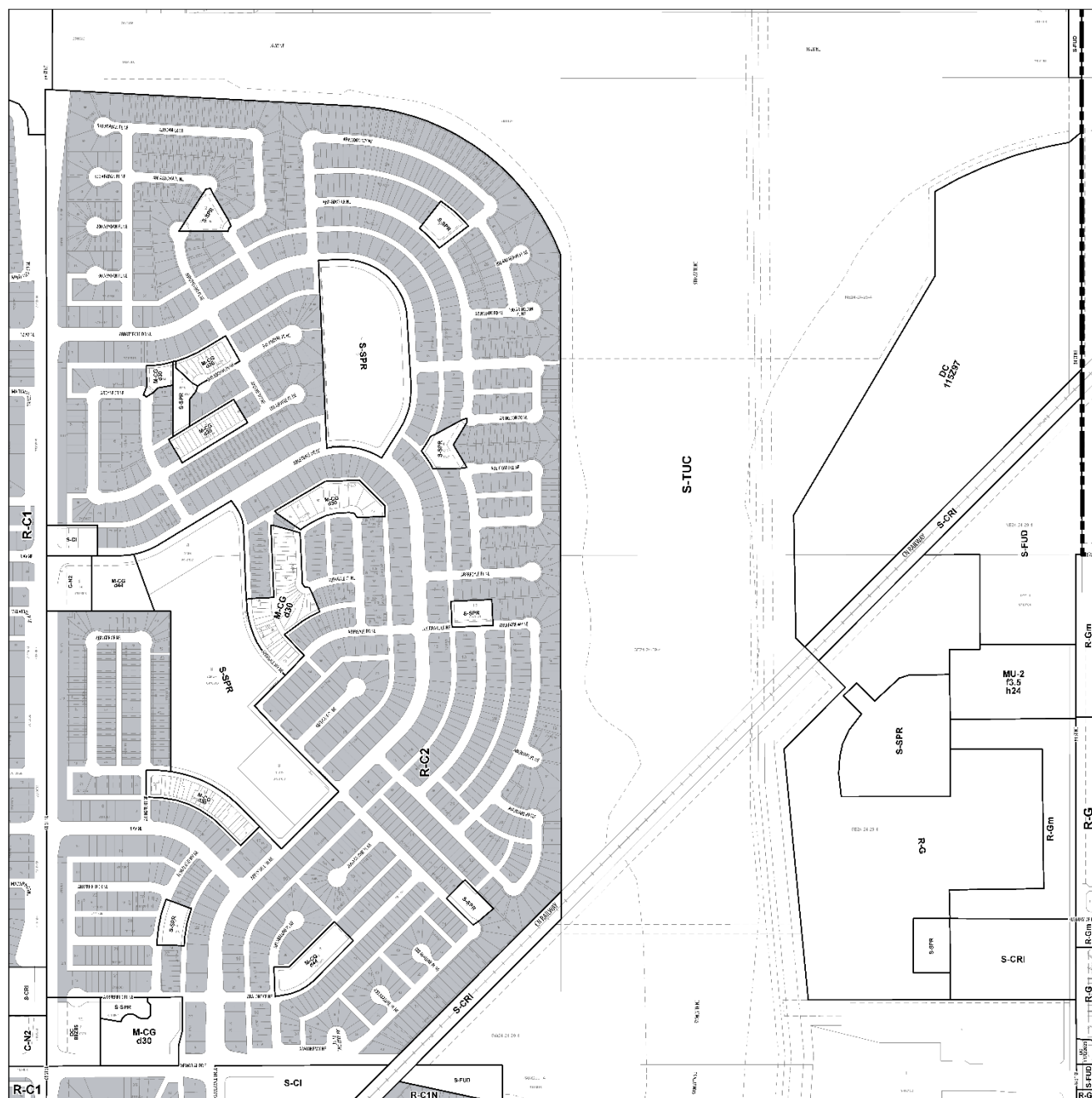


PROPOSED

Section Map 23E

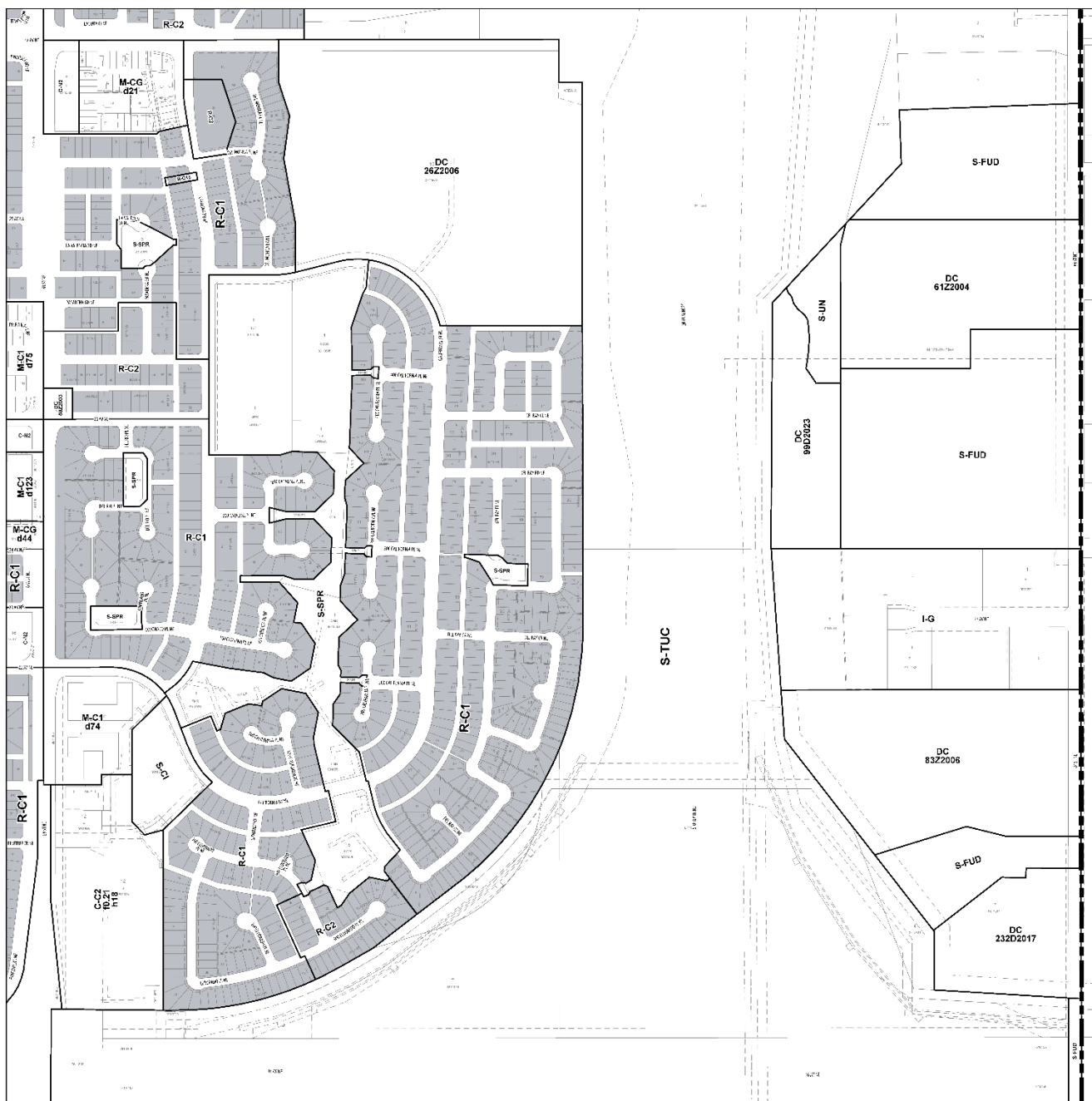


Section Map 24E

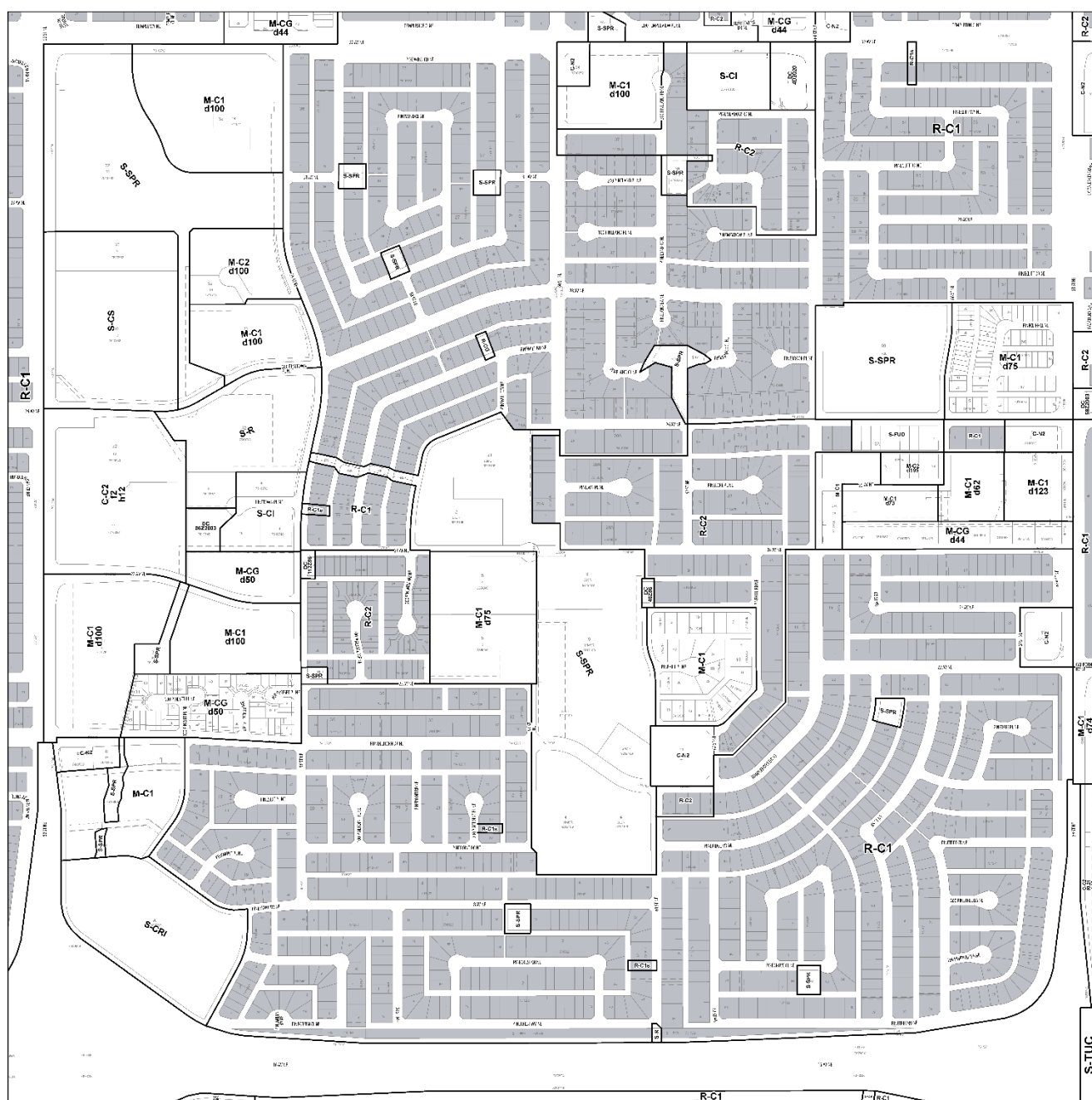


PROPOSED

Section Map 25E

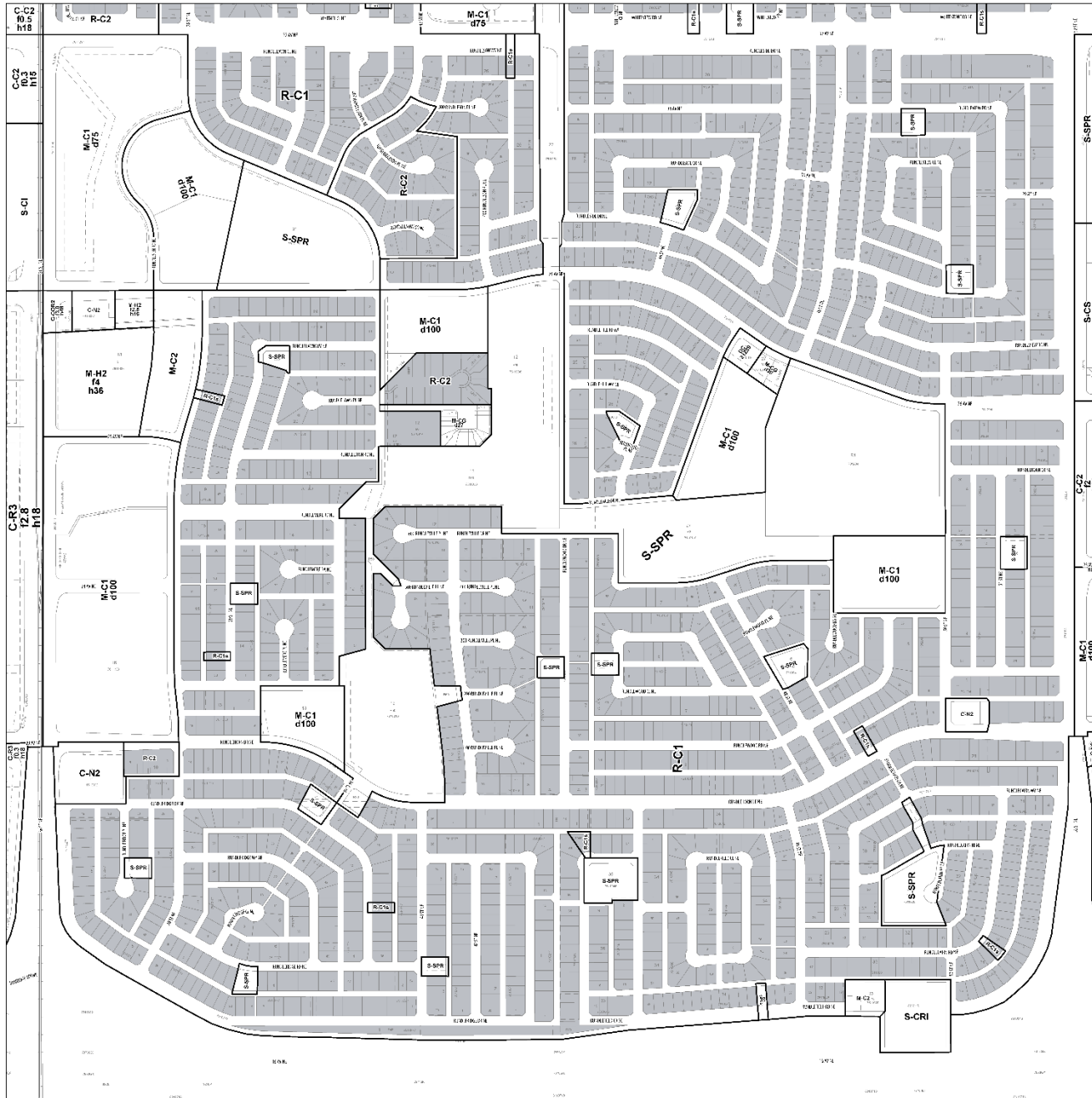


Section Map 26E



PROPOSED

Section Map 27E

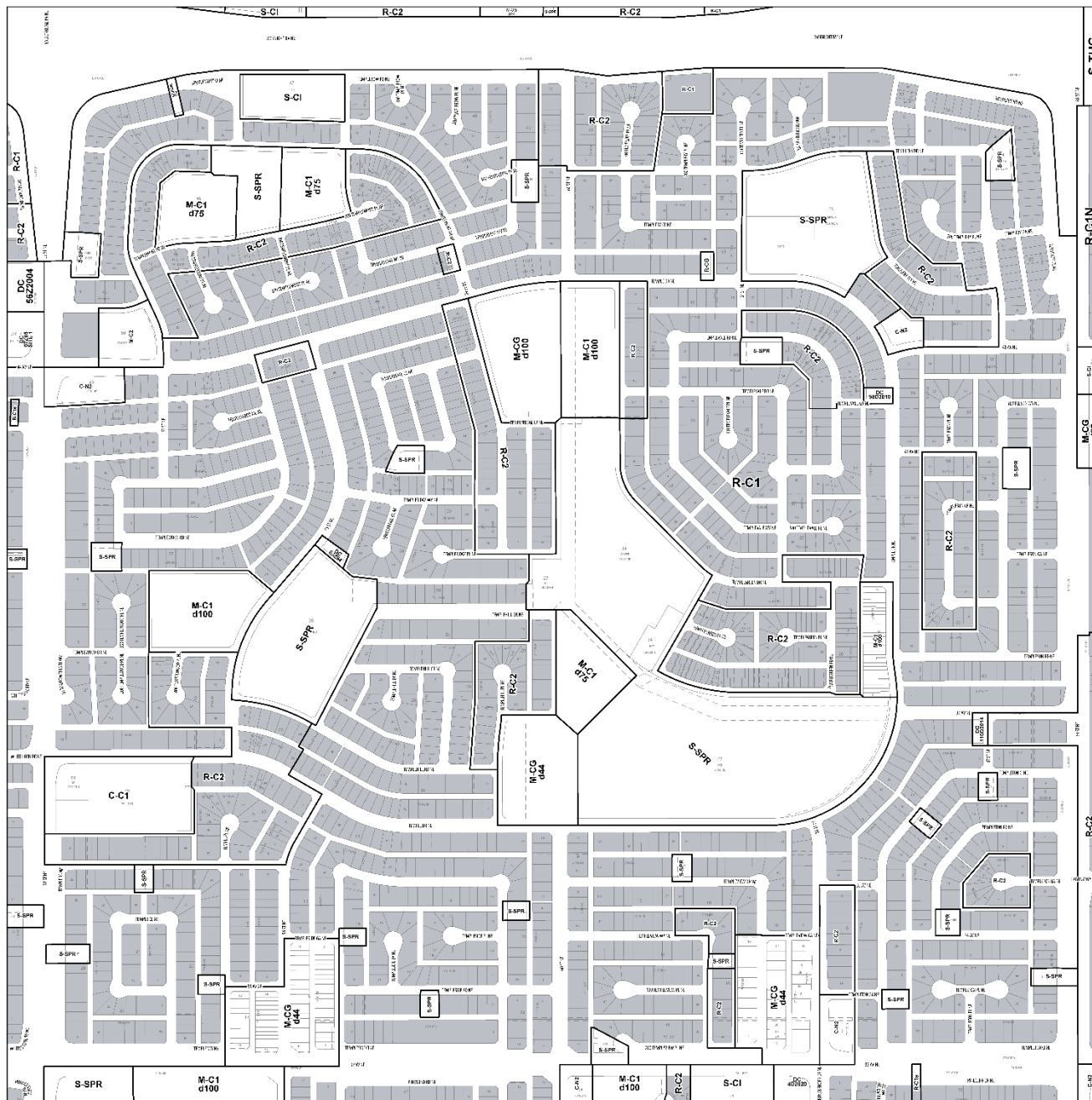


Section Map 34E

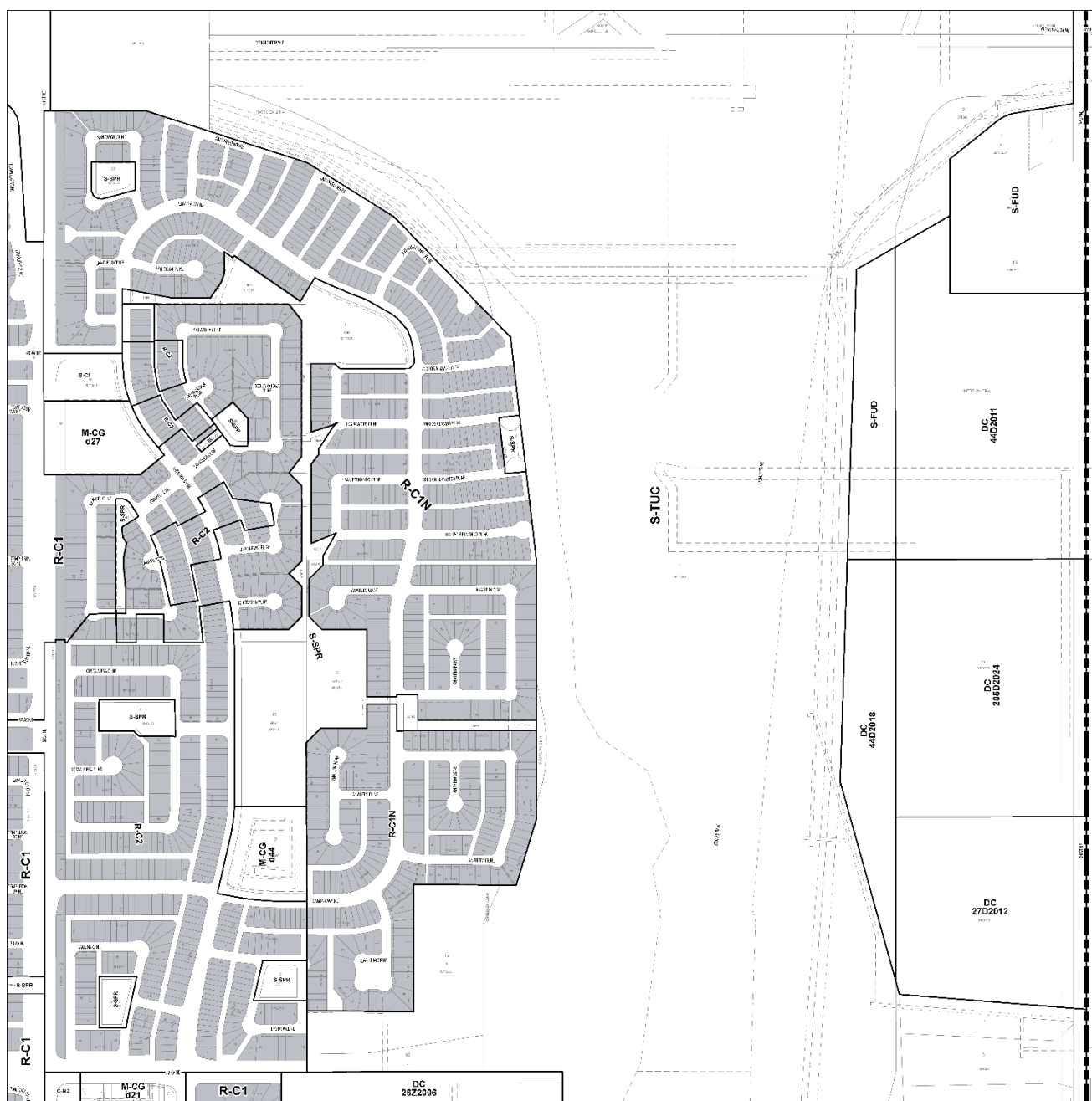


PROPOSED

Section Map 35E

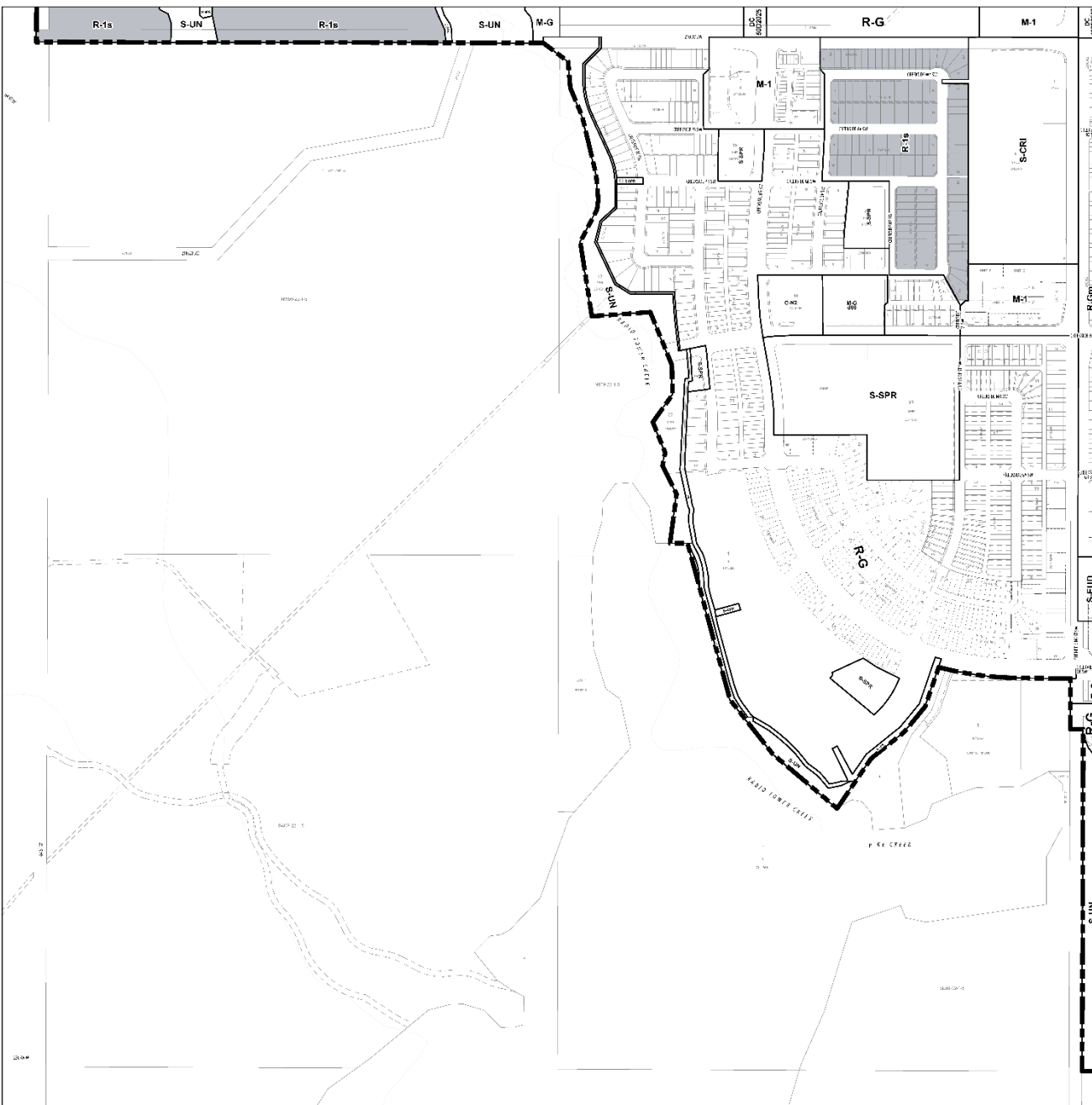


Section Map 36E

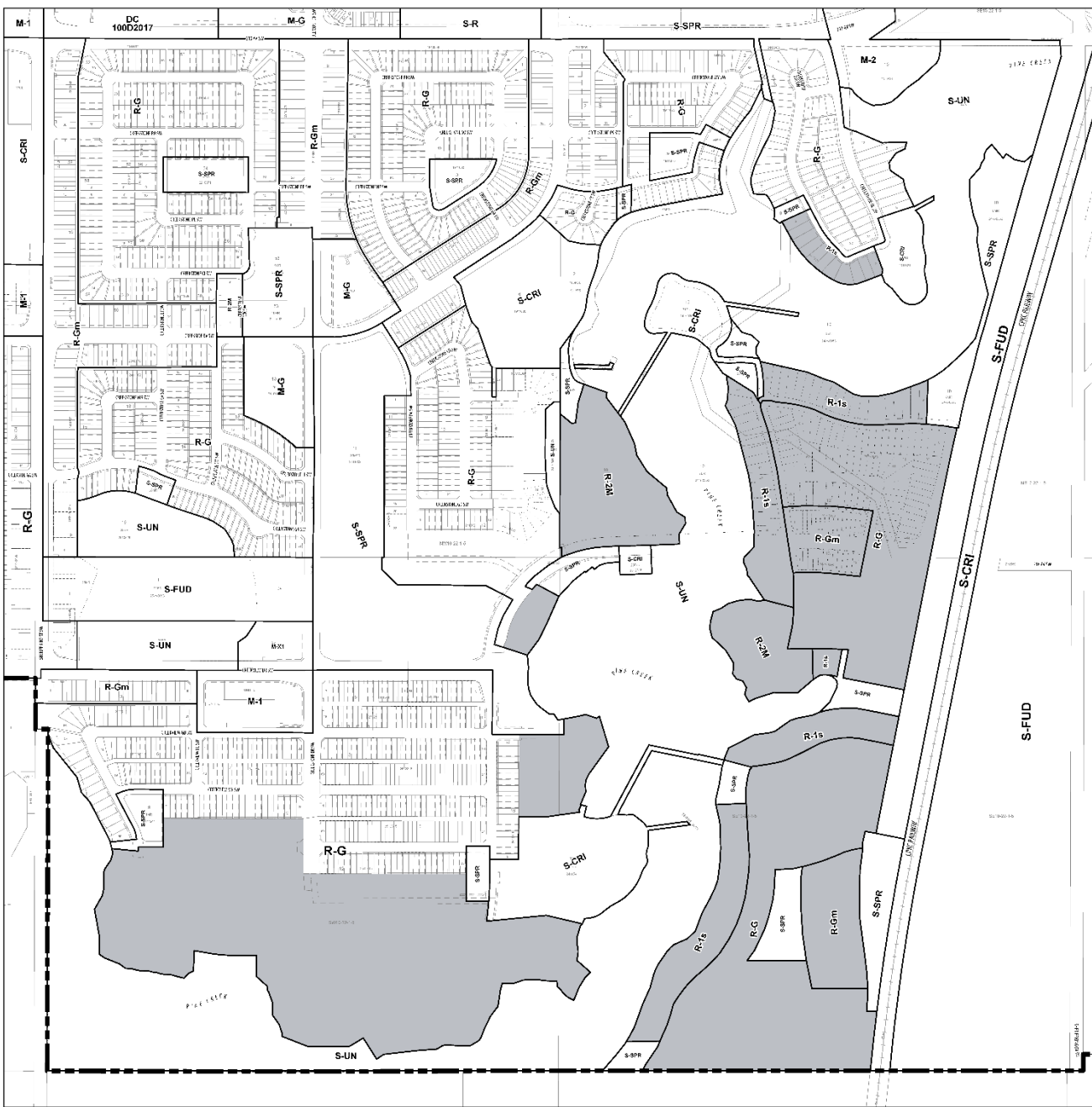


PROPOSED

Section Map 9SS

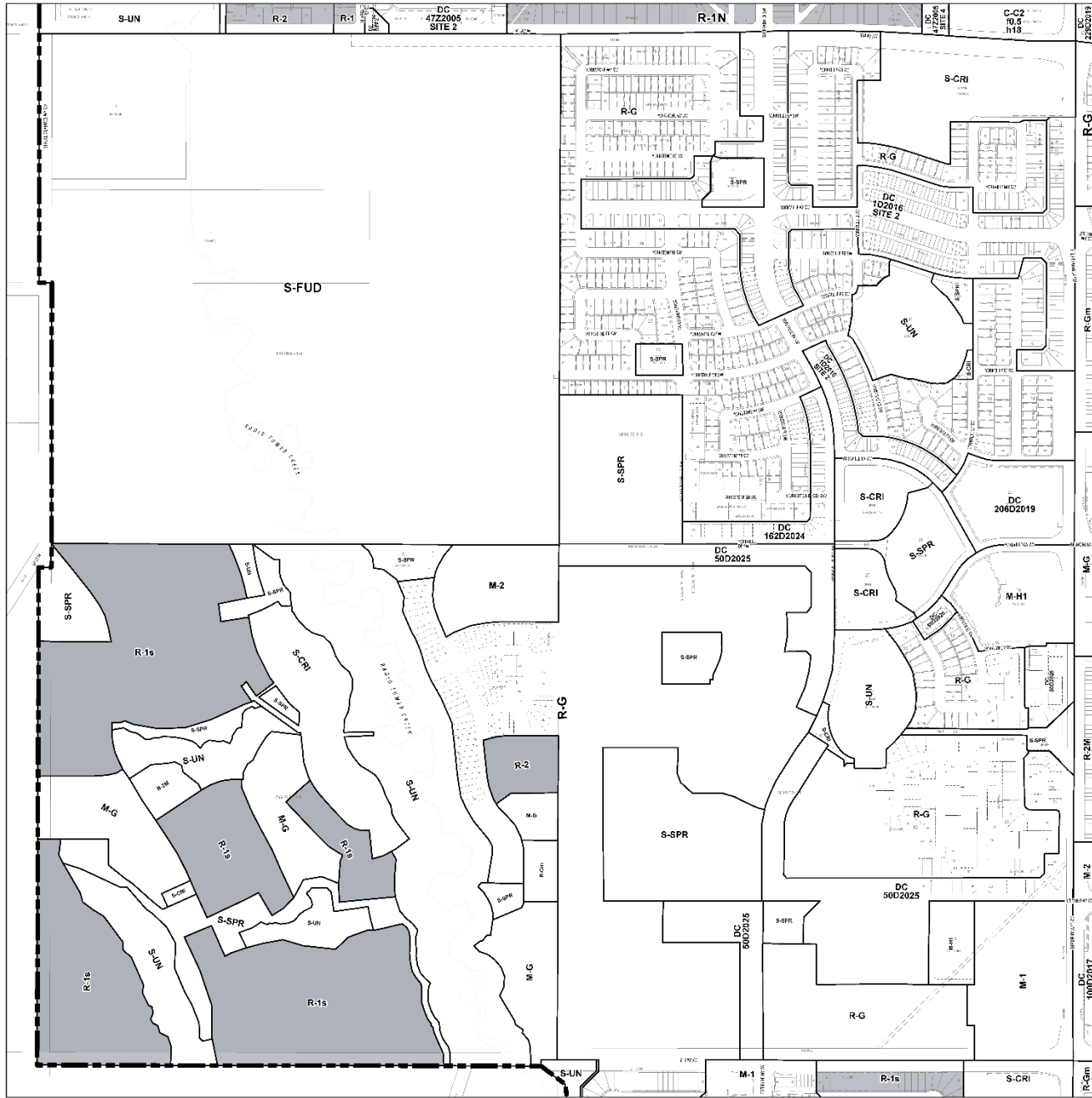


Section Map 10SS

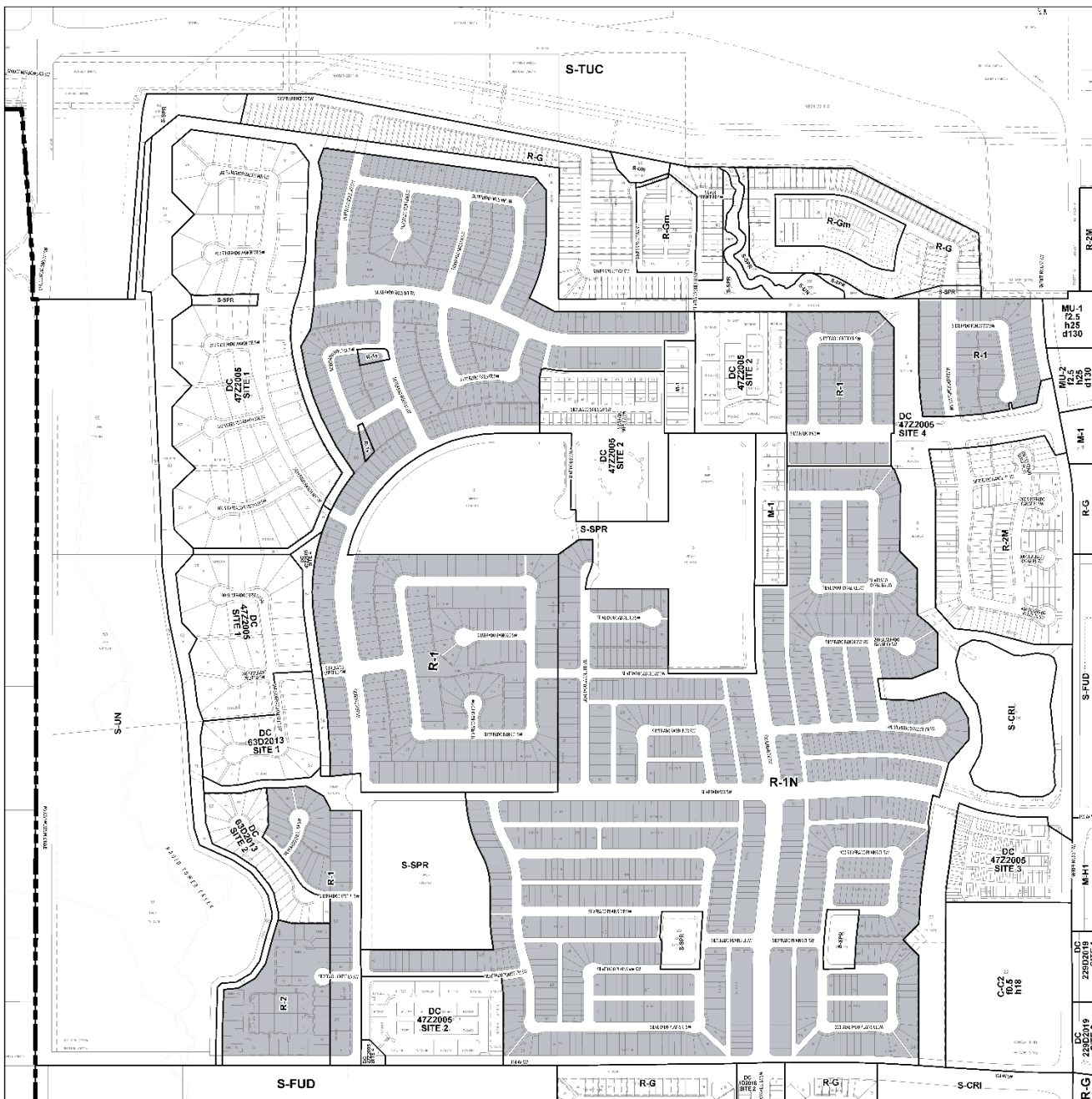


PROPOSED

Section Map 16SS

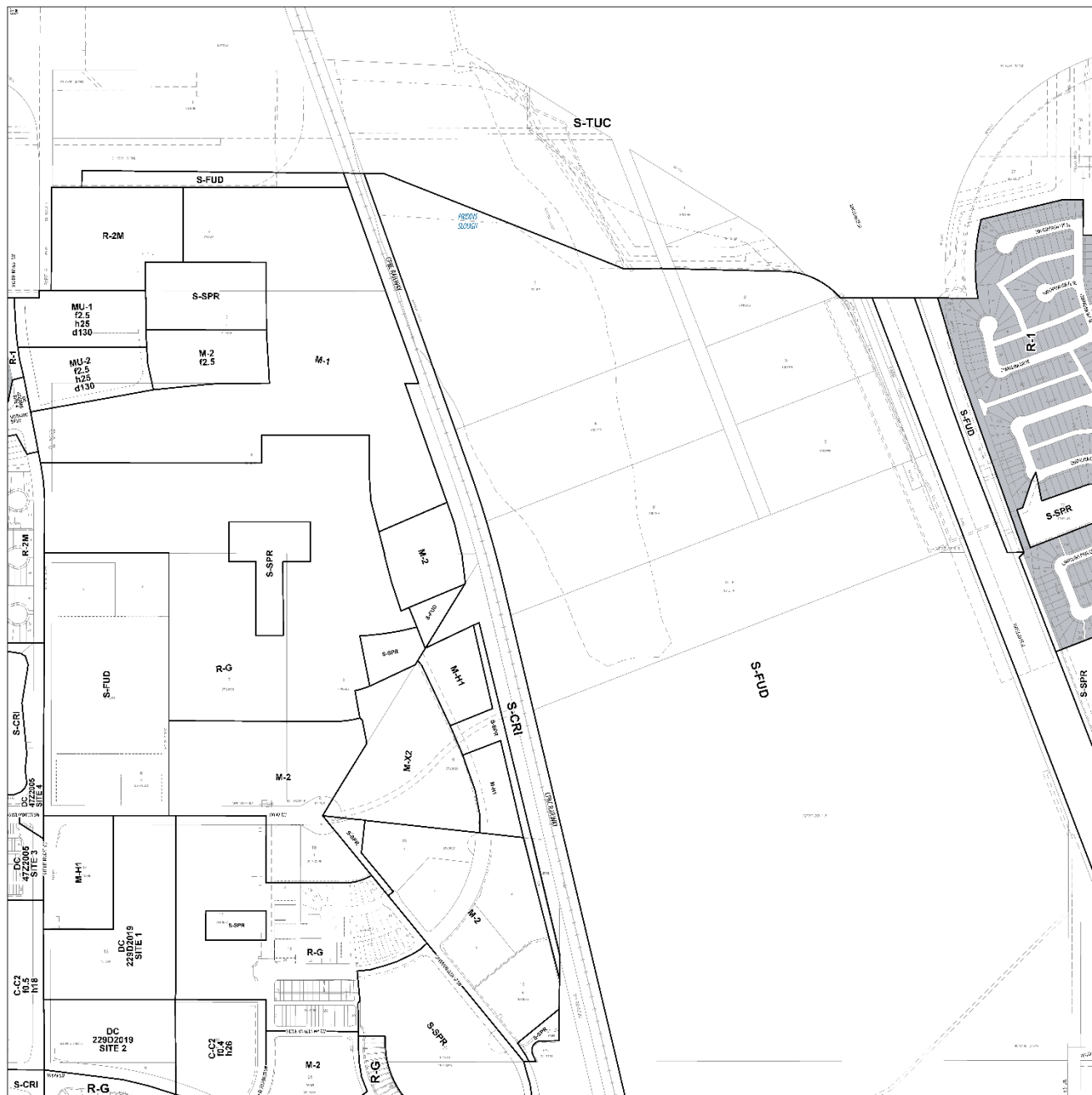


Section Map 21SS

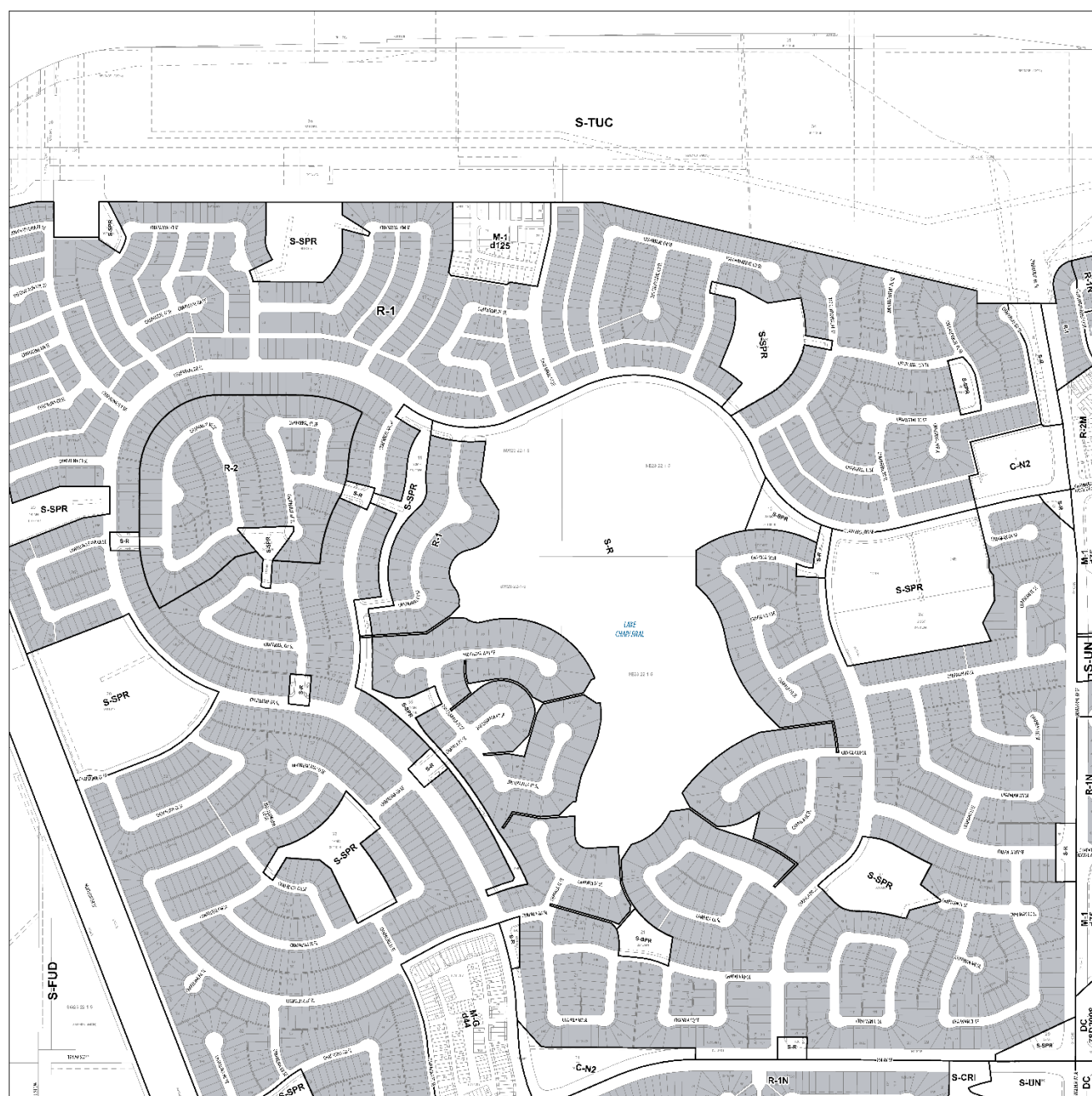


PROPOSED

Section Map 22SS



Section Map 23SS

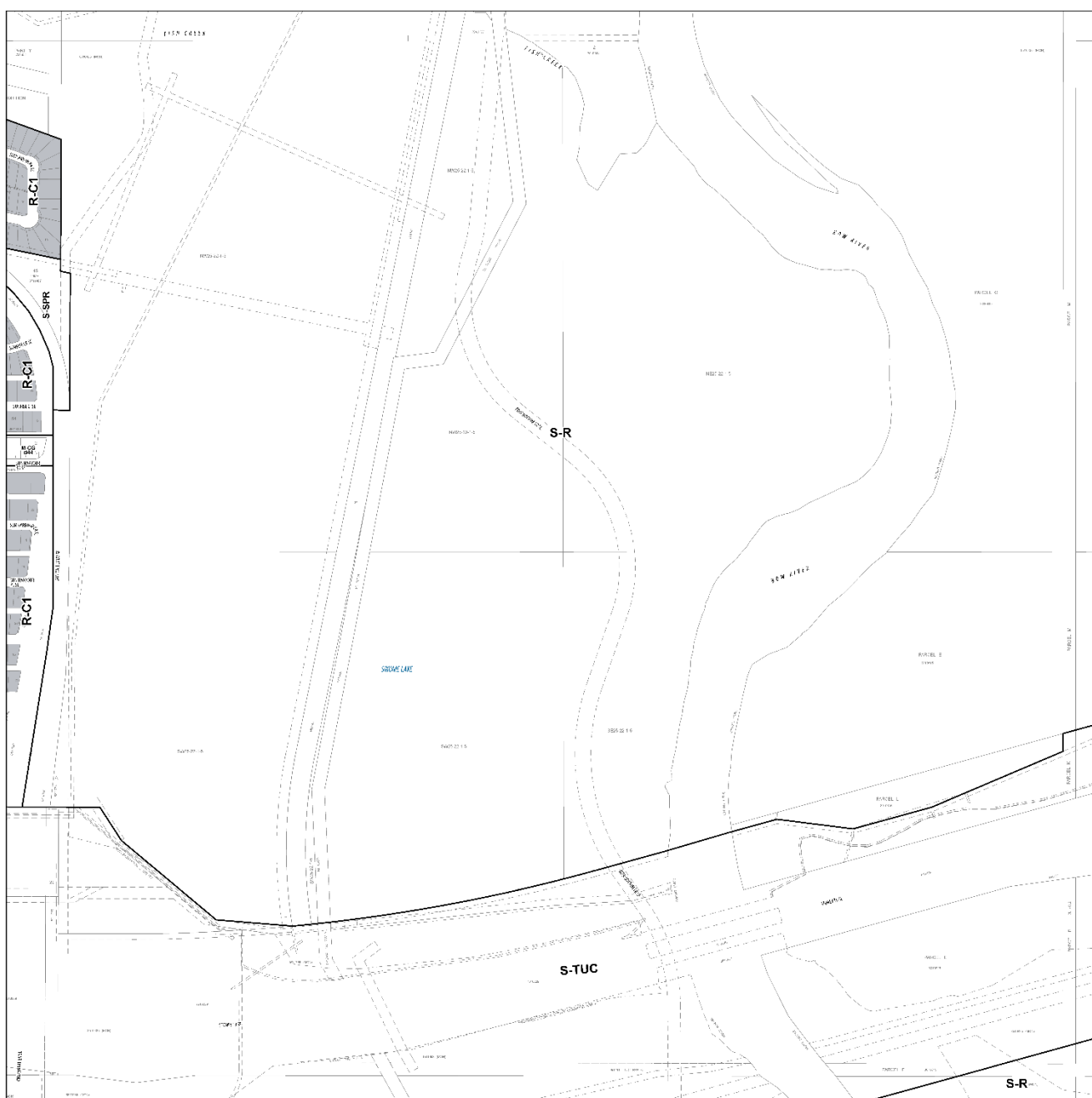


PROPOSED

Section Map 24SS



Section Map 25SS

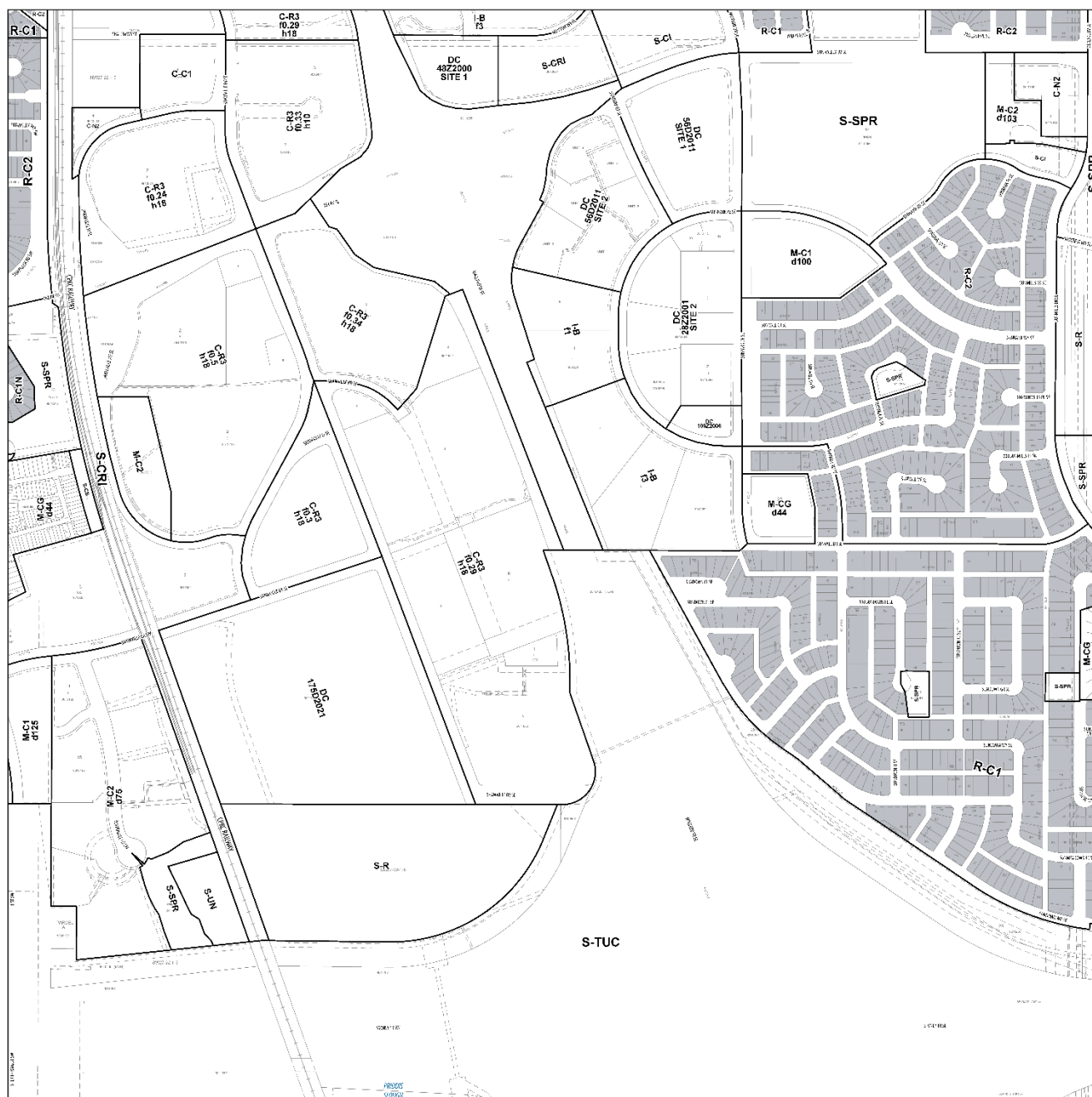


PROPOSED

Section Map 26SS

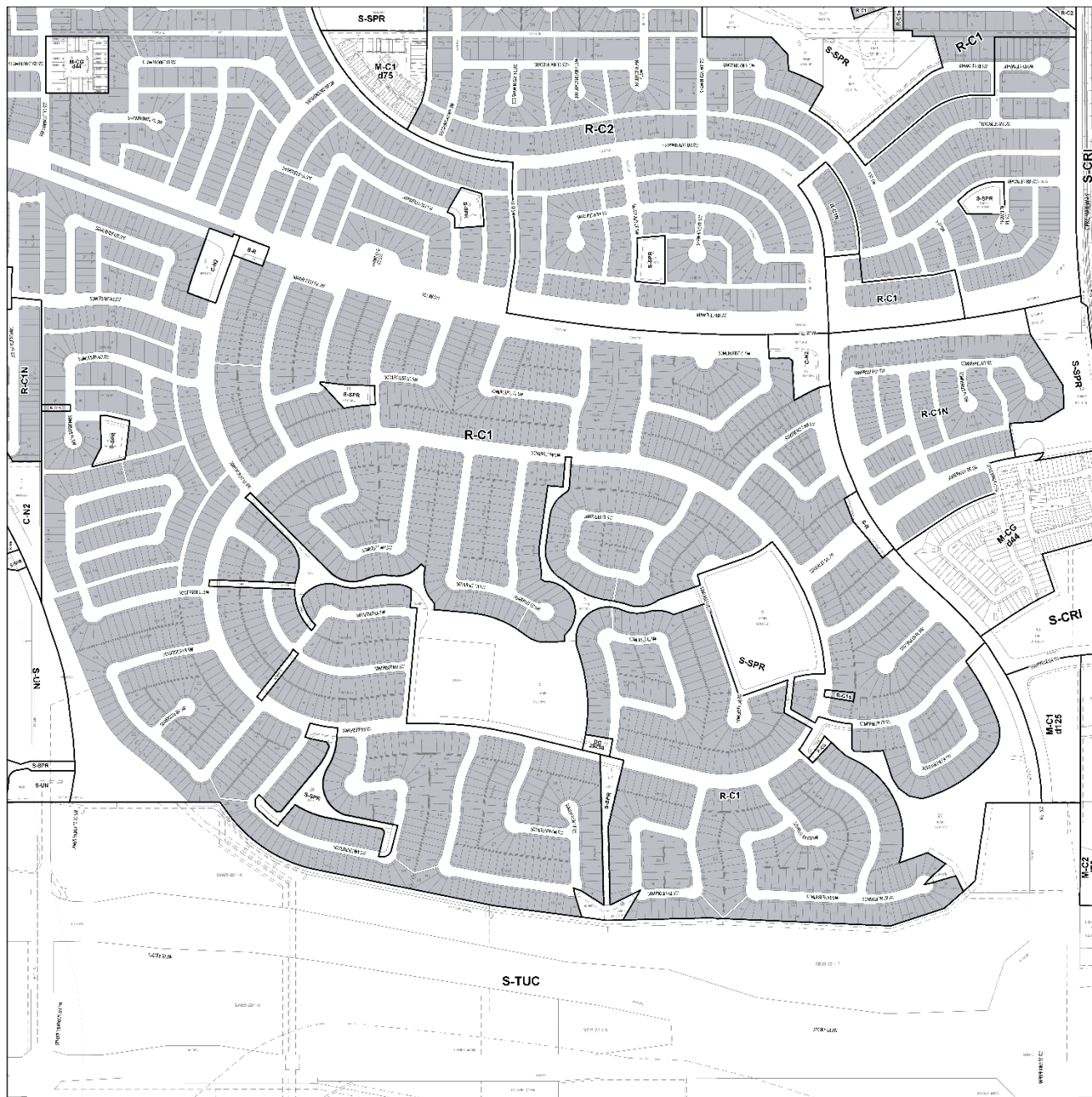


Section Map 27SS

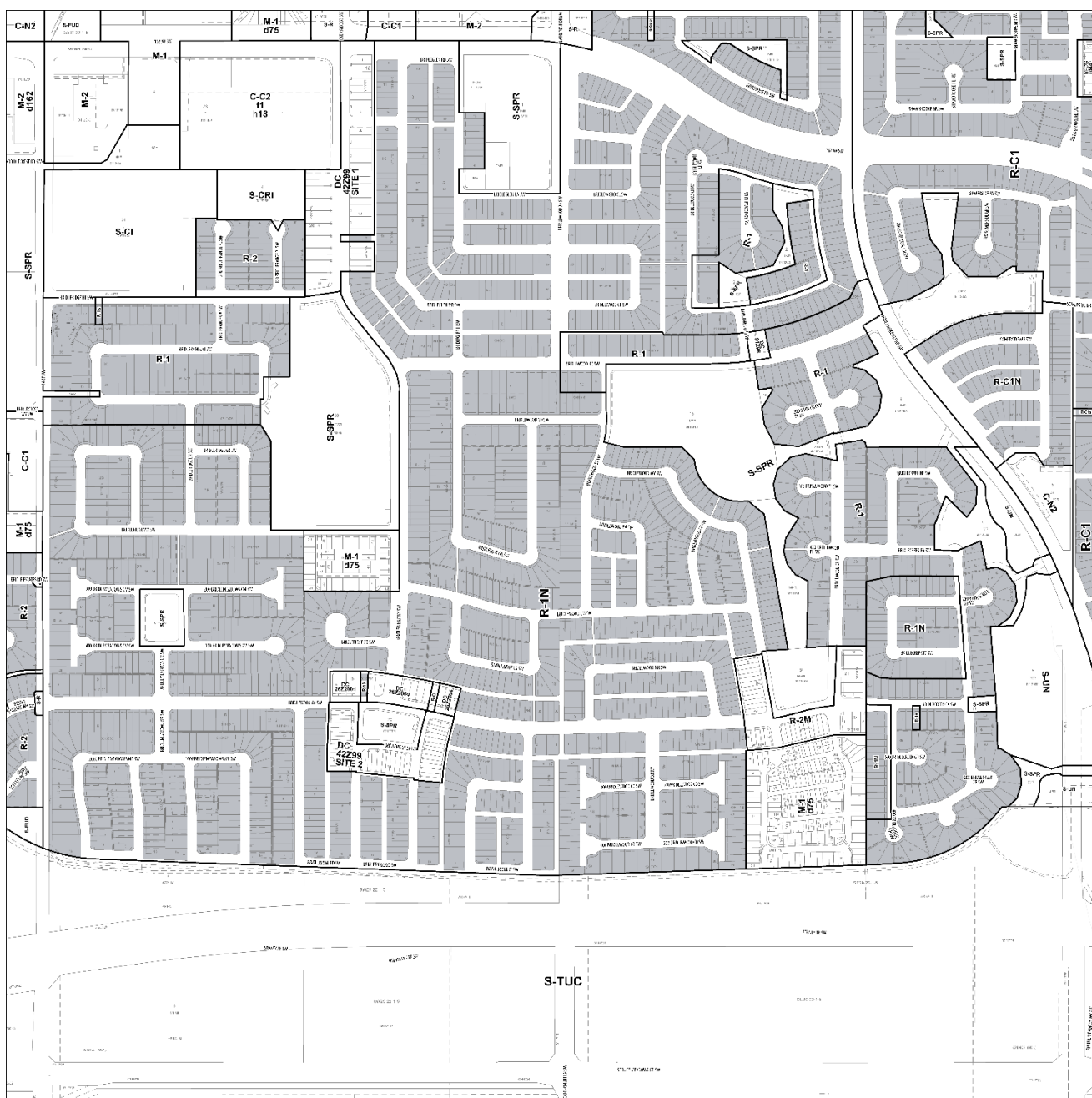


PROPOSED

Section Map 28SS

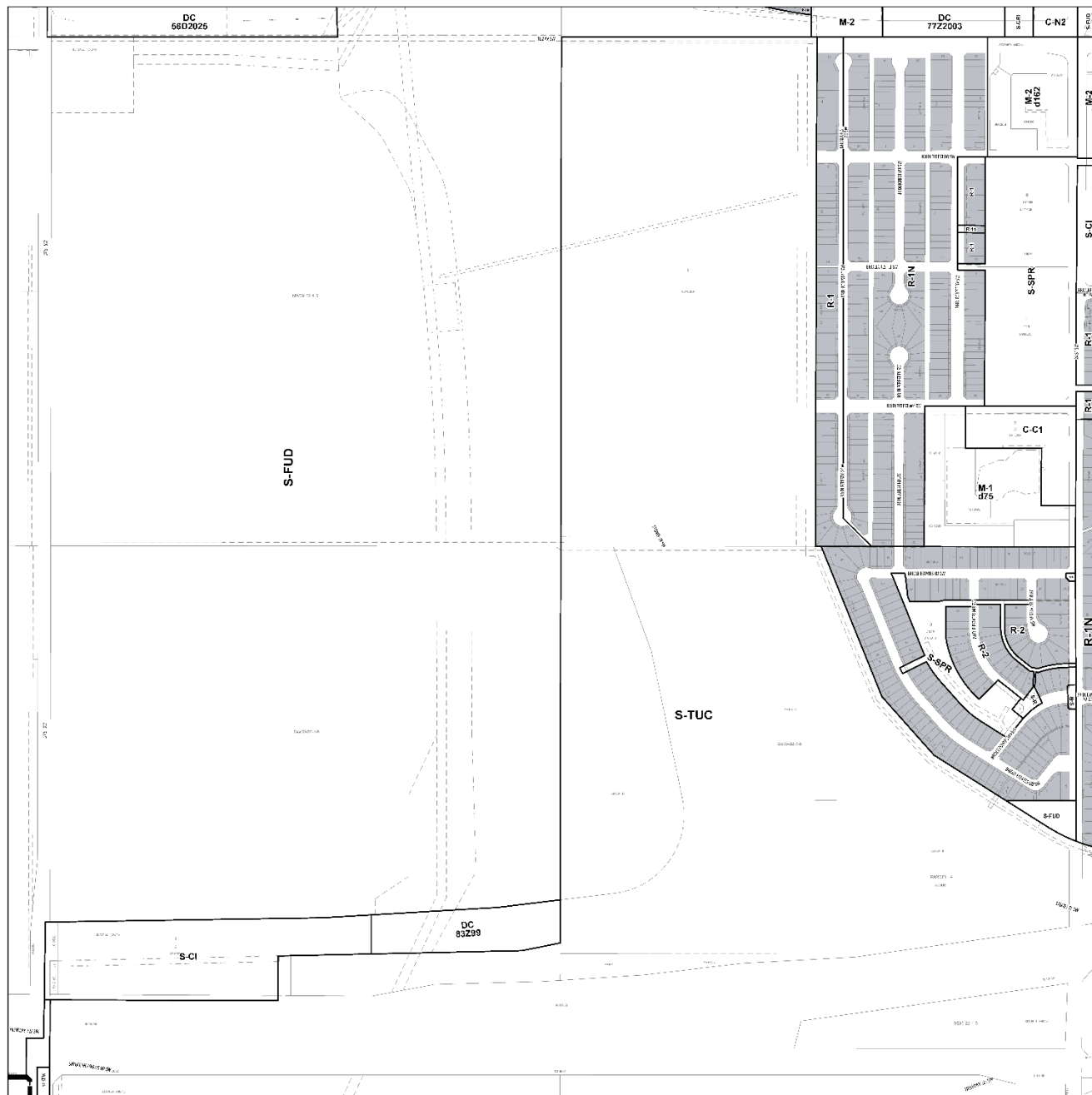


Section Map 29SS

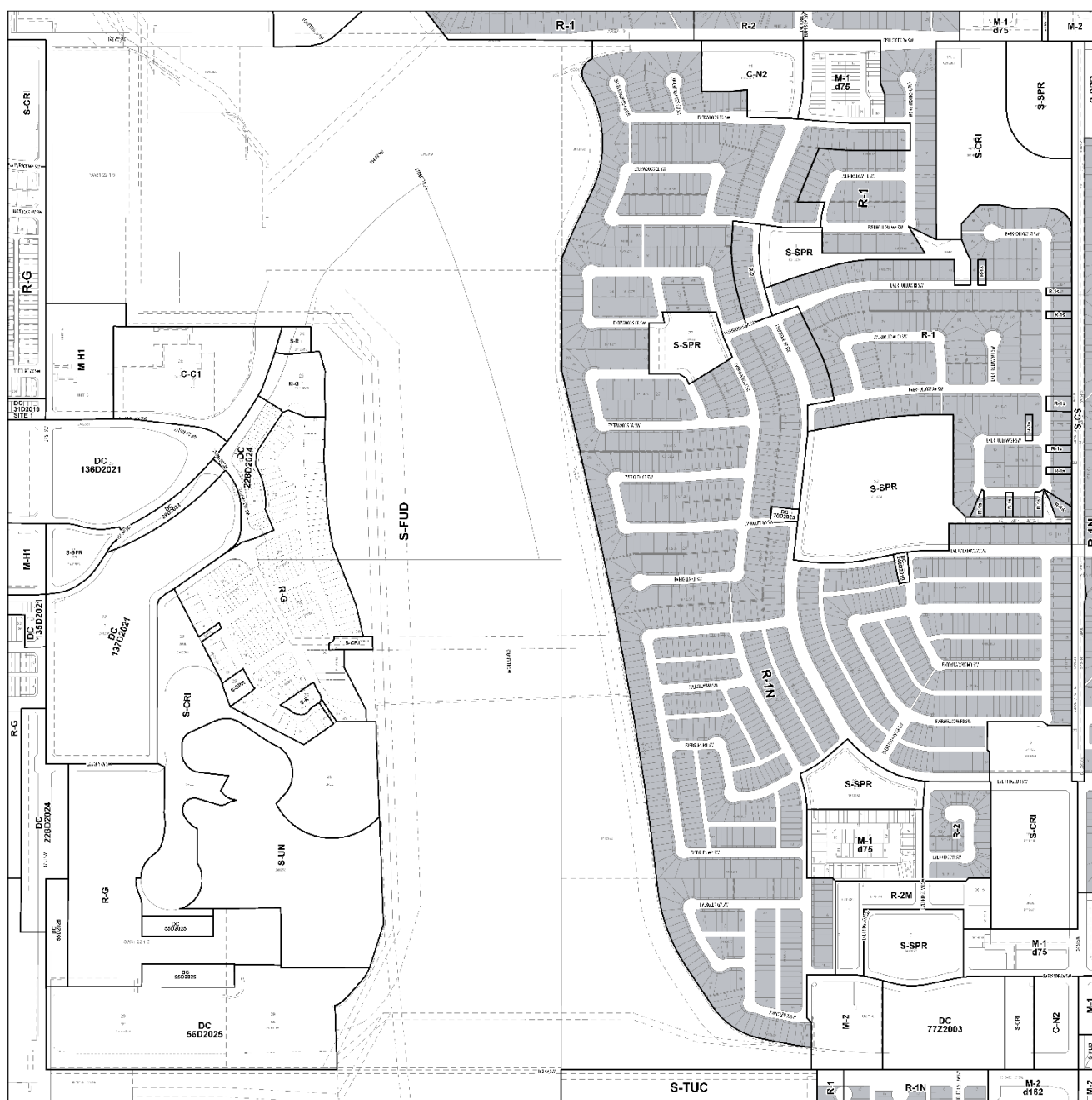


PROPOSED

Section Map 30SS

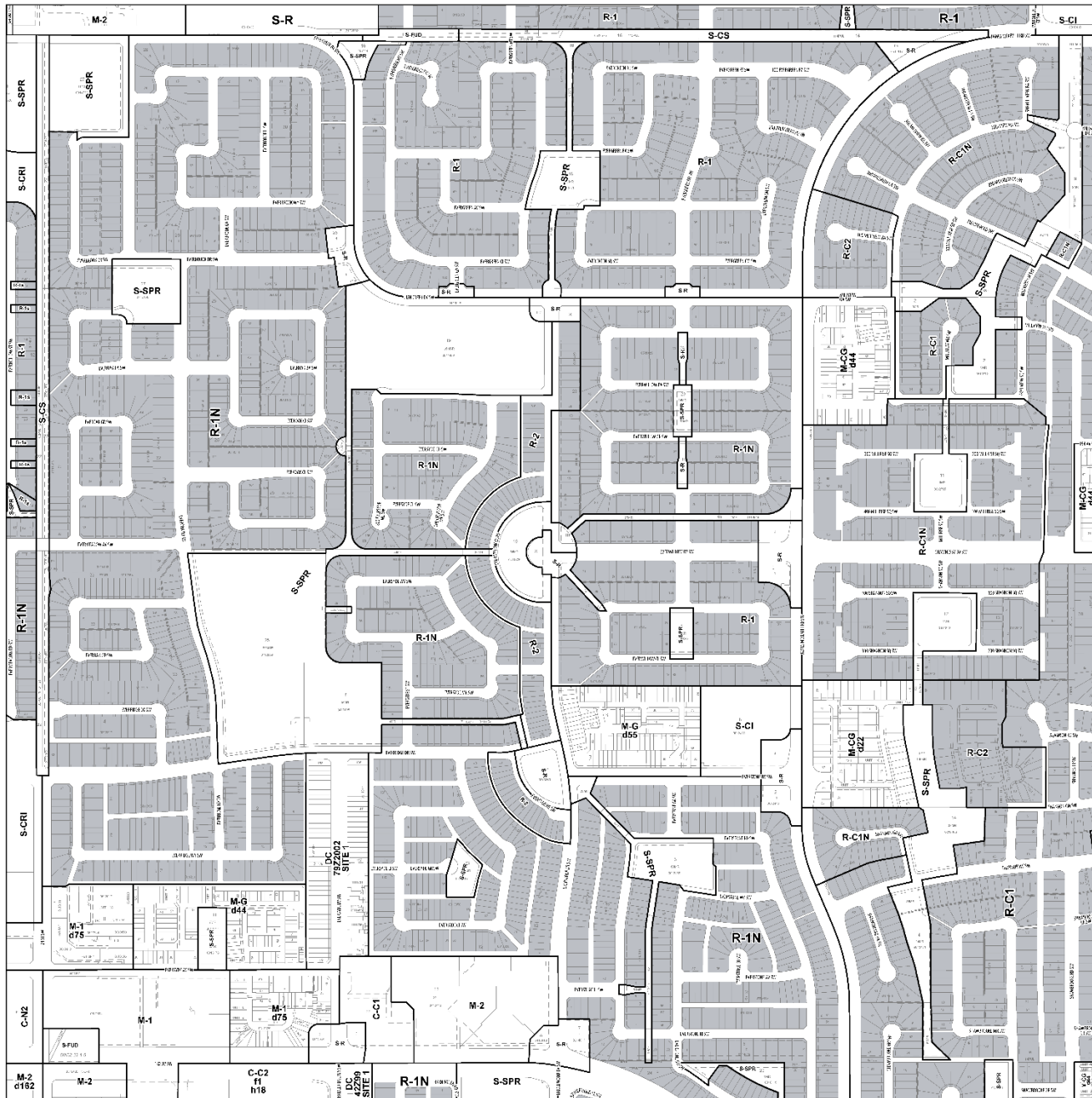


Section Map 31SS

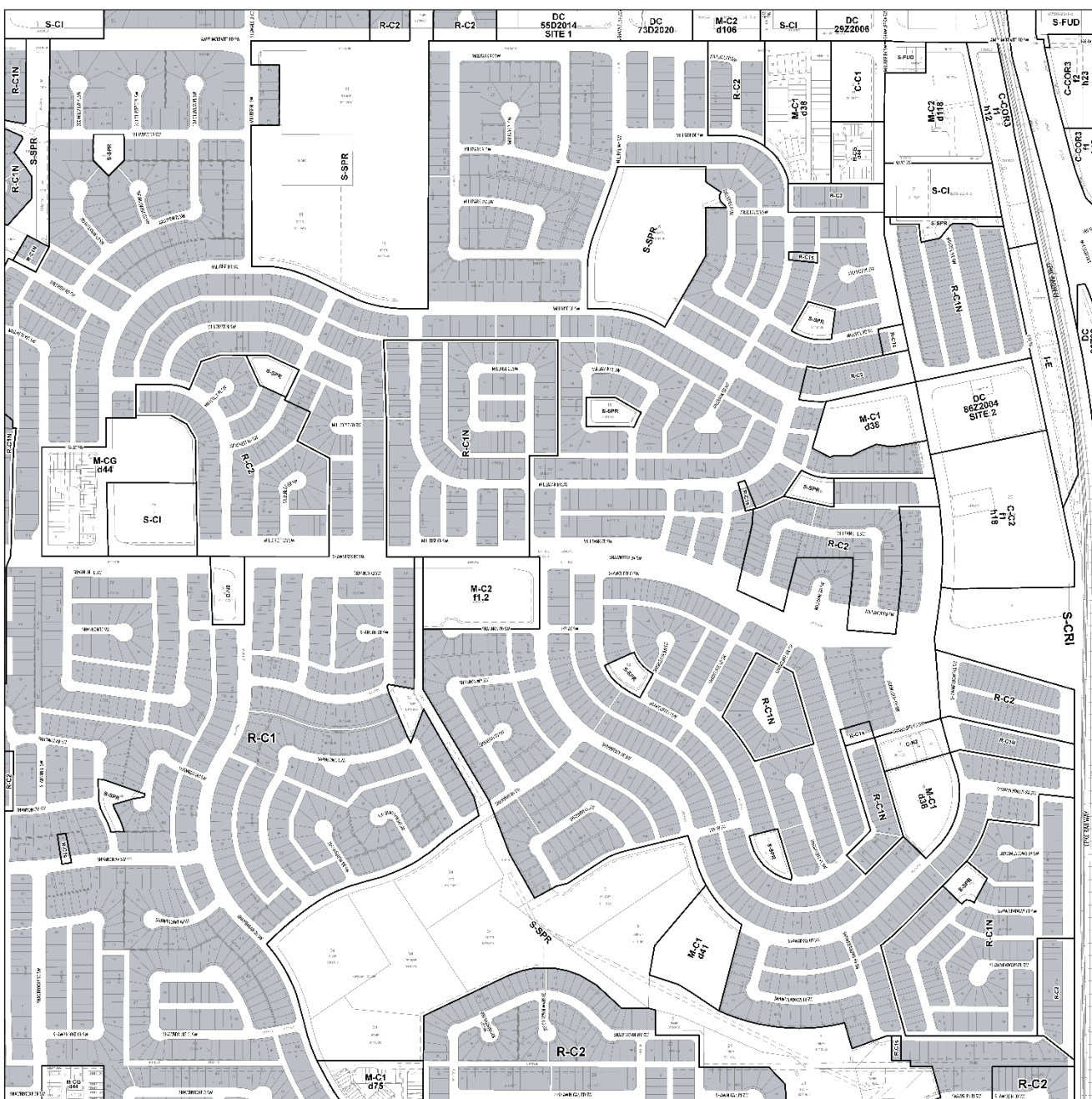


PROPOSED

Section Map 32SS

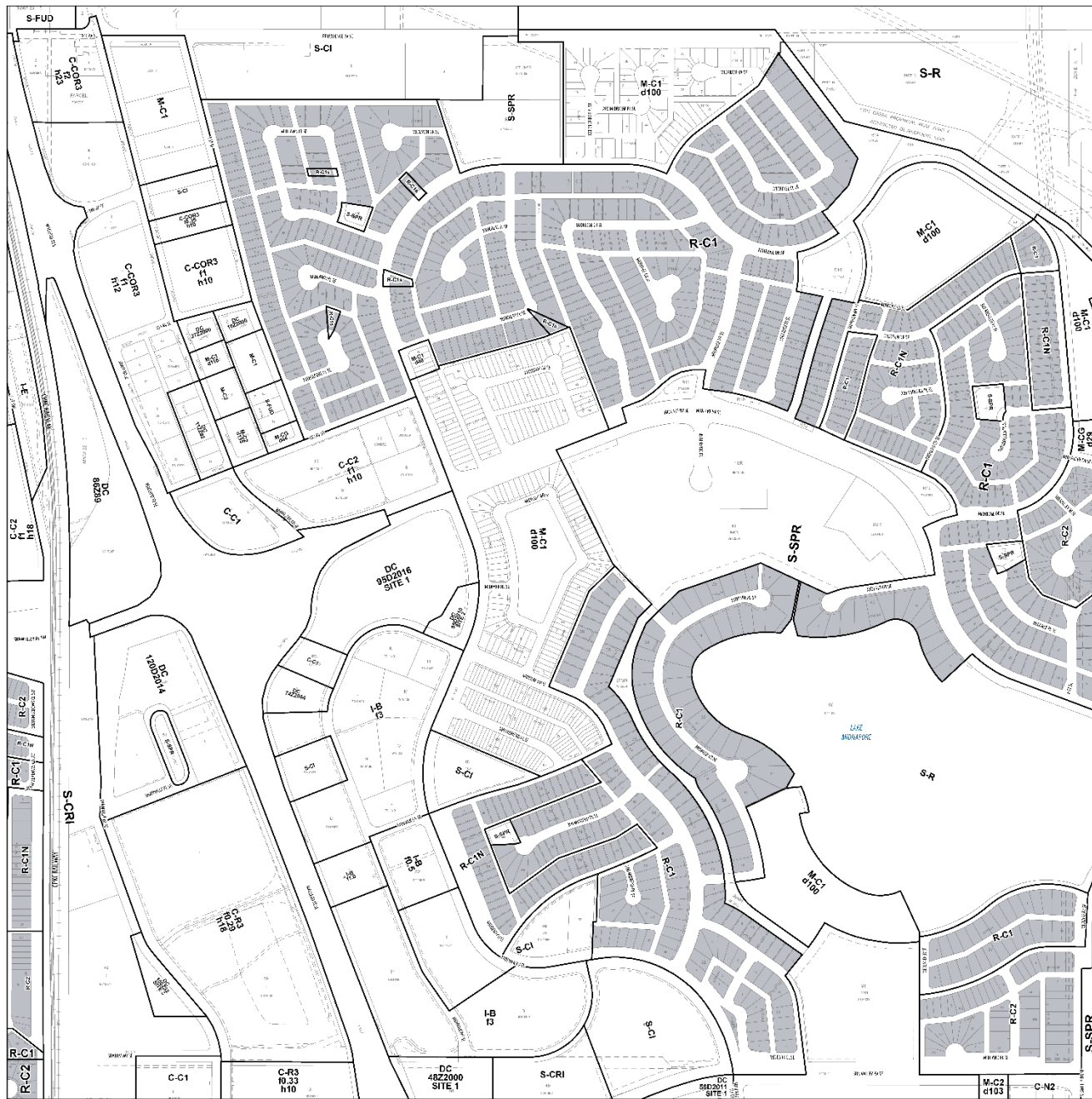


Section Map 33SS



PROPOSED

Section Map 34SS



Section Map 35SS

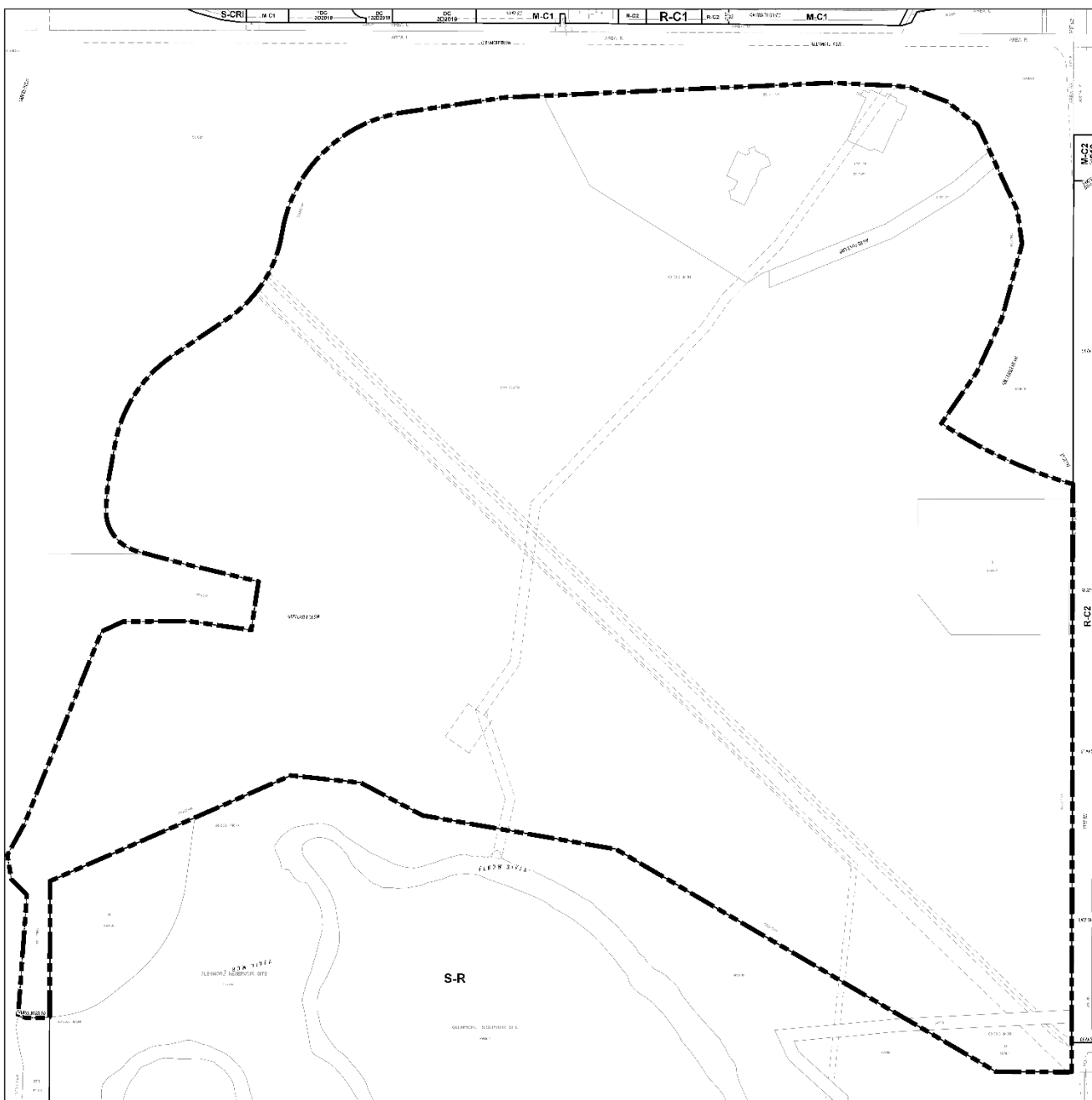


PROPOSED

Section Map 36SS

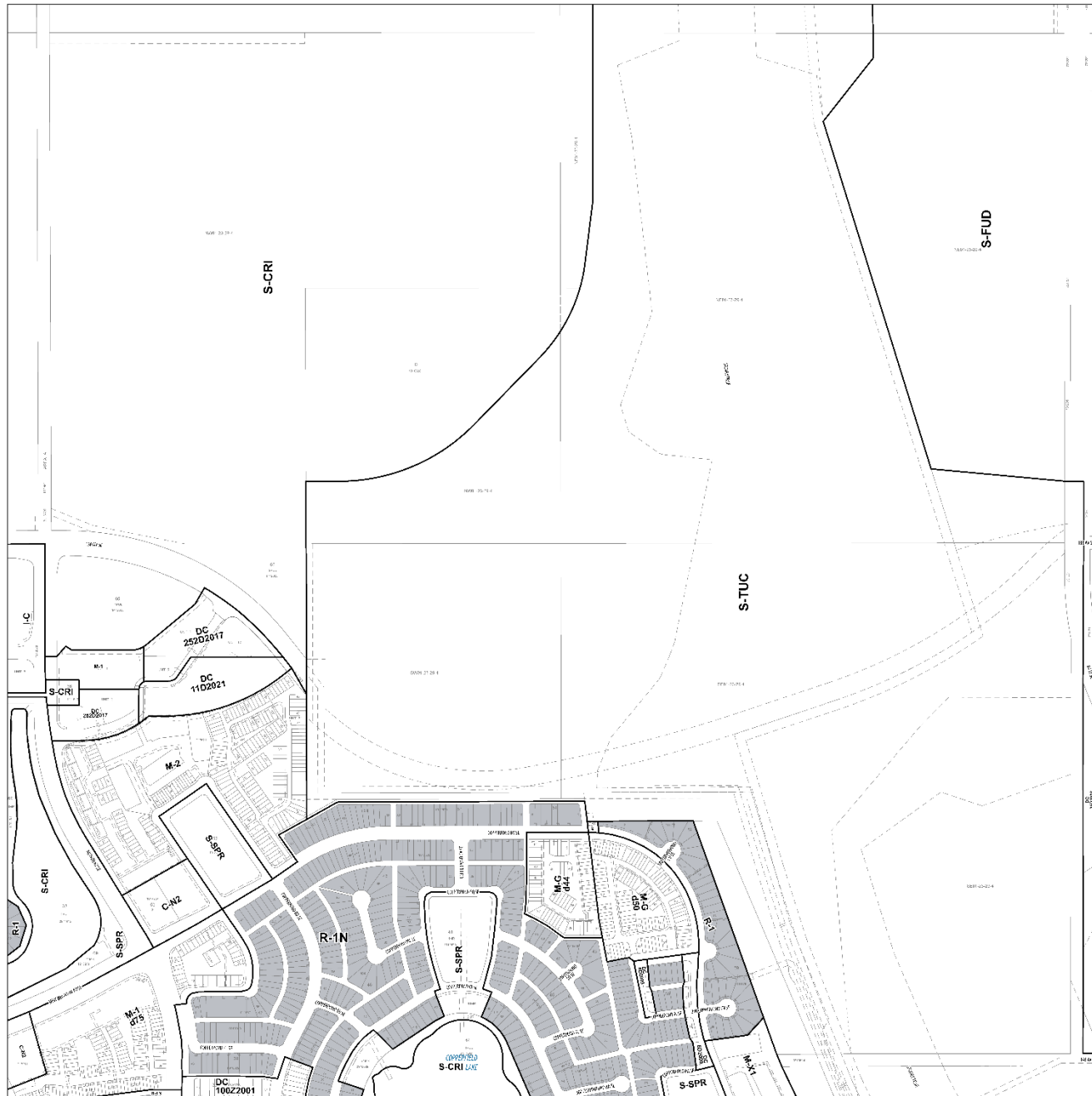


Section Map 36SW



PROPOSED

Section Map 1SE

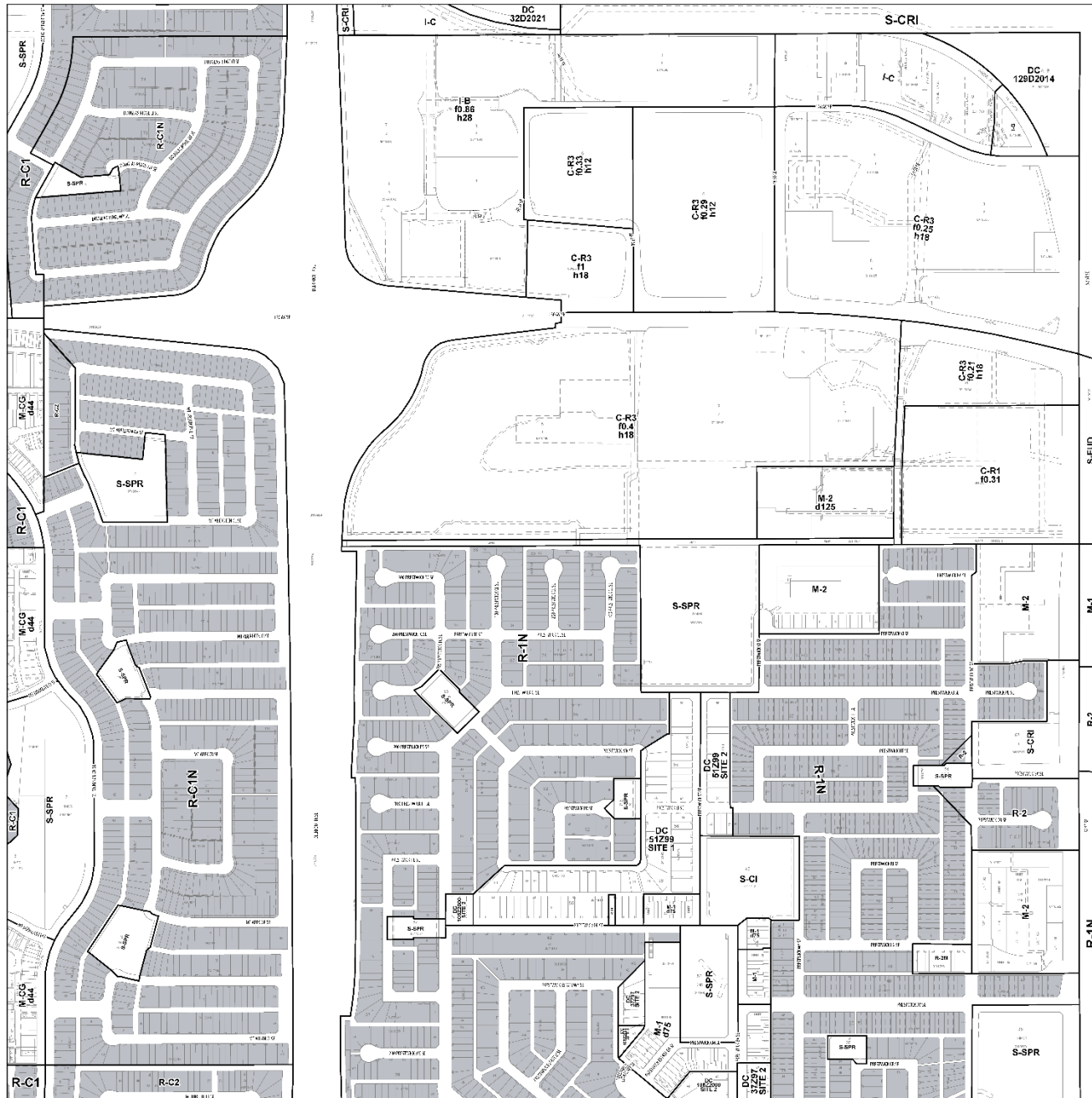


Section Map 2SE



PROPOSED

Section Map 3SE



Section Map 4SE



PROPOSED

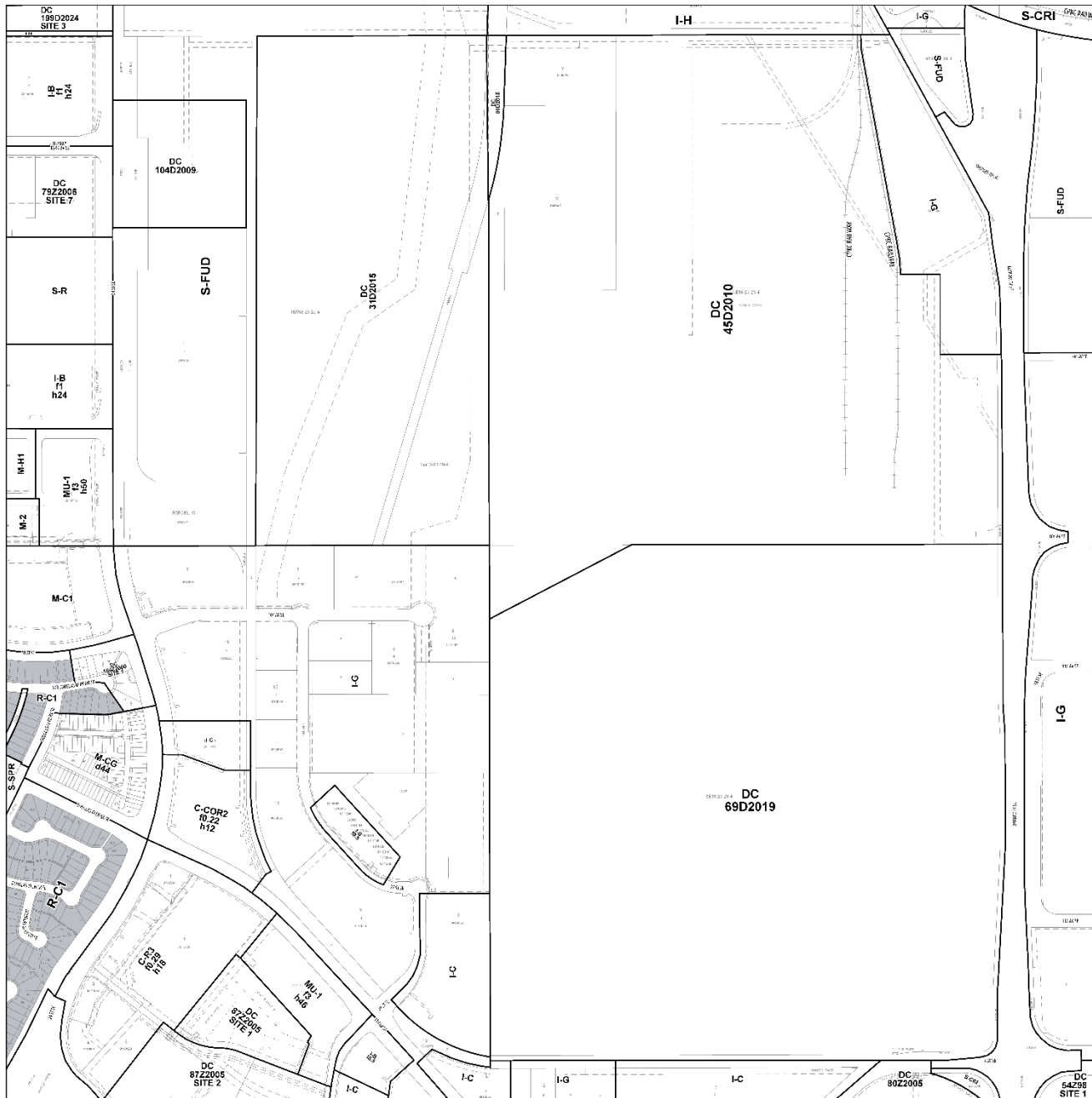
Section Map 9SE



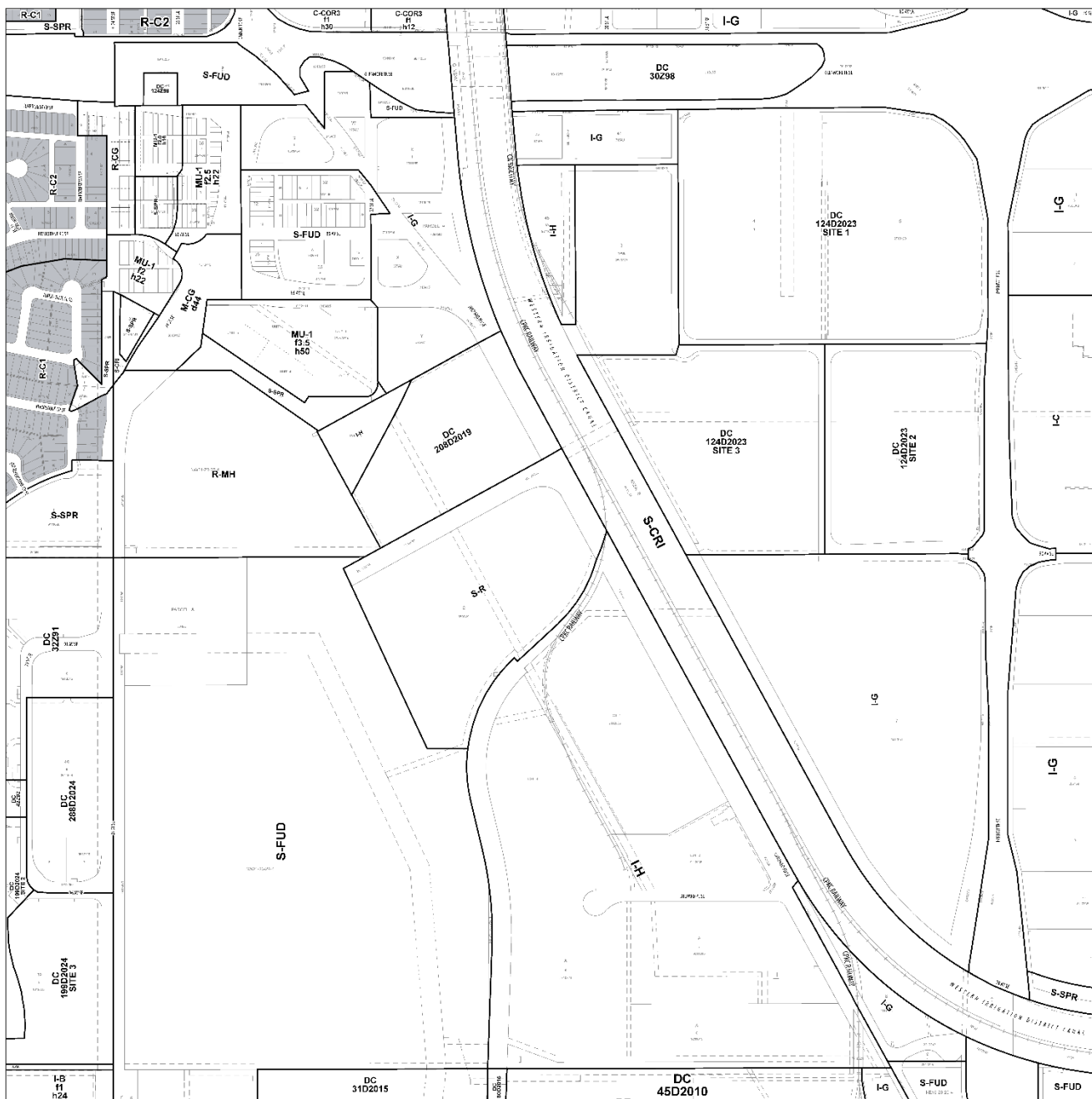
Section Map 10SE



Section Map 16SE



Section Map 21SE

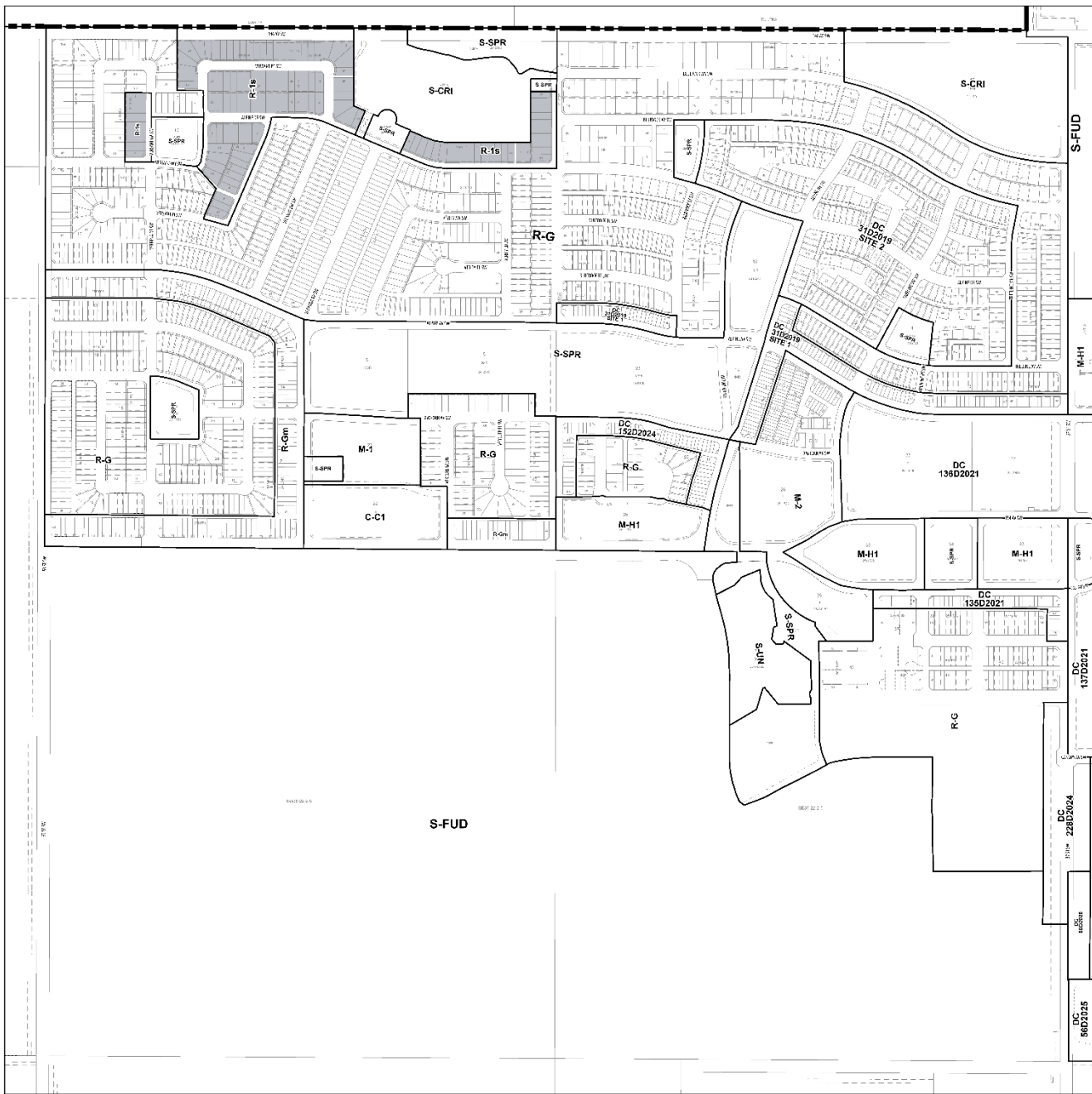


PROPOSED

Section Map 28SE



Section Map 36SSW

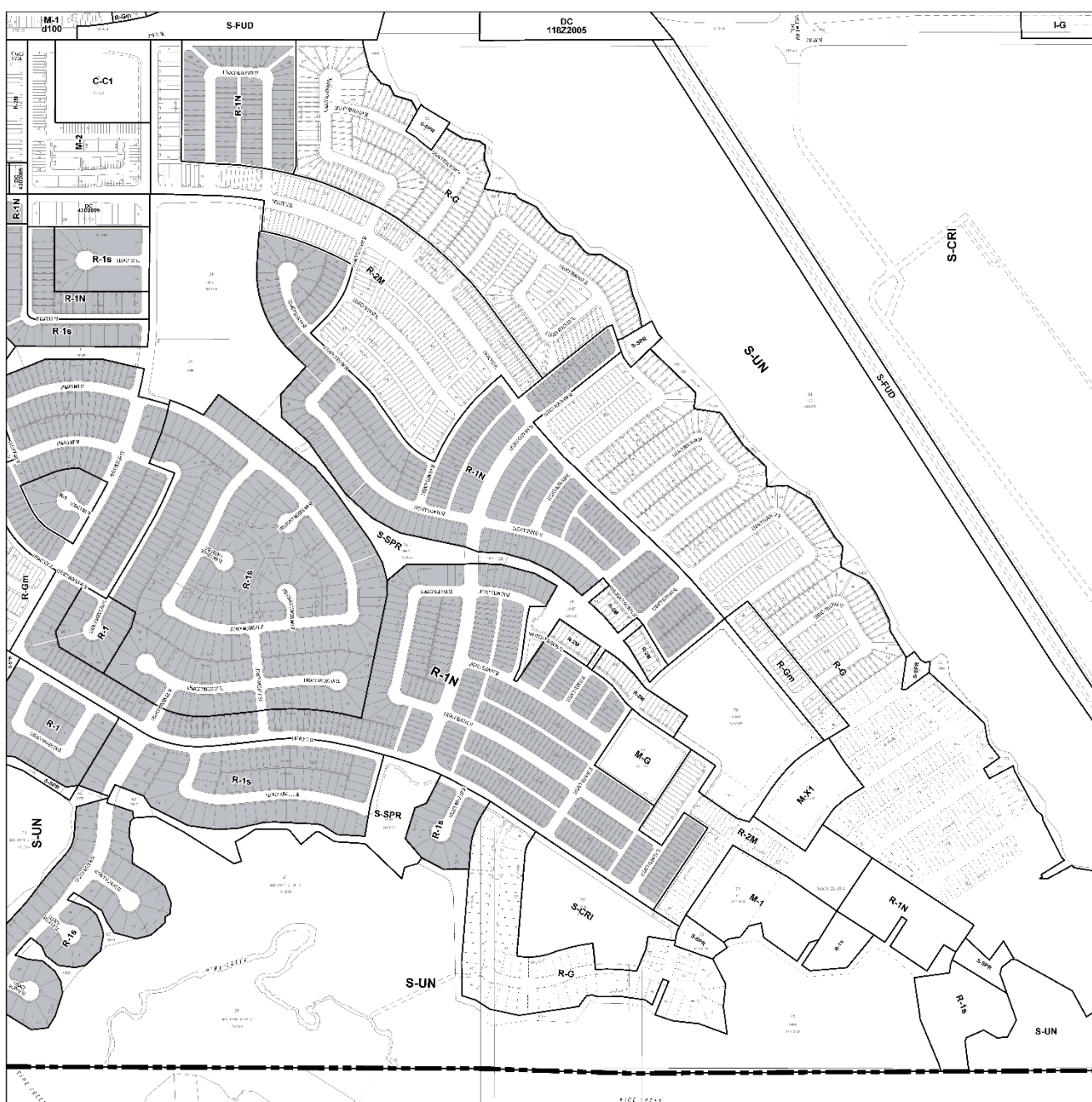


PROPOSED

Section Map 18SEE



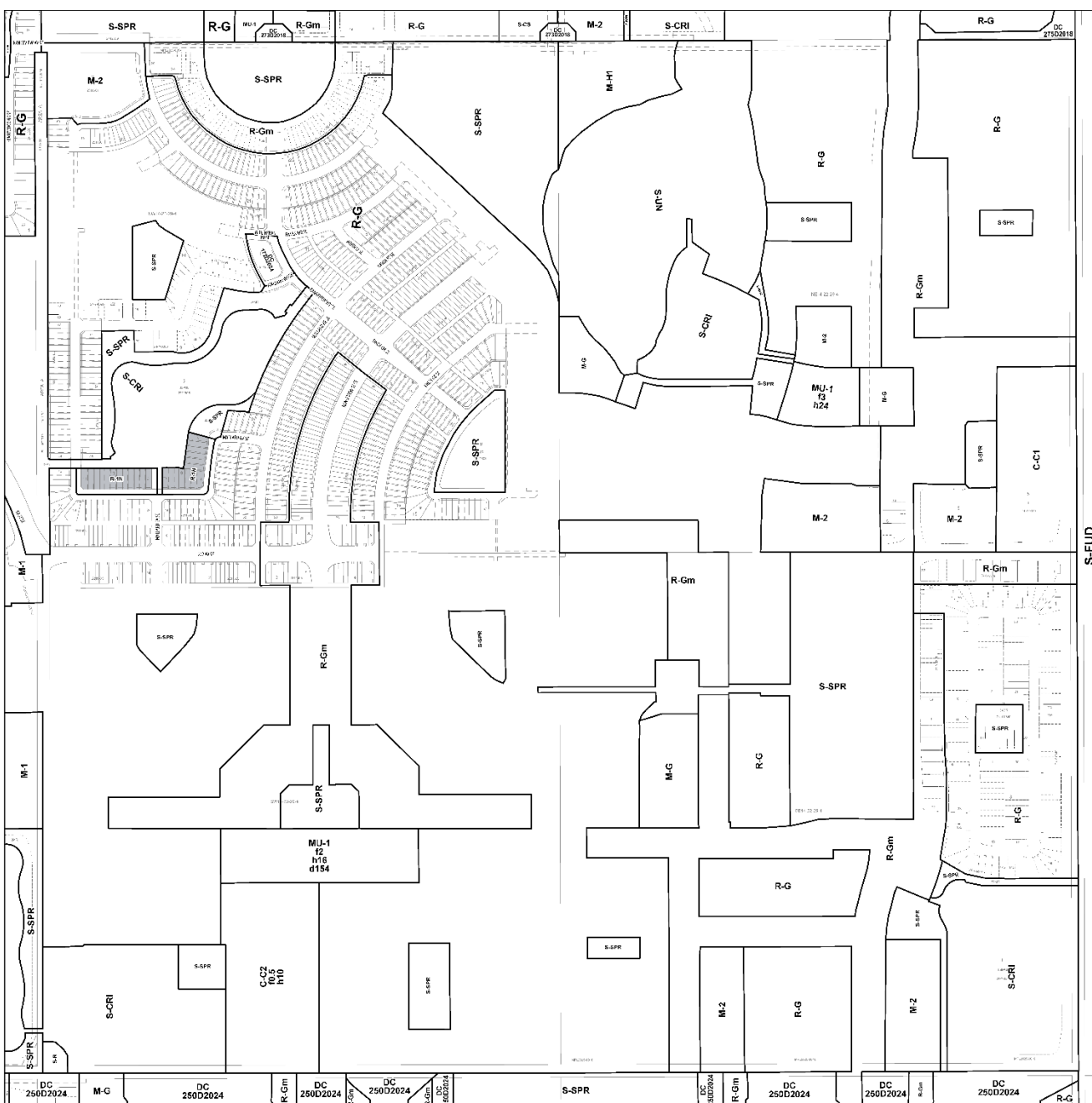
Section Map 7SSE



Section Map 8SSE



Section Map 14SSE



PROPOSED

Section Map 16SSE

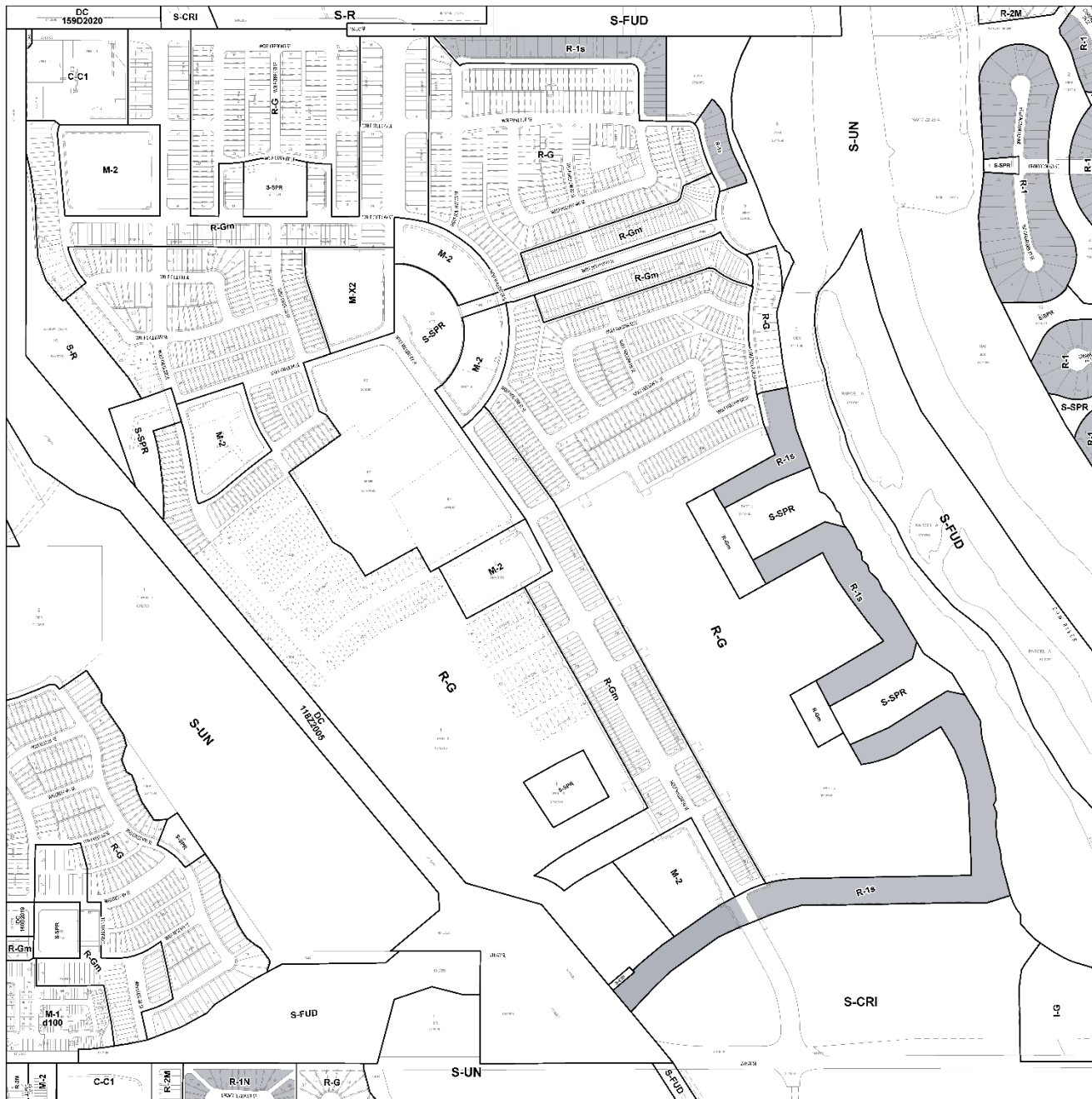


Section Map 17SSE



PROPOSED

Section Map 18SSE

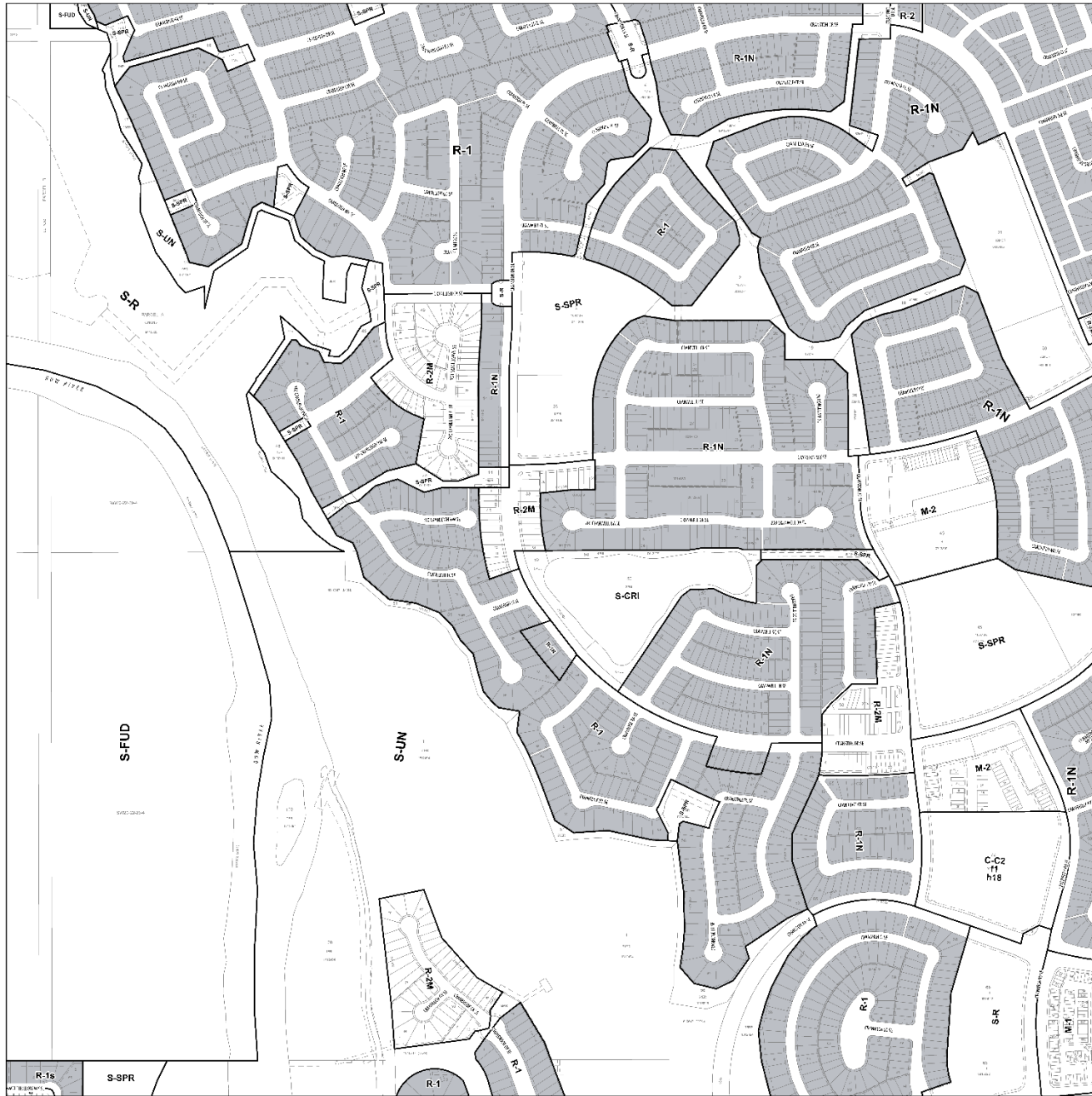


Section Map 19SSE



PROPOSED

Section Map 20SSE

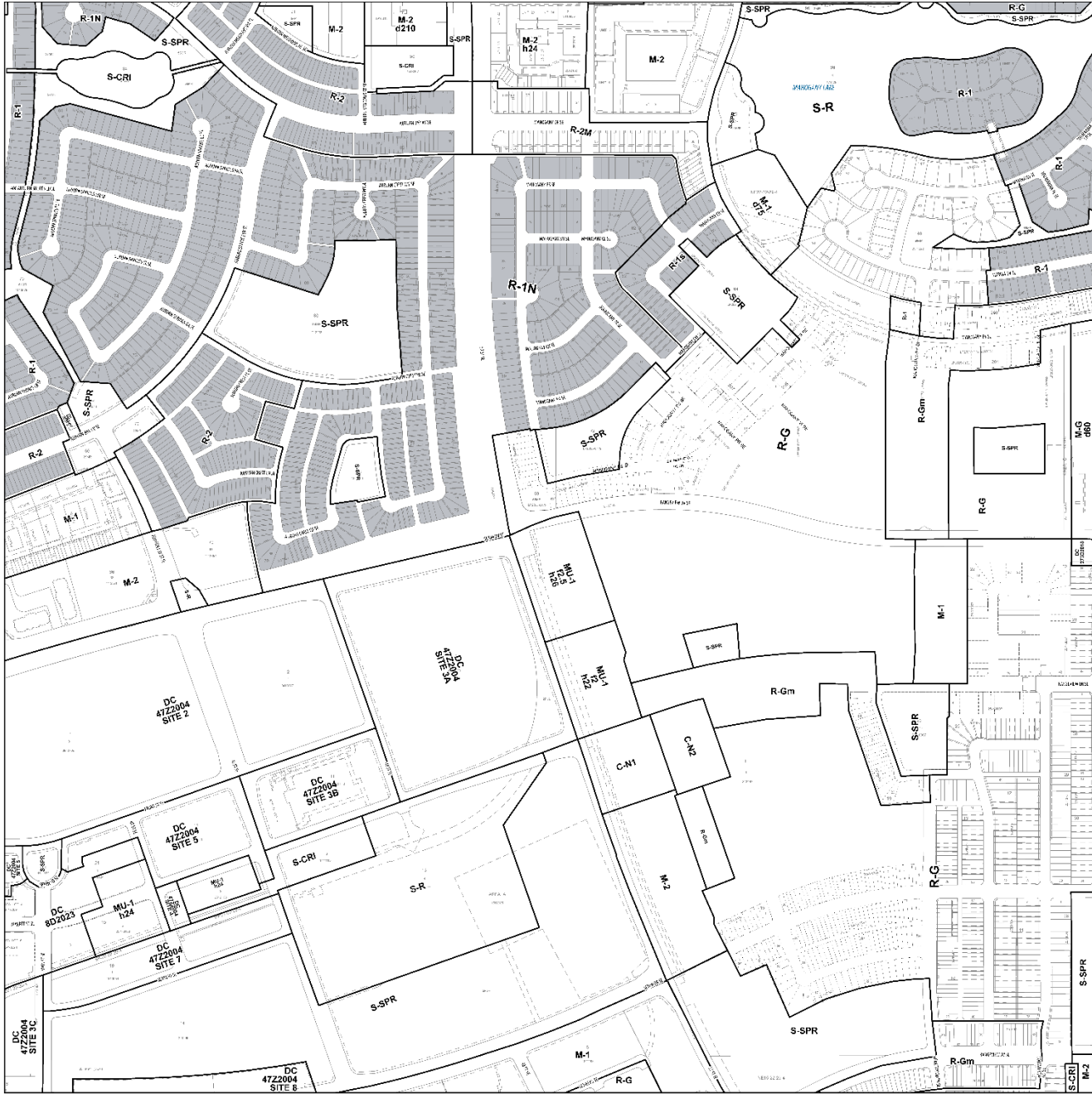


Section Map 21SSE



PROPOSED

Section Map 22SSE



Section Map 23SSE

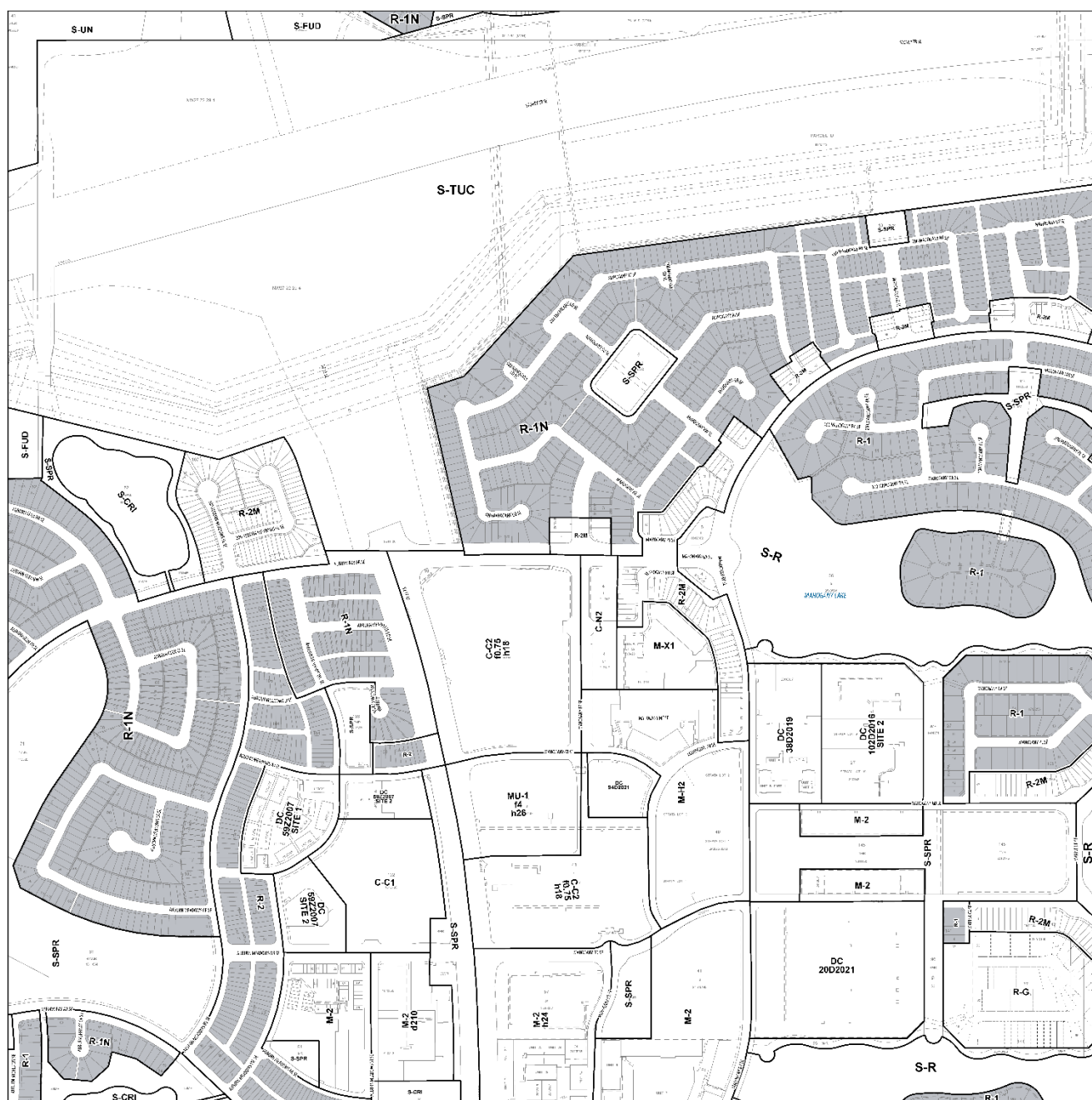


PROPOSED

Section Map 26SSE



Section Map 27SSE

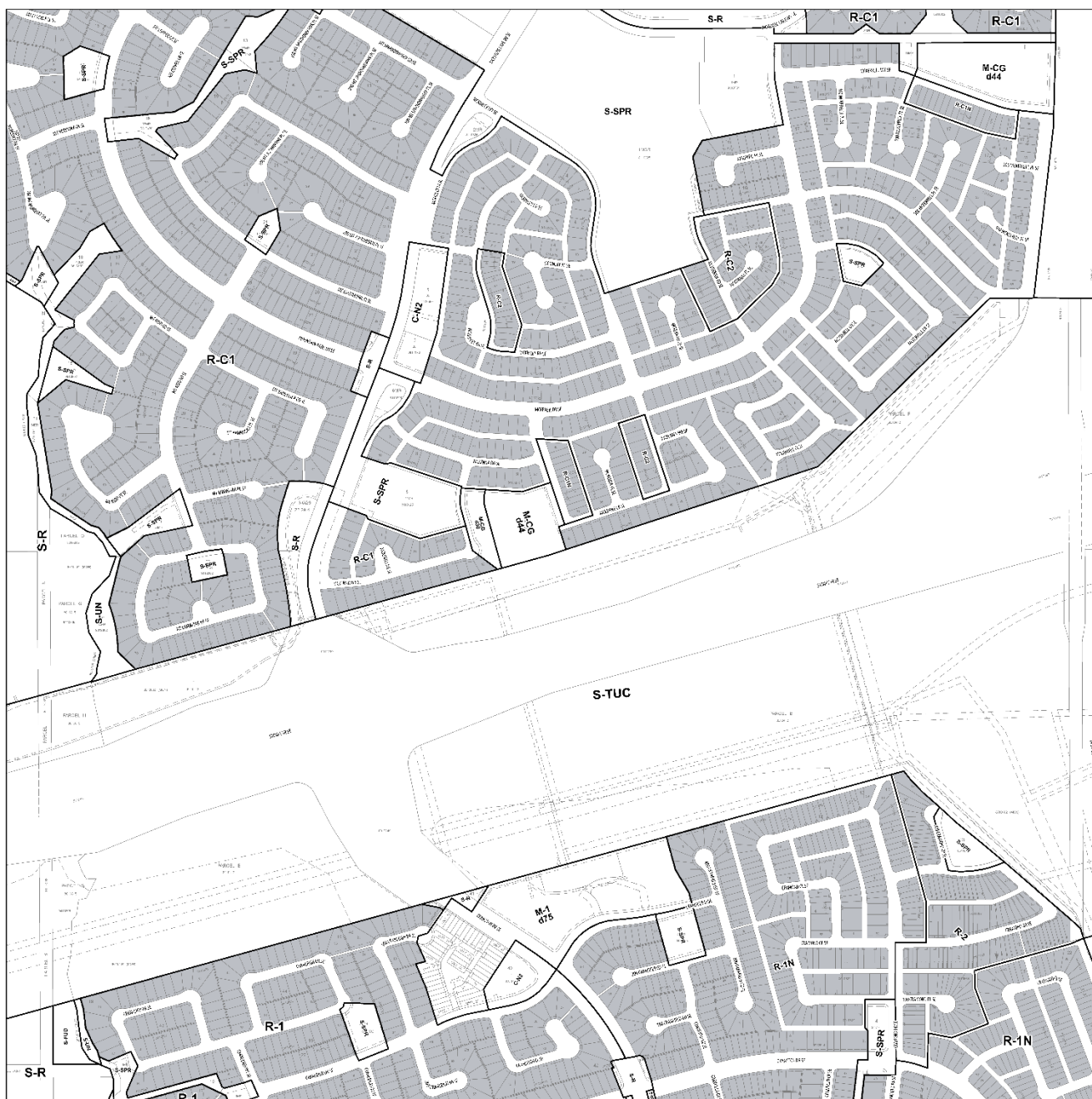


PROPOSED

Section Map 28SSE



Section Map 29SSE



PROPOSED

Section Map 30SSE



Section Map 31SSE

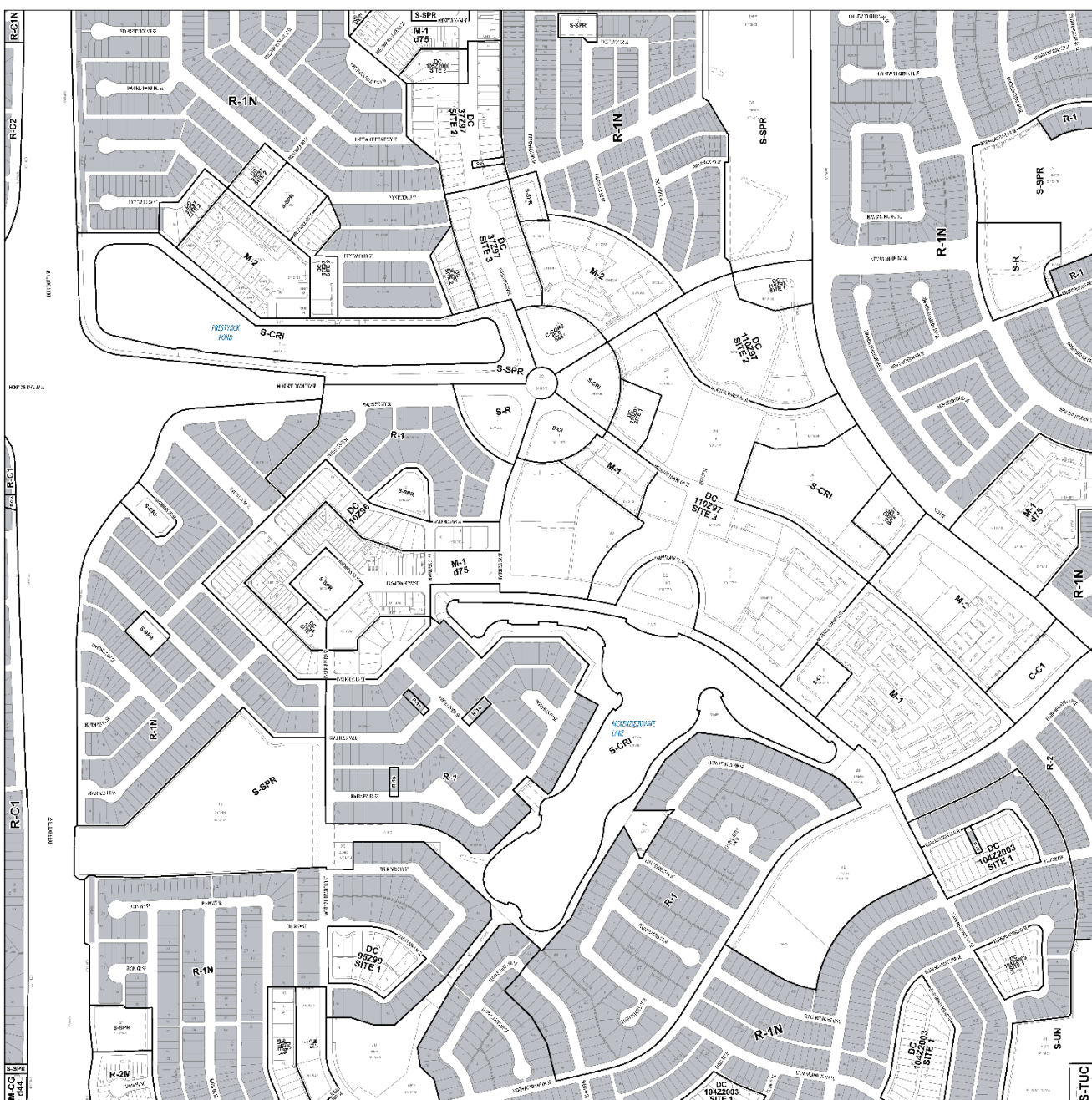


PROPOSED

Section Map 32SSE

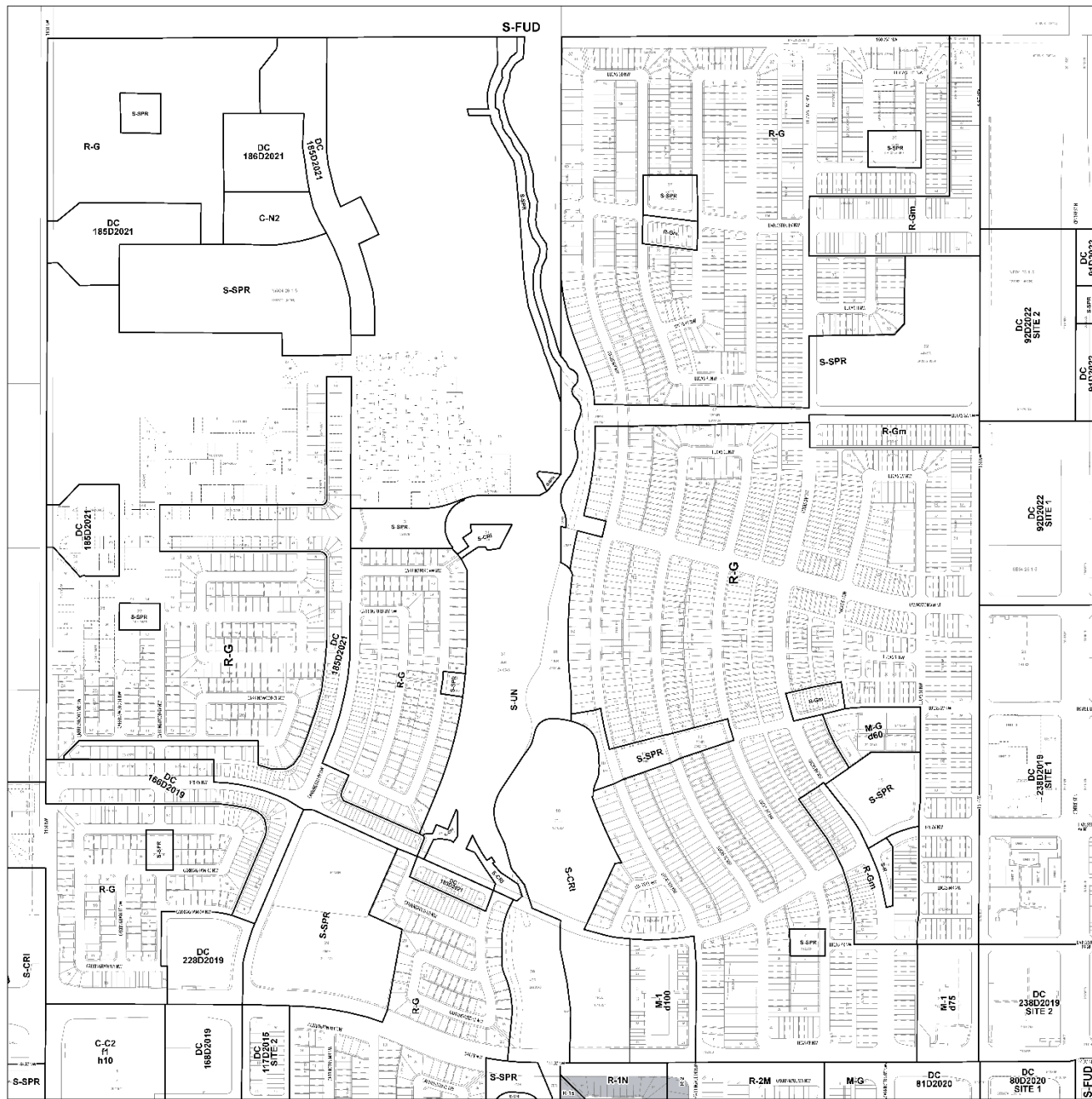


Section Map 33SSE

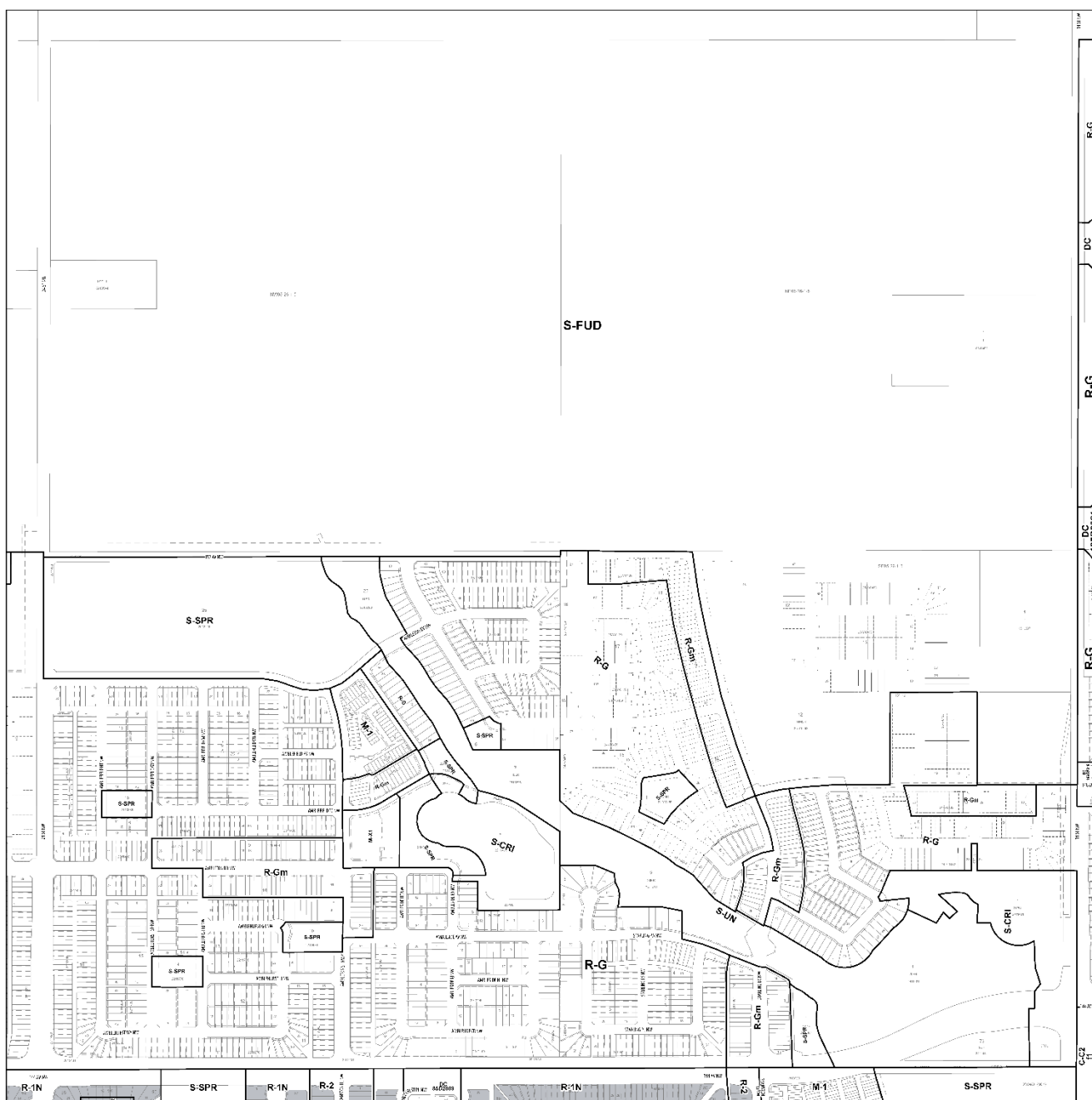


PROPOSED

Section Map 4NN

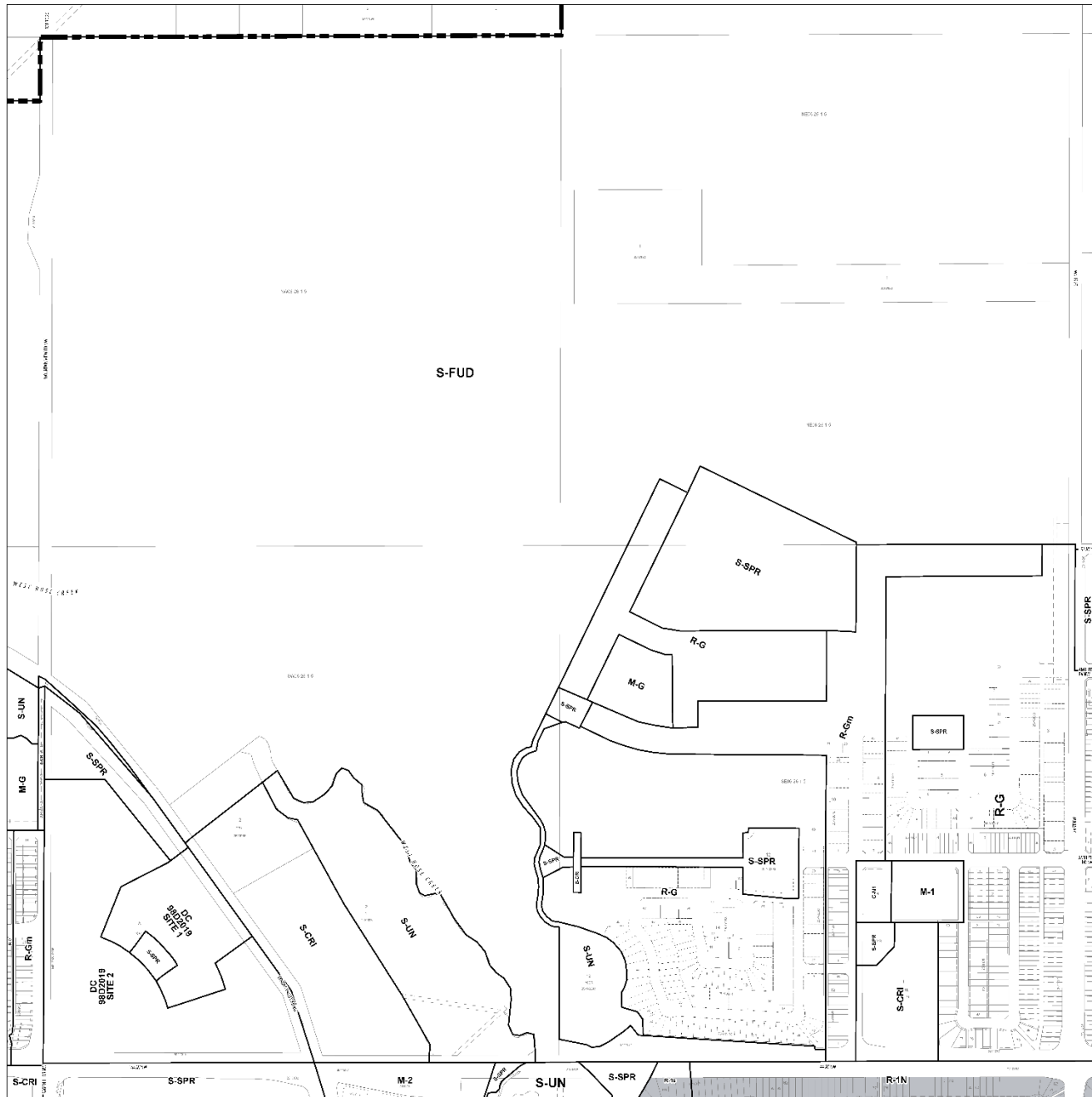


Section Map 5NN



PROPOSED

Section Map 6NN



Section Map 1NW



PROPOSED

Section Map 2NW

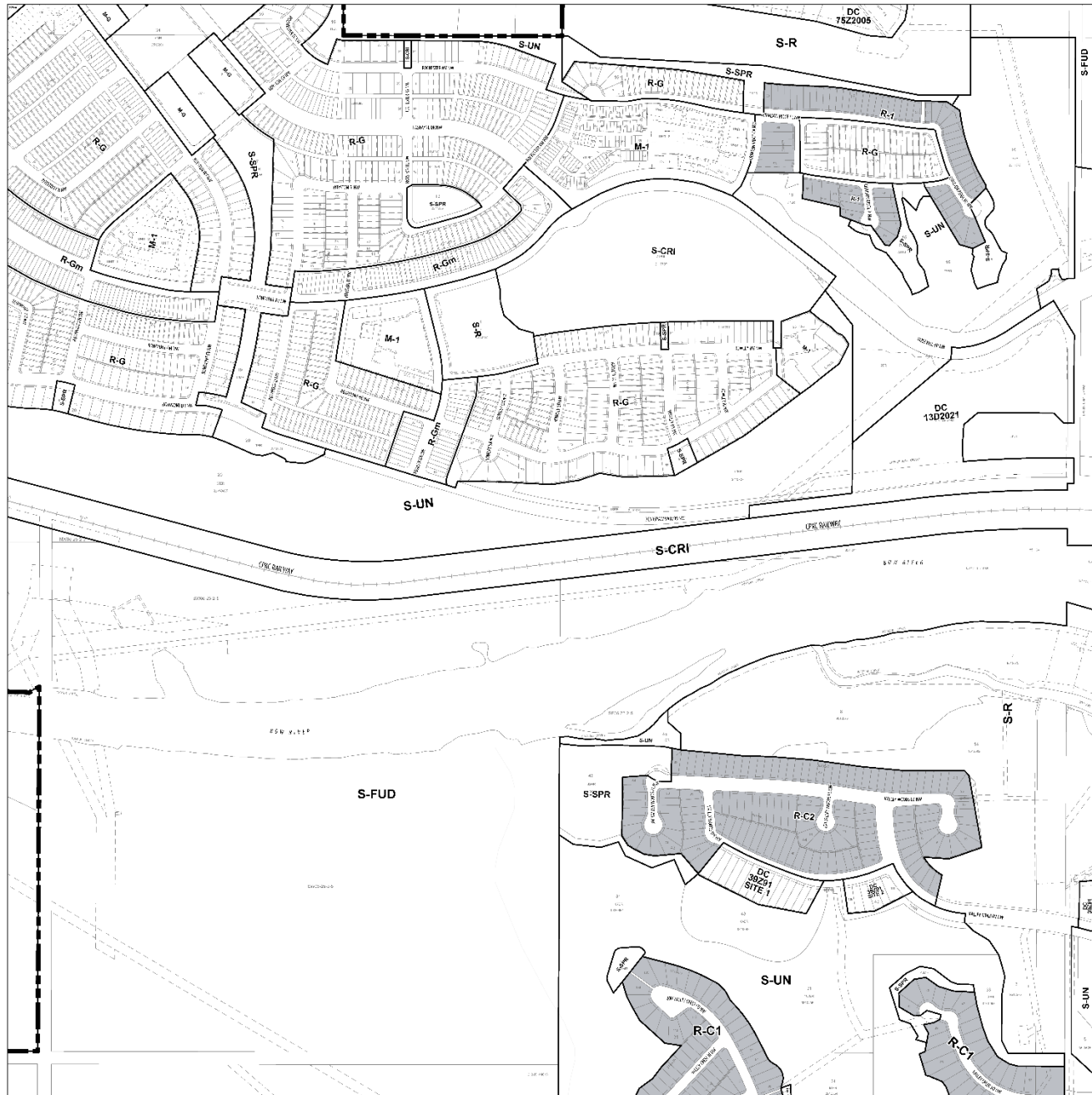


Section Map 3NW



PROPOSED

Section Map 6NW



Section Map 8NW

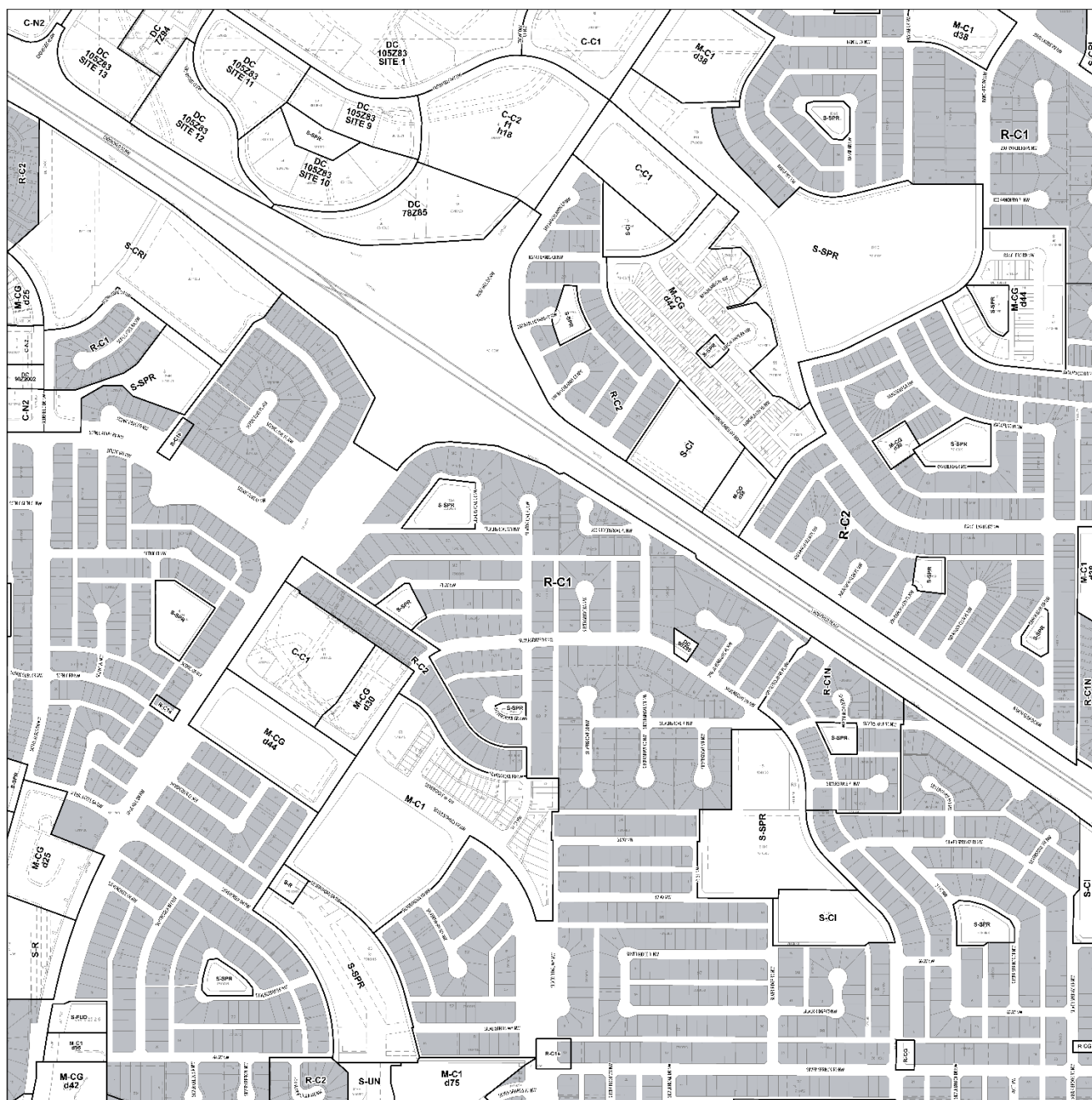


PROPOSED

Section Map 9NW



Section Map 10NW



PROPOSED

Section Map 11NW



Section Map 12NW

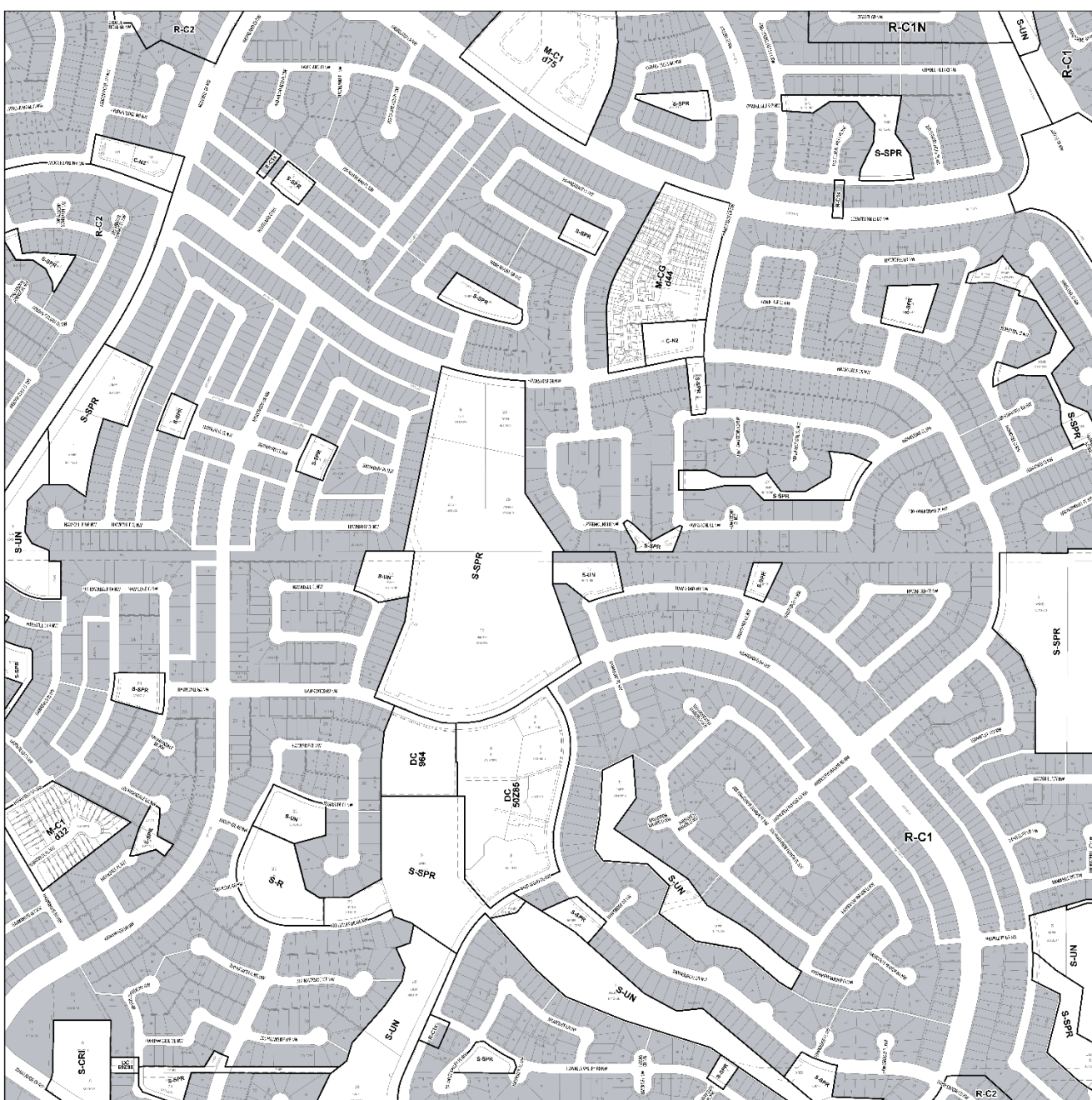


PROPOSED

Section Map 13NW



Section Map 14NW



PROPOSED

Section Map 15NW

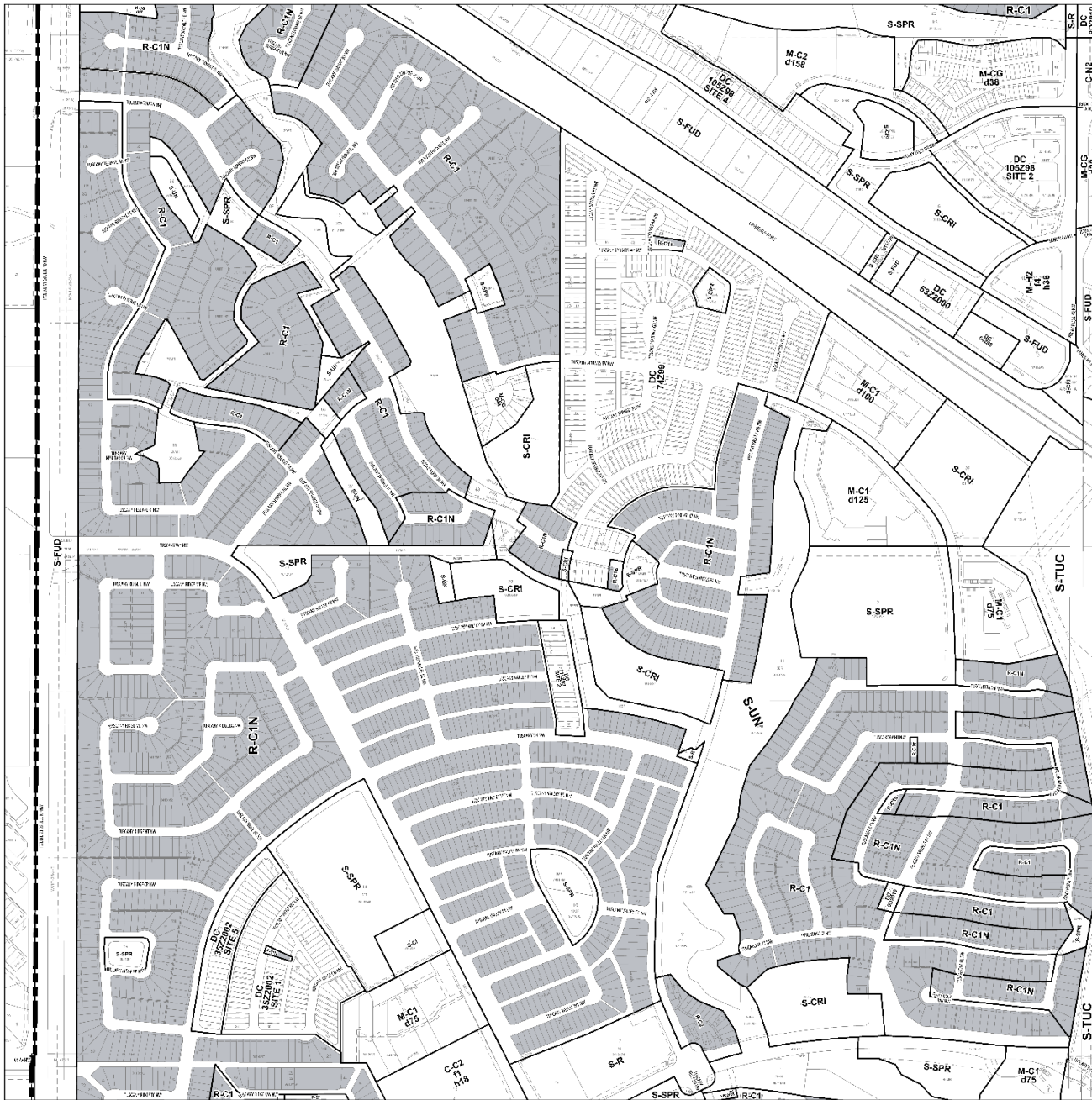


Section Map 16NW

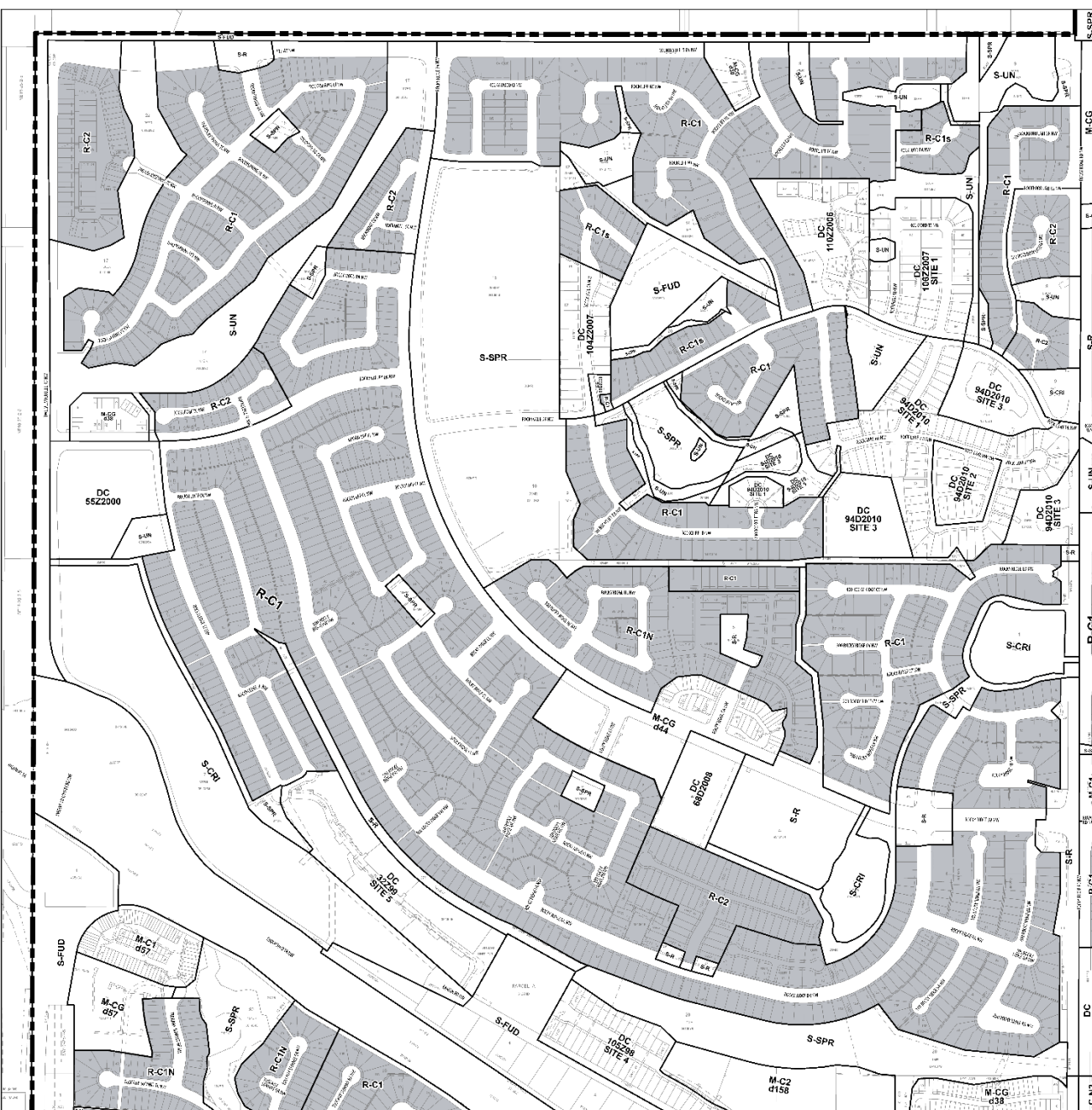


PROPOSED

Section Map 17NW



Section Map 20NW

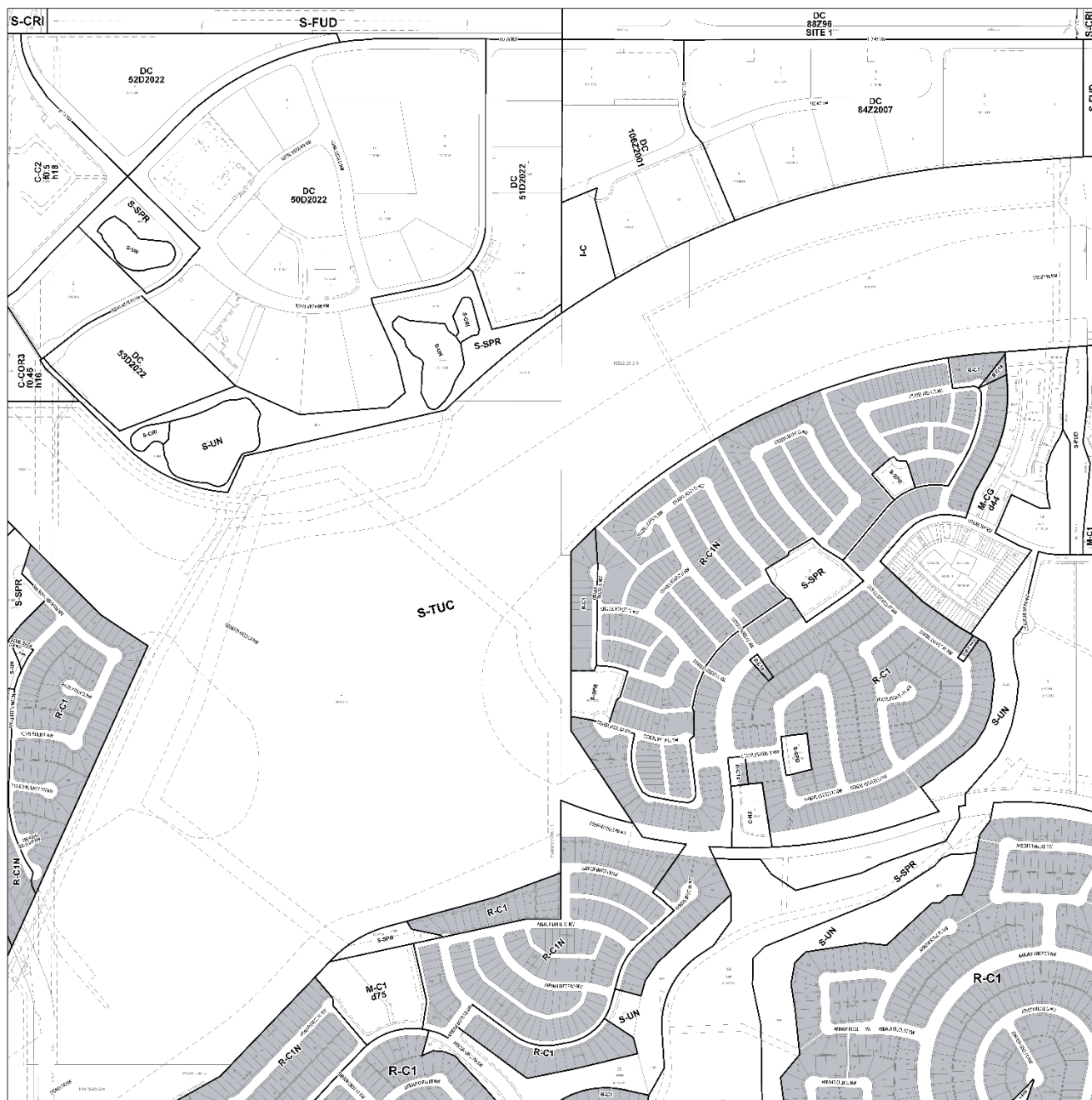


PROPOSED

Section Map 21NW



Section Map 22NW



PROPOSED

Section Map 23NW

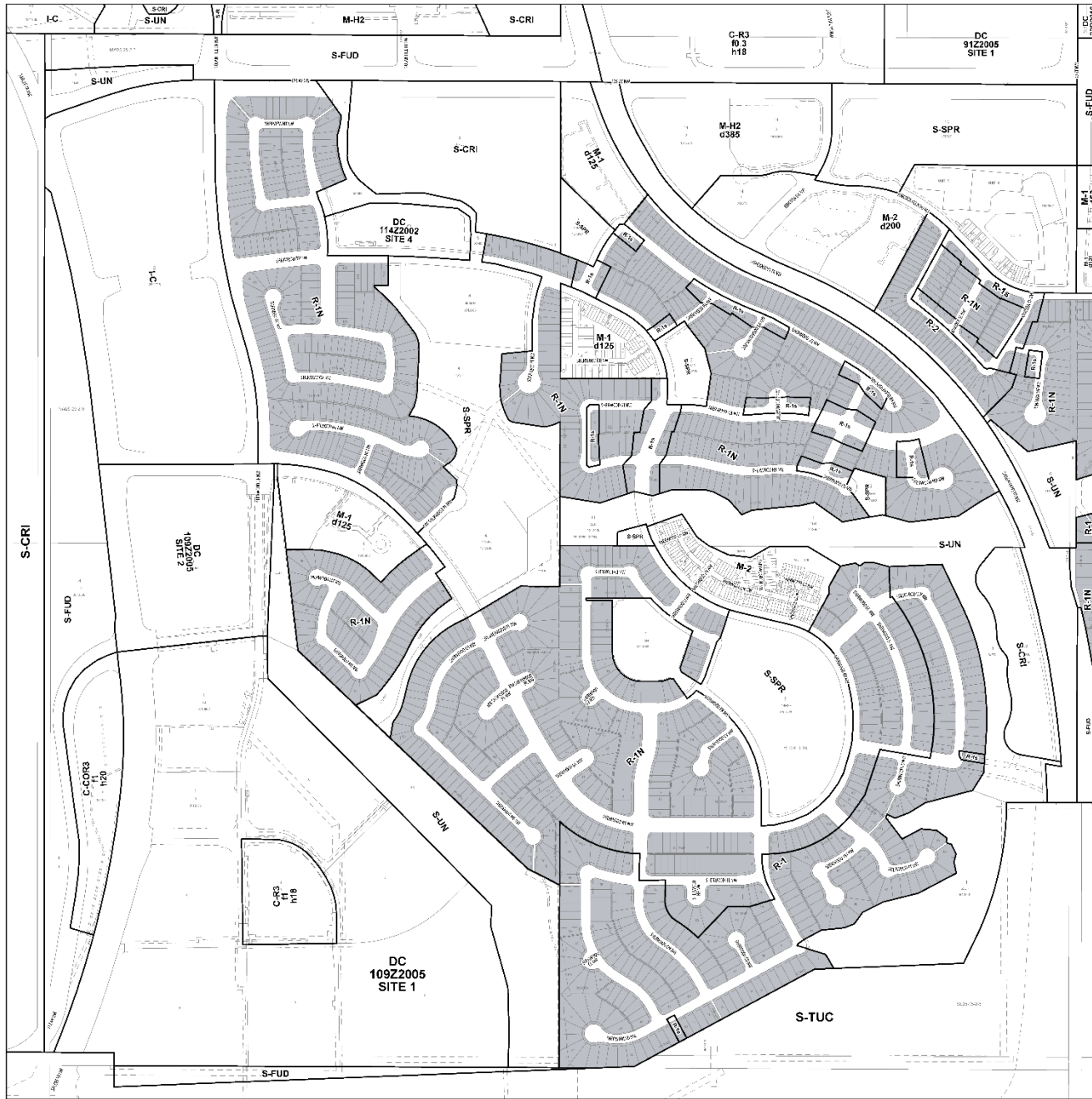


Section Map 24NW



PROPOSED

Section Map 25NW



Section Map 28NW



PROPOSED

Section Map 1NNW

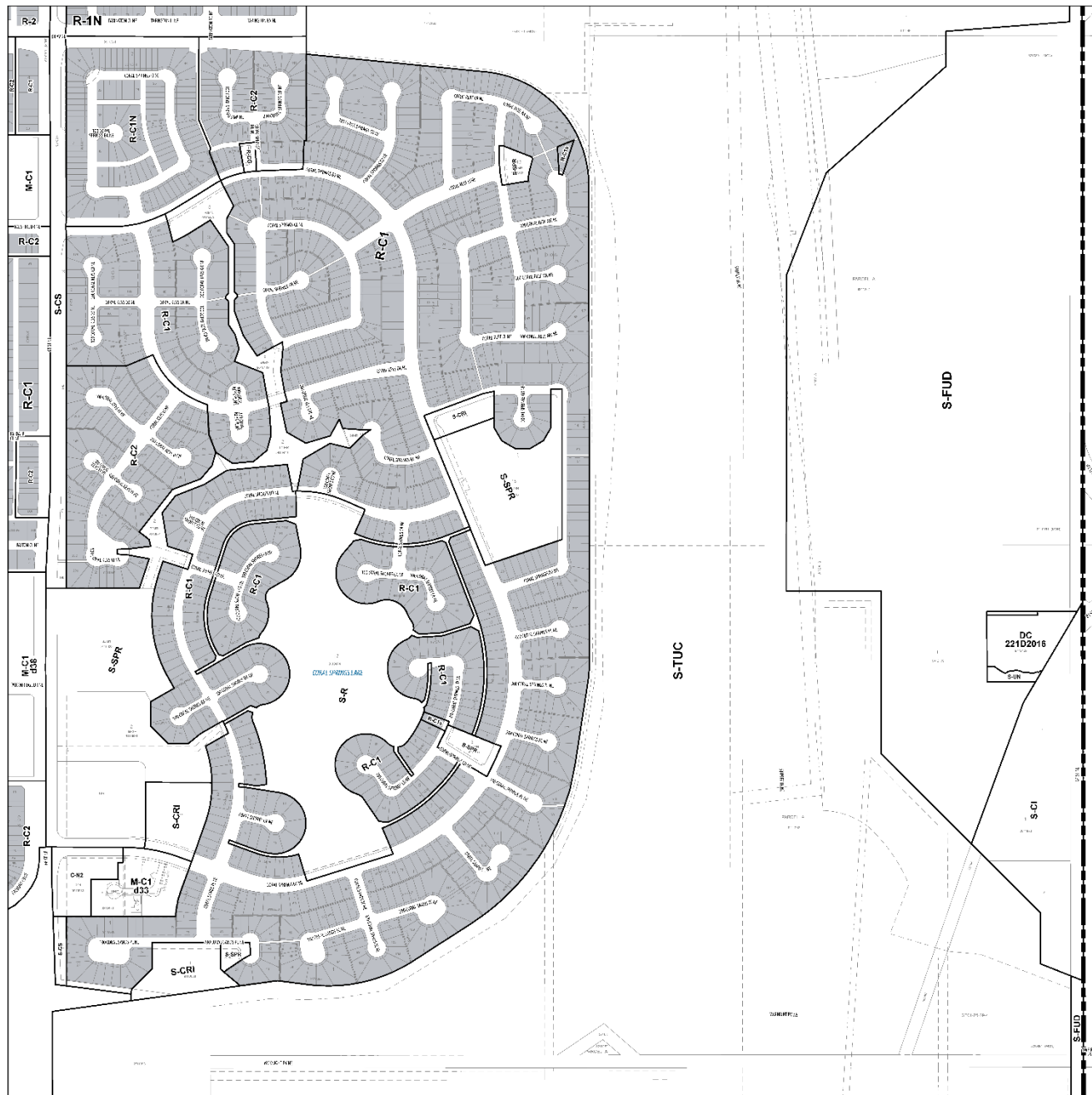


Section Map 2NNW



PROPOSED

Section Map 1NE

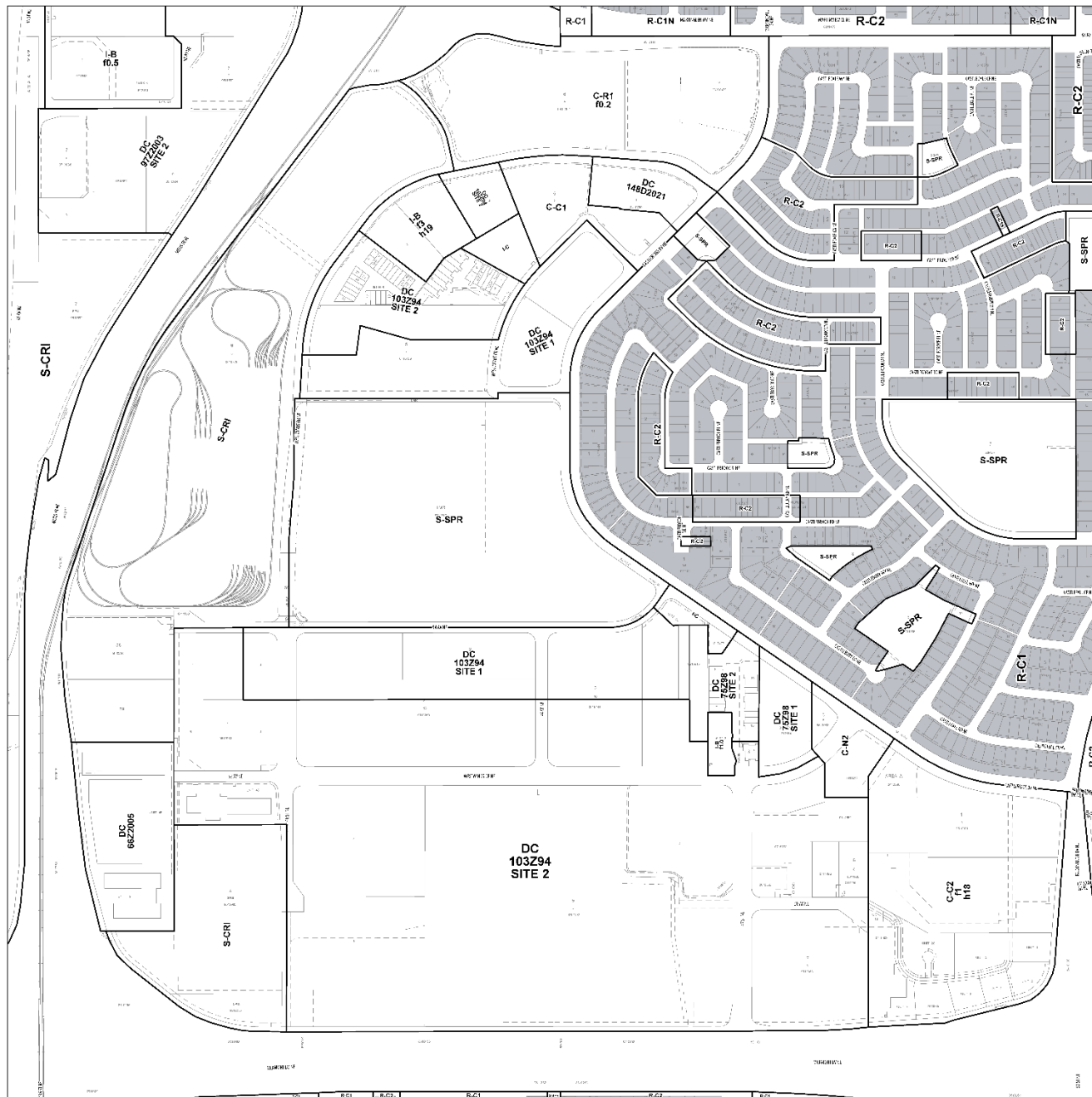


Section Map 2NE

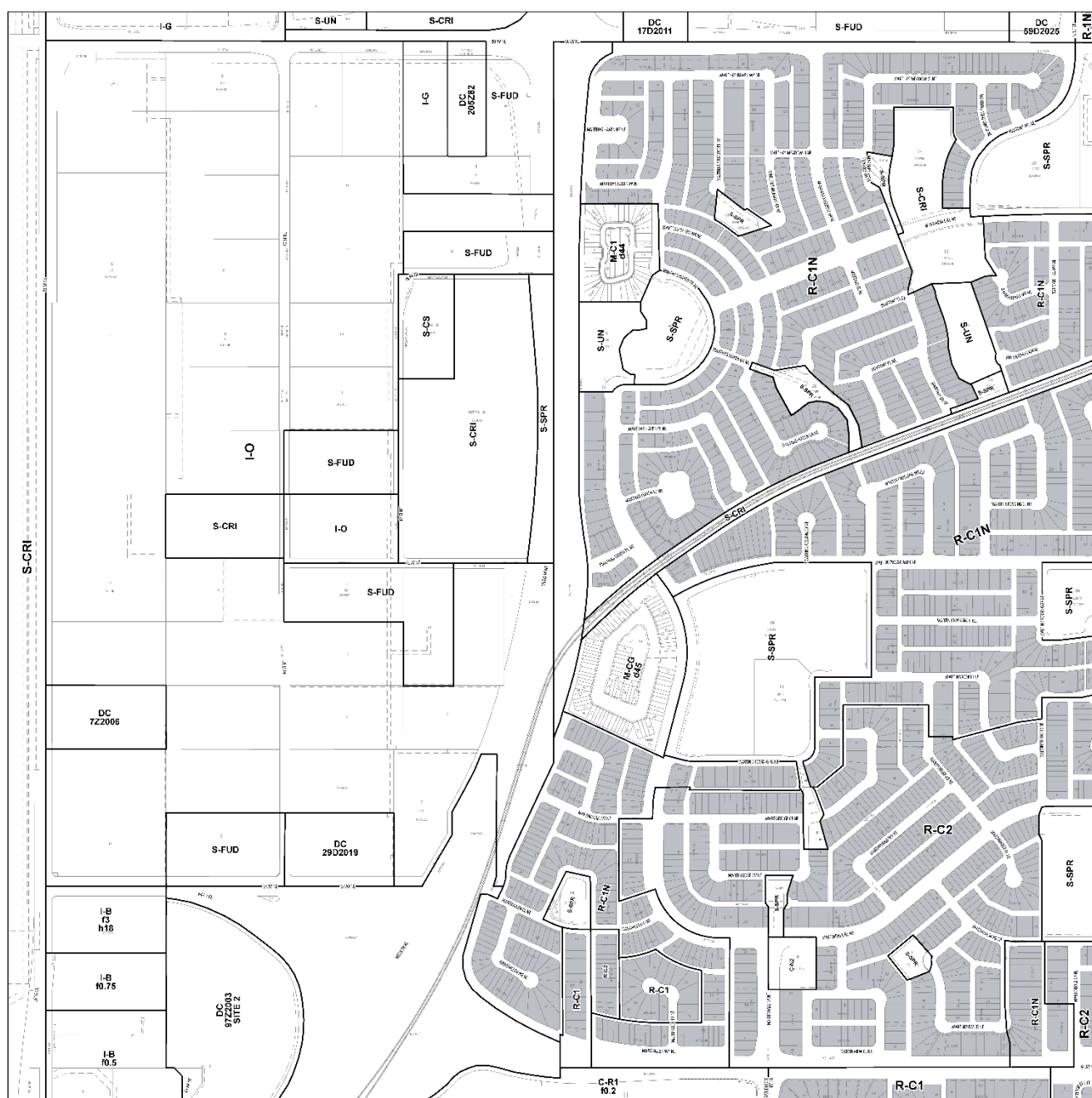


PROPOSED

Section Map 3NE

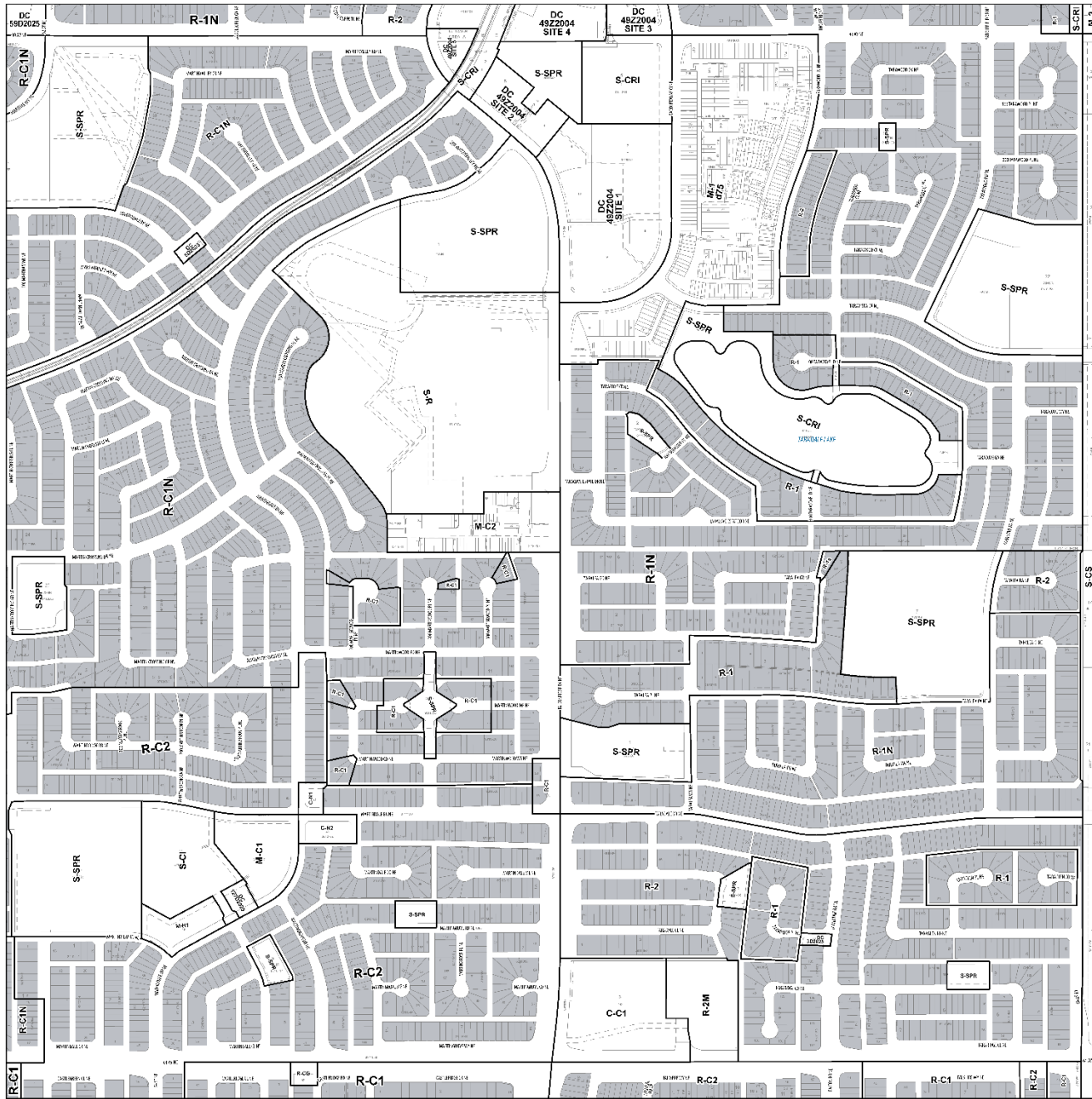


Section Map 10NE

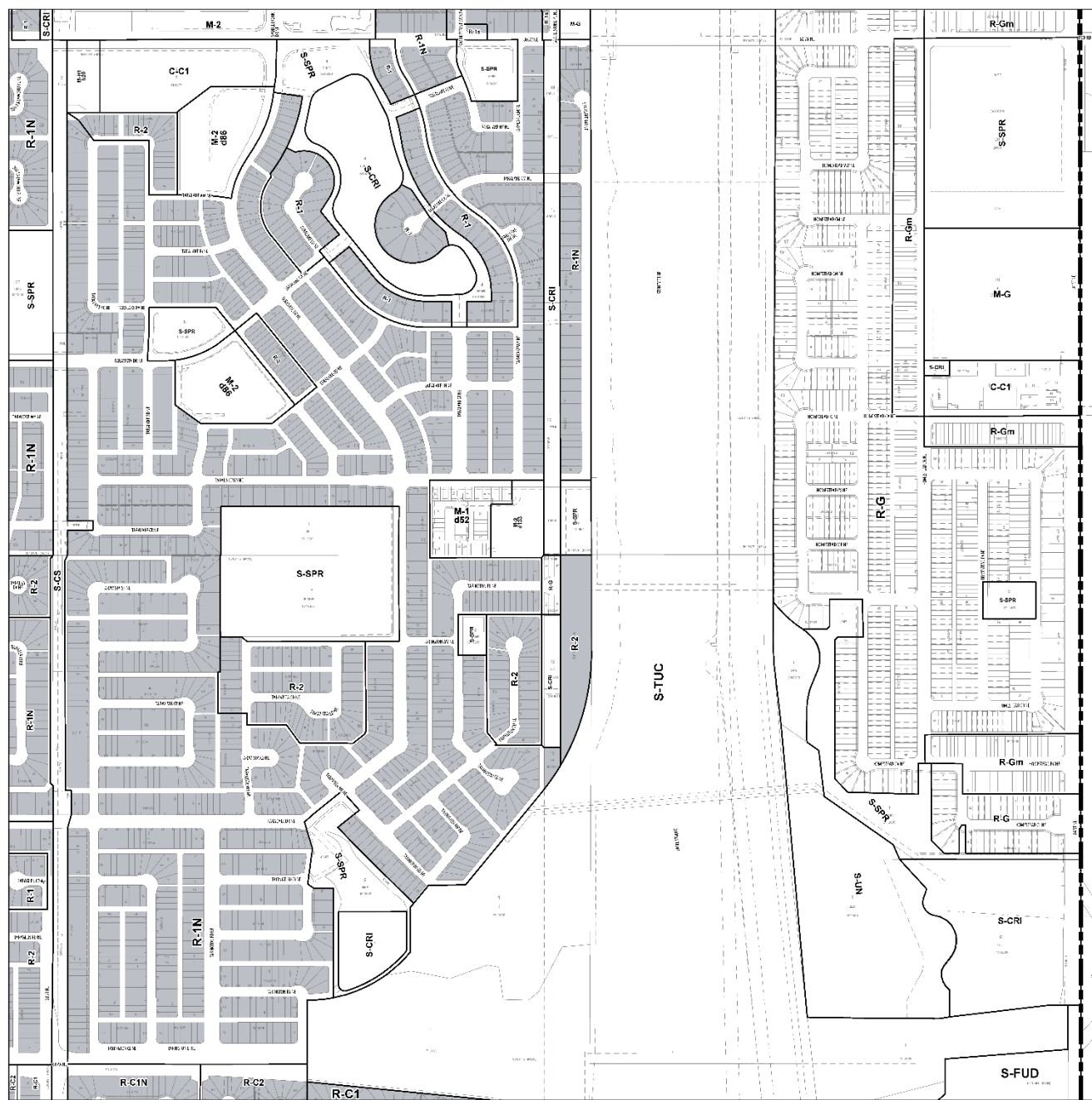


PROPOSED

Section Map 11NE

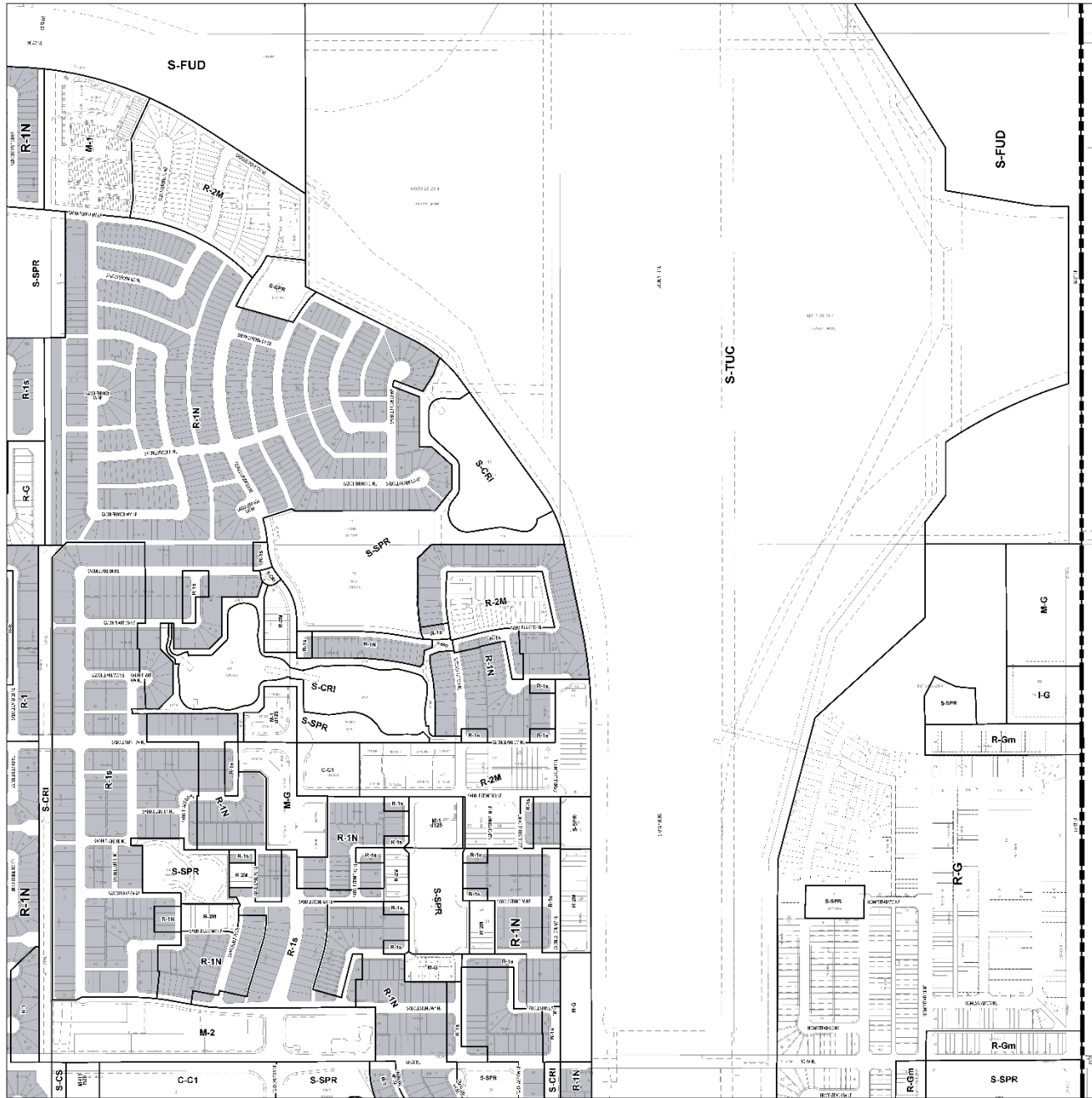


Section Map 12NE

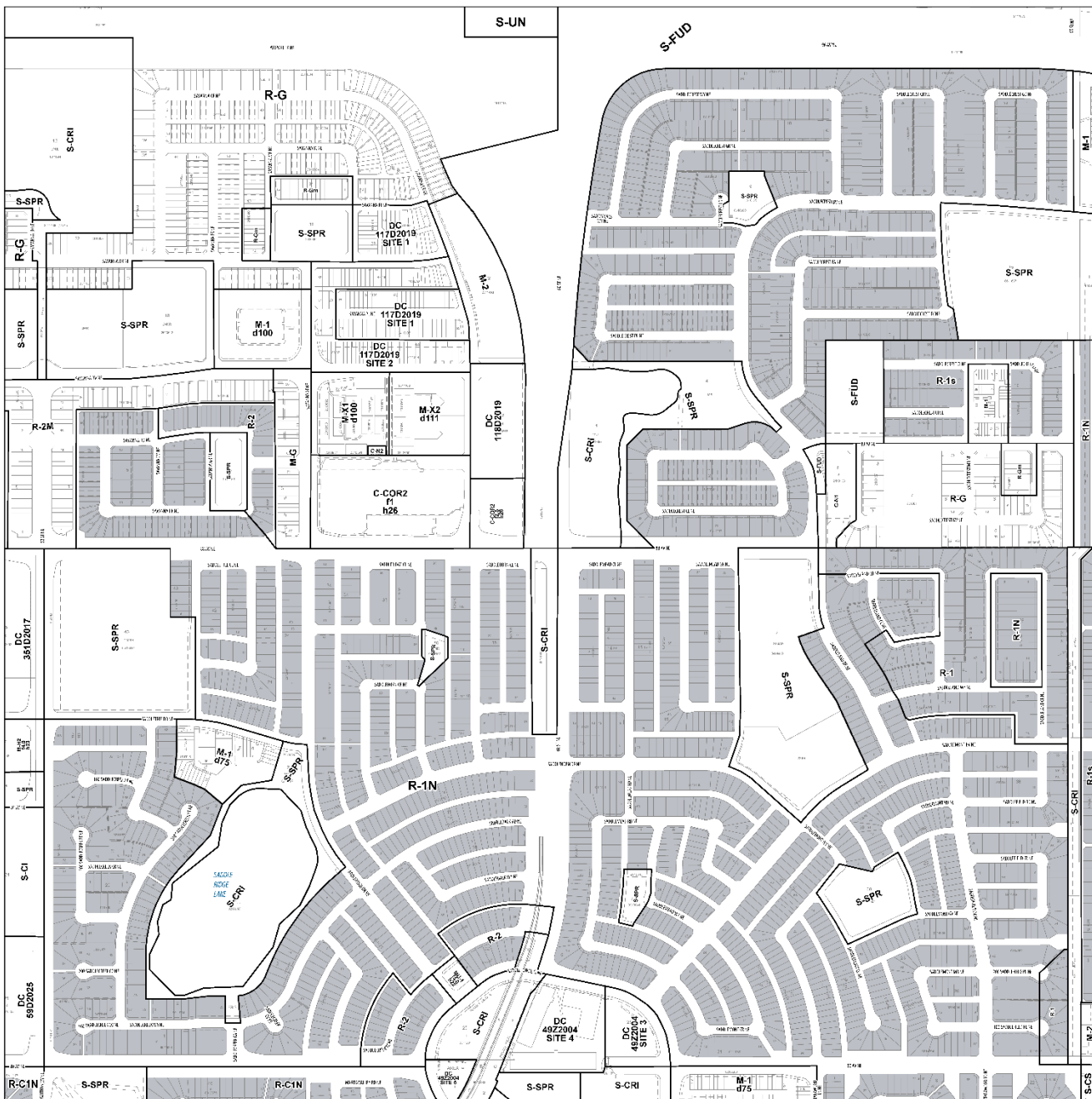


PROPOSED

Section Map 13NE



Section Map 14NE



PROPOSED

Section Map 15NE

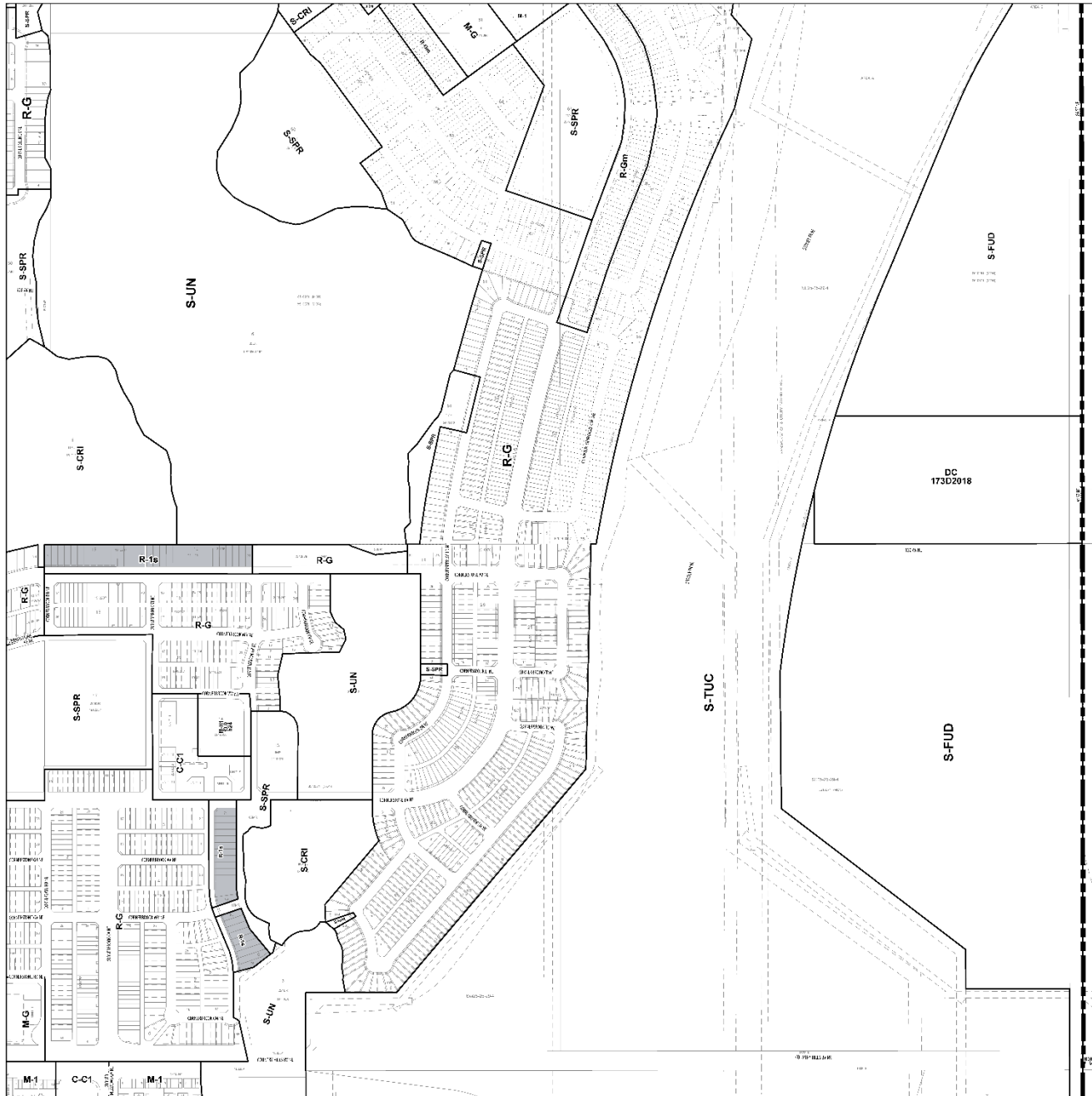


Section Map 22NE

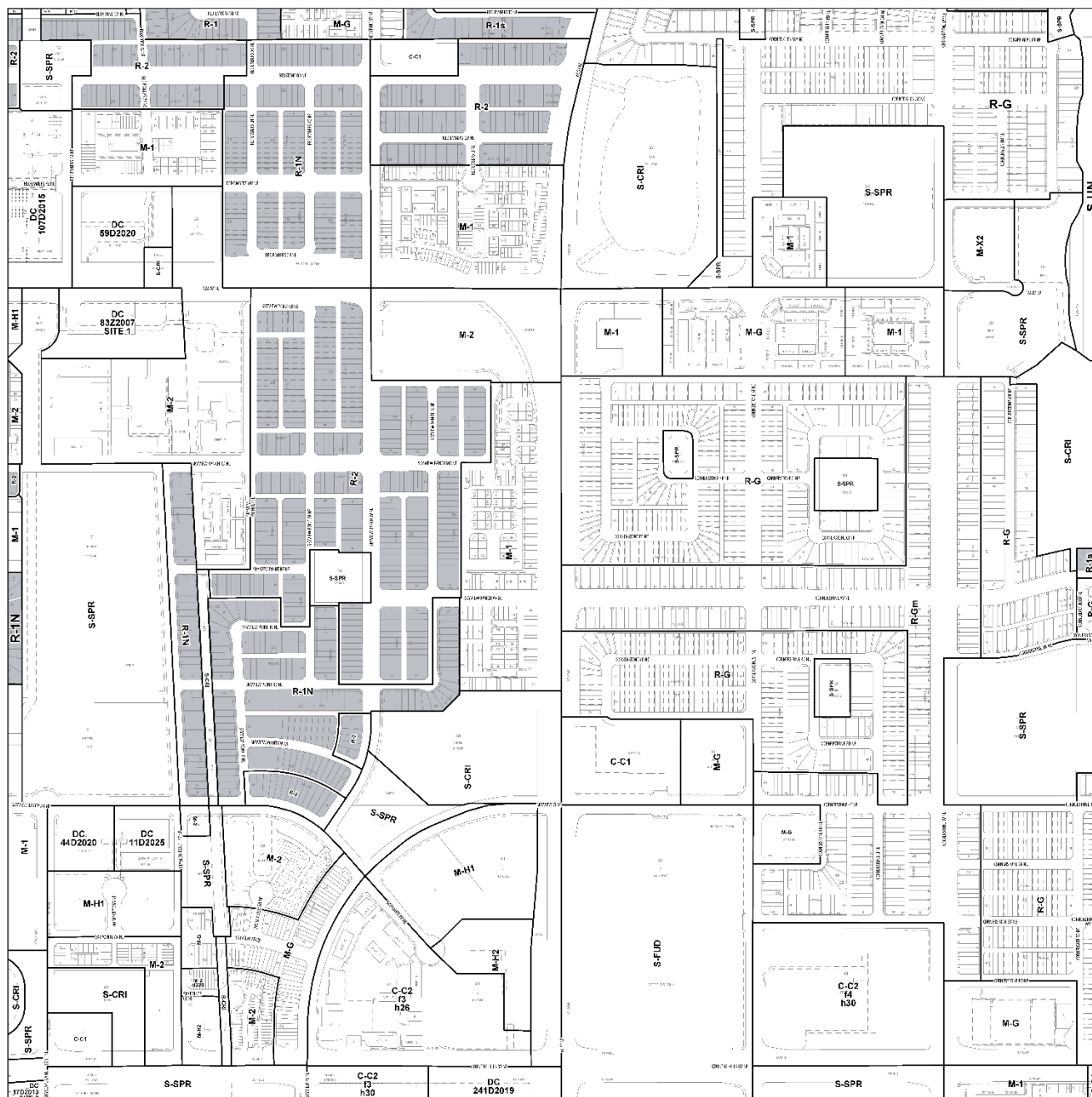


PROPOSED

Section Map 25NE

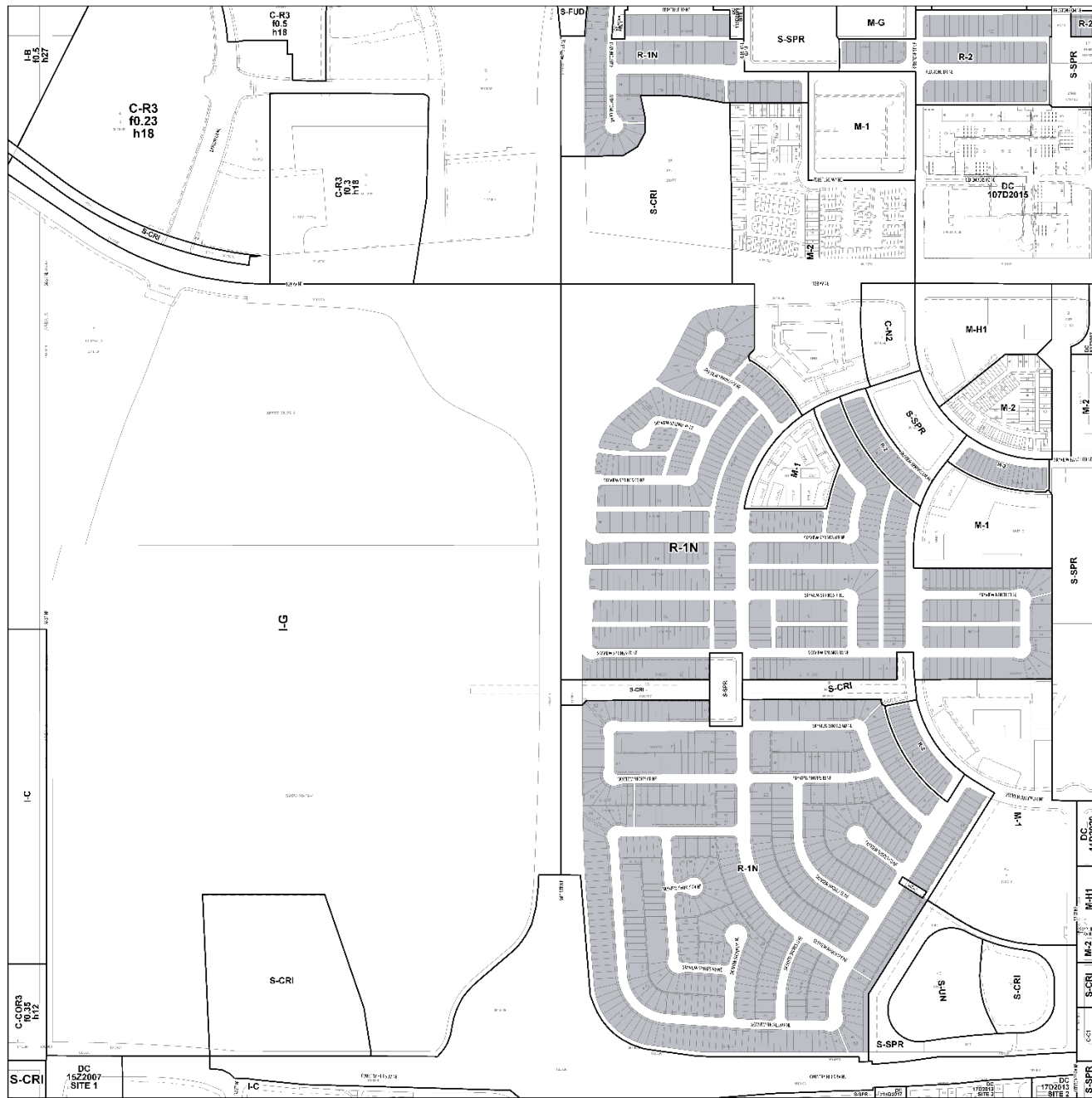


Section Map 26NE

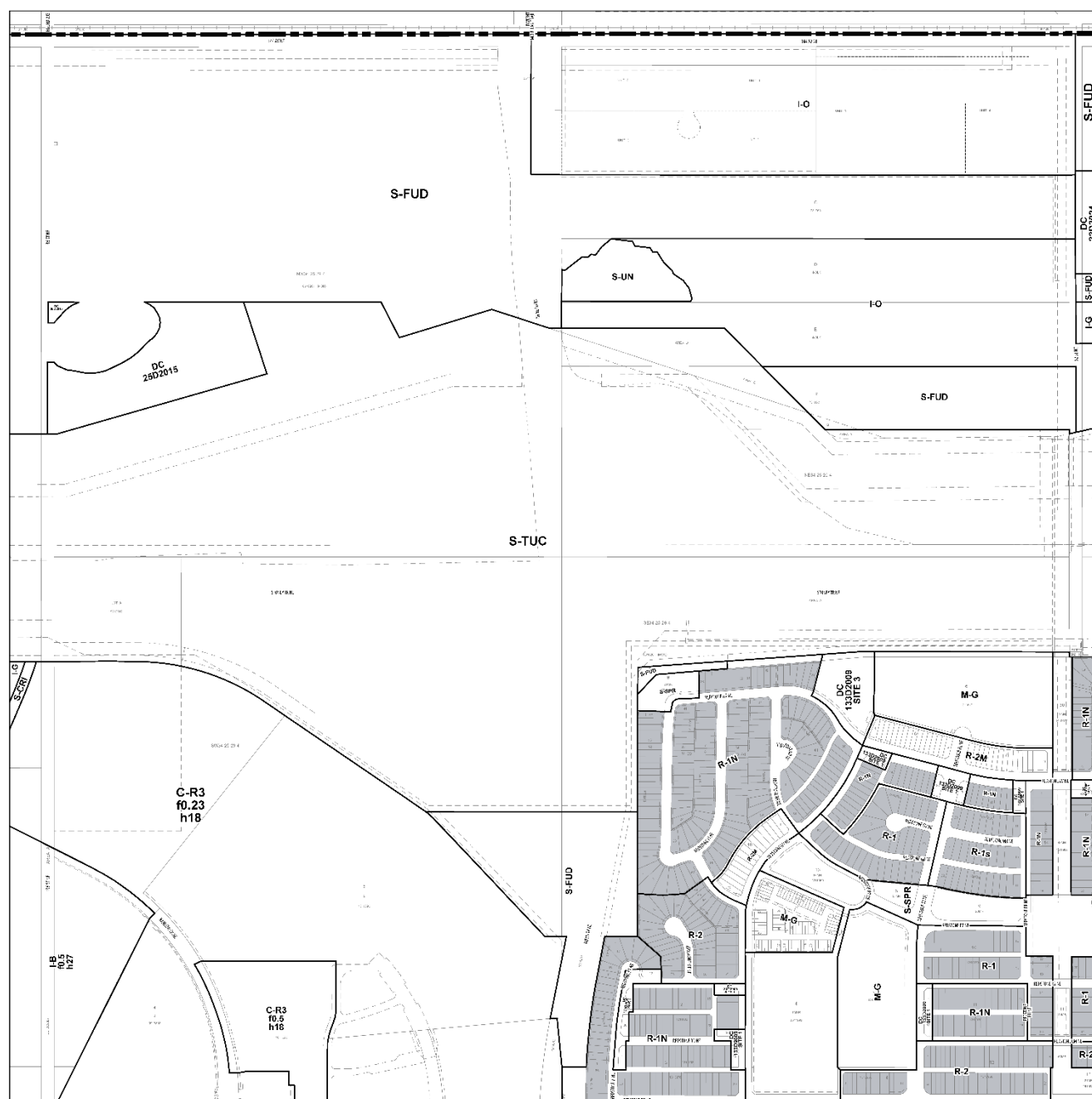


PROPOSED

Section Map 27NE

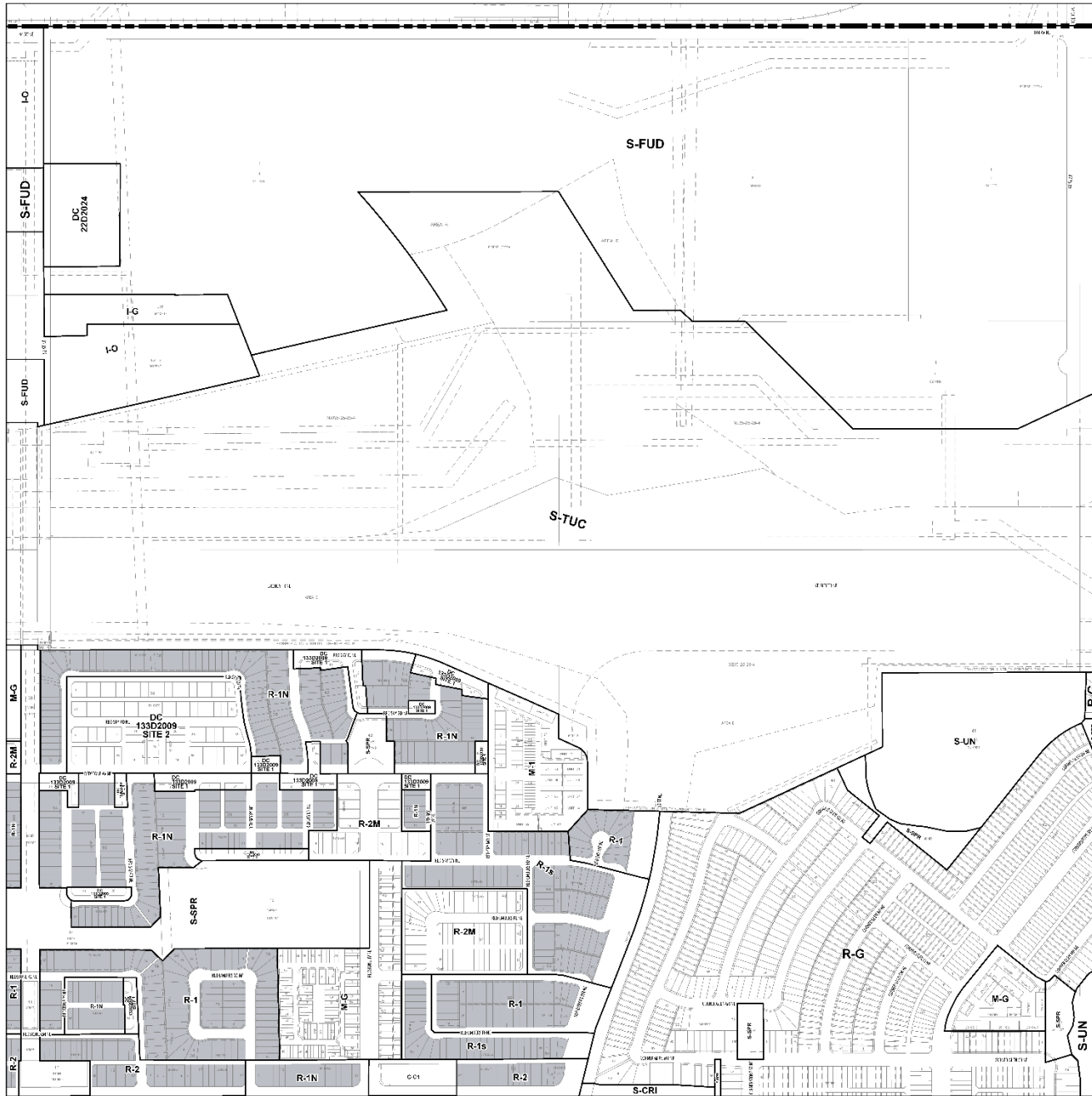


Section Map 34NE



PROPOSED

Section Map 35NE



Section Map 18EE

