

Proposed Amendments to Land Use Bylaw 1P2007 – Redline Copy

Blue – Amendments from section 1 of proposed Bylaw 9P2026

- Reintroduce previously deleted districts

Red – Amendments from sections 3, 4 and 5 of proposed Bylaw 9P2026

- Maintain development rights for parcels with development and building applications
- Amendments to the R-CG District
- Maintain post *Rezoning for Housing* amendments per Council direction

PART 1: INTERPRETATION OF THIS BYLAW

Division 1: General Interpretation

Referenced Legislation

7 (1) Where the following enactments and Bylaws are referred to in this Bylaw, the reference is to the enactment or Bylaw as may be amended from time to time, or to any enactment or Bylaw passed in substitution therefore.

(2) "Building Permit Bylaw" means the *Calgary Building Permit Bylaw*, 64M94.

(13) "Safety Codes Permit Bylaw" means the *Calgary Safety Codes Permit Bylaw* 39M2018.

PART 1: INTERPRETATION OF THIS BYLAW

Division 2: Definitions and Methods

General Definitions

13 (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.

PART 2: ADMINISTRATION

Division 2: Land Use Amendment and Direct Control Districts

Reference to Other Bylaws in Direct Control Bylaws

22 (1) Where a *parcel* is designated with a Direct Control District:

- (a) pursuant to this Bylaw, a reference to a section of Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on June 8, 2014, unless the Direct Control District referred to Part 10 of this Bylaw as of the effective date of the Direct Control District Bylaw;
- (b) pursuant to this Bylaw, a reference to a section of any Part other than Part 10 of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section as amended from time to time, unless a contrary intent is stated in the Direct Control Bylaw; and
- (c) pursuant to a previous land use bylaw and such designation is continued pursuant to this Bylaw, the Direct Control Bylaw, as approved by **Council** at the time such designation was made, will continue to apply, unless a contrary intent is set out in the Bylaw designating the *parcel* Direct Control.
- (d) ~~pursuant to this Bylaw, a reference to a section for R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on December 31, 2024, unless the Direct Control District referred to R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw as of the effective date of the Direct Control District Bylaw.~~
- (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.

PART 2: ADMINISTRATION

Division 3: Development Permits

Requirement for a Development Permit

23 A *development permit* is required for every *development* unless it is otherwise exempted in this division.

Conditions for Development Permit Exemptions

24 A *development* listed in section 25 will only be exempt from the requirement *1P2009* to obtain a *development permit* if it:

- (a) complies with the rules of this Bylaw;
- (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
- (c) is not located in the *floodway*;
- (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
- (e) has adequate sewage collection, treatment and disposal,
44P2013
water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the *development*.

Conditions for Development Permit Exemptions

24 A *development* listed in section 25 will only be exempt from the requirement to obtain a *development permit* if it:

- (a) complies with the rules of this Bylaw;
- (b) is not subject to the Calgary International Airport Vicinity Protection Area Regulation;
- (c) is not located in the *floodway*;
- (d) is not subject to any restrictions imposed by the Subdivision and Development Regulation; and
- (e) has adequate sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and road infrastructure capacity necessary to serve the *development*.

Exempt Developments

25 (1) The following *developments* do not require a *development permit* if the conditions of section 24 are met:

- (a) a **Home Occupation – Class 1**;
- (b) a **Home Based Child Care – Class 1**. ~~(c)~~
- (c) the erection of any **fence** or gate;
- (d) a driveway;
- (e) the construction of a **deck, landing** or **patio**;
- (e.1) the construction of **skateboard and sports ramps** located in the Districts contained within Part 5: Low Density Residential Districts, or Part 6: Multi-Residential Districts;
- (f) the construction of an **Accessory Residential Building** with a **gross floor area** equal to or less than 75.0 square metres when listed as a **permitted use** in a land use district;
- (f.1) the construction of an **Accessory Residential Building** located on a parcel containing a **Contextual Semi-detached Dwelling, Duplex Dwelling, or a Semi-detached Dwelling** that has yet to be subdivided with a **gross floor area** equal to or less than 150.0 square metres when listed as a **permitted use** in a land use district;
- (g) a satellite dish antenna less than 1.0 metre in diameter;
- (h) external maintenance, internal alterations, and mechanical and electrical work on a **building** provided the intensity of **use** of the **building** does not increase;
- (i) a **Special Function – Class 1**;
- (j) a **Special Function – Class 2**:
 - (i) where located on a **parcel** for 3 consecutive days or less, excluding the time used to erect and dismantle the temporary structures;
 - (ii) where the cumulative area of covered temporary structures is less than or equal to:
 - (A) 125.0 square metres when located on a **parcel** within 45.0 metres of either a **residential district** or a Direct Control District where the **use** of the **parcel** is residential; and
 - (B) 300.0 square metres when located on a parcel designed CR20-C20/R20 or an East Village District contained in Part 12; and
 - (iii) where located on the same **parcel** as:
 - (A) **Brewery, Winery and Distillery**;
 - (A.1) **Conference and Event Facility**;
 - (B) **Drinking Establishment – Large**;
 - (C) **Drinking Establishment – Medium**;
 - (D) **Drinking Establishment – Small**;
 - (E) **Restaurant: Licensed**; or
 - (F) *deleted*
 - (G) *deleted*
 - (H) *deleted*
 - (I) **Night Club**;

- (k) a temporary **building**, the sole purpose of which is incidental to the erection or alteration of a **building** for which a permit has been granted under the Building Permit Bylaw;
 - (l) the use of all or part of a **building** or **parcel** as a **Motion Picture Filming Location** for a period not exceeding one year;
 - (m) stockpiling on the same **parcel** undergoing excavation, grading or stripping;
 - (n) **Solar collectors**, if the **building** they are on is not listed on the **City** inventory of evaluated historic resources, and:
 - (i) the **solar collectors** are located on a **building** a minimum of 2.4 metres above **grade**; or
 - (ii) the **solar collectors** are used for thermal energy;
 - (o) a **sign** that is exempt from the requirement to obtain a **development permit** as specified in Part 3, Division 5;
 - (p) the following projects carried on by, or on behalf of, the **City**:
 - (i) roads, traffic management projects, interchanges;
 - (ii) **Hazardous Waste Management Facility, Landfill, Sewage Treatment Plant, Utilities, Waste Storage Site, and Water Treatment Plant**;
 - (iii) motor vehicle and pedestrian bridges, unless they are part of the **Plus 15 Network** or Plus 30 networks;
 - (iv) water, sewage and storm water lines and facilities;
 - (v) landscaping projects, parks, public tennis courts and street furniture; and
 - (vi) **local food sales** on **City** owned land where approved by or on behalf of the **City**;
 - (q) the use of all or part of a **building** as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary **use** in connection with a Federal, Provincial or Municipal election, referendum or census;
 - (r) a **Temporary Residential Sales Centre** located:
 - (i) in the **Developing Area**; or
 - (ii) on a **parcel** identified in subsection 25(2)(n);
 - (s) a **Secondary Suite**, when listed as a **permitted use** in the district, for which an application for a permit pursuant to the Building Permit Bylaw has been received;
- (2) The following **developments** do not require a **development permit** if they are not located in the **high hazard flood fringe, flood fringe, protected flood fringe** or **groundwater flood fringe** or **overland flow** areas and the conditions of section 24 are met:
- (a) an exterior alteration or addition to a Duplex Dwelling, Semidetached Dwelling and Single Detached Dwelling where:
 - (i) listed as a **discretionary use**;
 - (ii) the addition and alteration complies with the rules of section 365; and
 - (iii) the existing building is not listed on the City inventory of evaluated historic resources;
 - (b) an addition to a **Contextual Semi-detached Dwelling** or a **Contextual Single Detached Dwelling**;

- (i) if the addition has a **gross floor area** less than or equal to 40.0 square metres and the addition has a height that is less than or equal to 6.0 metres when measured from **grade** at any point adjacent to the addition; or
 - (ii) if the addition has a **gross floor area** less than or equal to 10.0 square metres and is located above the first **storey**;
- (c) the construction of and addition to a **Single Detached Dwelling, Semi-detached Dwelling and Duplex Dwelling** when listed as a **permitted use** in a land use district;
- (d) an outdoor in-ground or above ground private swimming pool or hot tub so long as it:
 - (i) is not located within the **actual front setback area**;
 - (ii) has a total area less than 15.0 per cent of the **parcel** area; and
 - (iii) does not have any above **grade** components including a **deck**, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any **property line**;
- (e) **retaining walls** that are less than 1.2 metre in height, measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**;
- (f) facilities required for environmental remediation or monitoring;
- (g) excavation, grading or stripping provided:
 - (i) the area of land to be excavated, stripped or graded is less than 1000.0 square metres;
 - (ii) it is part of a **development** for which a **development permit** has been released; or
 - (iii) the person carrying out the excavation, stripping or grading has signed a Development Agreement with the **City** for the area to be excavated, stripped or graded and that Development Agreement contemplates excavating, stripping or grading;
- (h) **Utilities** installed or constructed within a **street** or a utility right-of-way;
 - (i) *Deleted*
- (j) a **Power Generation Facility – Small** required for the purpose of providing electrical power for emergency or back-up purposes with a generation capacity of less than 20 kilowatts;
- (k) a **Power Generation Facility – Small** required in order to comply with the emergency power requirements of the Alberta Building Code;
- (l) **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**:
 - (i) does not use an internal combustion engine; and
 - (ii) is located entirely within an existing approved **building**;
- (m) the **City's** use of land which it either owns or has an equitable interest in for a purpose approved by **Council** in connection with any **Utility**;

25.1 The following **developments** do not require a **development permit**:

- (a) **Public Transit System**;
 - (a.1) temporary structures affiliated with a **City** approved street festival;
 - (a.2) any activity and associated structures granted a permit through the Parks and Pathways Bylaw;
- (b) **Utilities – Linear**;
- (c) **developments** as defined in section 8(2) of Bylaw 2P80 that comply with the rules of The City of Calgary Land Use Bylaw 2P80, that have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008;
- (d) **developments** as defined in section 7 of the Municipal District of Rocky View No. 44 Land Use Bylaw, Bylaw C-4841-97, that have commenced and comply with the rules of the Municipal District of Rockyview or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to June 1, 2008, and which are located in the lands annexed from the Municipal District of Rocky View No. 44 to the City of Calgary as described in APPENDIX A of Order in Council 333/2007;
- (e) **developments** as defined in Section 8(2) of Part 10, that comply with the rules of Part 10 and have commenced or for which an application for a permit pursuant to the Building Permit Bylaw was received prior to designation of the parcel under another part of this bylaw;
- (f) **developments** located in the **floodway**, which are being conducted by, or on behalf of, the **City** for the purpose of erosion control, where the primary purpose is to protect public infrastructure;
- (g) **targeted grazing** on **City** owned lands carried on by, or on behalf of, the **City**, and
- (h) **Urban Agriculture** where:
 - (i) trees and shrubs required on the **parcel** in conjunction with an approved **development permit**, are retained;
 - (ii) there are no **local food sales**; and
 - (iii) there is a maximum of one ancillary **building** 10.0 square metres or less in area for the purposes of storage.
- (i) **developments** listed in section 25 that:
 - (i) Complied with the rules in the land use district that applied to the **parcel** on August 1, 2026;
 - (ii) located on a **parcel** designated as a **low density residential district** or the H-GO District; and
 - (iii) have commenced or for which an application for a permit pursuant to the Safety Codes Permit Bylaw was received prior to August 4, 2024;

PART 4: Uses and Use Rules

Division 2: Defined Uses

153.1 "Backyard Suite"

- (a) means a **use** that:
 - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
 - (iii) is located in a detached **building** located behind the front façade of the **main residential building**;
 - (iv) may be attached to an **Accessory Residential Building**;
 - (v) is considered part of and secondary to a **Dwelling Unit**; and
 - (vi) ~~must not be located on the same **parcel** or **bare land unit** as either a **Rowhouse Building** or a **Townhouse use**.~~ **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**;**
 - (vii) **in the R-CG 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**; and**
 - (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;**
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw; ~~and~~
- (c) **requires a minimum of 1.0 *motor vehicle parking stalls*; and**
- (d) does not require ***bicycle parking stalls — class 1*** or ***class 2***.

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Division 1: General Rules for Low Density Residential Land Use Districts

347.3 Permitted use Rowhouse Building

(1) ~~deleted~~

(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
 - (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**.

354 Accessory Suite – Density

- ~~(1) There must not be more than one **Backyard Suite** located on a **parcel**, except in the R-CG and R-2M Districts where one **Backyard Suite** may be located on any **bare land unit**.~~
- (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**.

Parcels Deemed Conforming

- 357 (1) Where a *parcel* is legally existing or approved prior to the effective date of this Bylaw 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 provided that the *use* of the *parcel* is not being intensified.
- (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.

Dwellings Deemed Conforming

- 358 (1) *Decks* greater than 1.5 metres in height, *landings*, *retaining walls* and window wells that are legally existing or approved prior to the effective date of this Bylaw are deemed to conform with the requirements of this Bylaw.
- (2) When a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling**, has been constructed in accordance with this Bylaw, and is located in a **Developed Area**, the maximum *building height*, minimum *building setback* from a *front property line* and maximum *building depth* determined at the time of the *development* are the requirements until further *development* occurs on the *parcel*.
- (3) The *building setback* from the *front property line* for a **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw if:
- (a) the **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw;
 - (b) the *building setback* from the *front property line* is:
 - (i) a minimum of 6.0 metres for the R-C1L or R-C1Ls districts; or
 - (ii) a minimum of 3.0 metres for any other **residential district**; and
 - (c) the **main residential building**:
 - (i) has not been added to after the effective date of this Bylaw; or
 - (ii) has been added to after the effective date of this Bylaw and the addition complies with the requirements specified in this Bylaw for a *building setback* from the *front property line*.

- (4) The **building height** for a **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** in the **Developed Area** is deemed to conform with the requirements of this Bylaw providing:
 - (a) the **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** was legally existing or approved prior to the effective date of this Bylaw; and
 - (b) all subsequent additions and alterations conformed to the rules of this Bylaw.
- (5) A relaxation or variance of one or more rules applicable to an **Accessory Residential Building, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** granted by a **development permit** under a previous Land Use Bylaw is deemed to continue to be valid under this Bylaw.
- (6) The **building depth** and **building height** for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** is deemed to conform with the requirements of this Bylaw if the **building** was legally existing or approved prior to the **parcel** being redesignated by Bylaw 21P2024.
- (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.**

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 (1) 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.**

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

- (a) **Child Care Service.**

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:

- (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*
- (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*

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;**
- (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.**

- (5) The following is an additional *discretionary use* if located within an existing approved *building*:
- (a) **Child Care Service.**

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.**

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 *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 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*

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** (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;**
- (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.**

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

- (a) Child Care Service.**

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 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 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 eavestroughs 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*

(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.

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;**
 - (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.**
- (5) The following is an additional discretionary use if located within an existing approved building:
- (a) **Child Care Service.**

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;
 - (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*
- (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:
- (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.

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**.

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 (1) 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.**

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

- (a) **Child Care Service.**

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.**

(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:

- (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.

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** **(1)** 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.**

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

- (a) Child Care Service.**

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;
- (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.
- (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**.
- (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 eavestroughs 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.

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 **(1)** 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.**

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

- (a) **Child Care Service.**

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
- (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:
- (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 eavestroughs 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:
- (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**.

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 a wide range of grade-oriented *development*;~~
 - ~~(b) accommodates grade-oriented development in the form of **Rowhouse Buildings, Townhouses, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;~~
 - (b) accommodates **Rowhouse Buildings** and **Townhouses** only on **corner** and **corner adjacent parcels**;**
 - (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**;
 - ~~(b.1) **Contextual Single Detached Dwelling**;~~
 - Contextual Single 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.~~
- (2) A **Rowhouse Building** is a *permitted use* on a **corner parcel** or **corner adjacent parcel** in the Residential – Grade-Oriented Infill District where:
 - (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.

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.~~

- (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 following 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.
- (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**.

- (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; and**
- ~~(s.1) **Townhouse; and**~~
- (t) **Utility Building.**

~~(3) The following is an additional **discretionary use** if located within an existing approved **building**:~~

~~(a) **Child Care Service.**~~

(3) The following is an additional **discretionary use if located within an existing approved **building**:**

(b) **Child Care Service.**

Permitted and Discretionary Uses for Parcels Designated R-CGex

527.1 *deleted*

(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
- (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.~~

- (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.

Number of Main Residential Buildings on a Parcel

530 ~~*deleted*~~

- (1)** Unless otherwise referenced in subsection (2), the maximum number of **main residential buildings** on a **parcel** is one.
- (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.

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; **or**
 - (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.~~
- (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.~~
- (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.

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.
- (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 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 (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.

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**.

- (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.

Building Height

- 541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is ~~11.0~~ 10.0 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~~ 10.0 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*

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**;
 - (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;
 - (iii) the mature height and spread of all trees and shrubs; and
 - (iv) 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 meters 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 millimeters is preserved.
- (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
 - (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 ~~(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**.~~

~~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**.~~

- (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**.

Mobility Storage

546.1 ~~deleted~~

~~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**.~~

~~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 (1) ~~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**.~~
- (2) ~~Notwithstanding subsection (1), there is no requirement for a **bicycle parking stall – class 1** for **parcels** with two or less **Dwelling Units**.~~

~~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

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

Table 2.1 – Communities with 0.5 Parking Stalls			
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
CHARLESWO OD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSIITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOO D	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE
CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD

DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONAVISTA	RIDEAU PARK	WINDSOR PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

Part 9; Division 9: Special Purpose – Future Urban Development (S-FUD) District

Single Detached Dwellings and Manufactured Homes

1091 (1) Single Detached Dwellings and Accessory Residential Buildings on *parcels* designated as Special Purpose — Future Urban Development District must comply with all the rules, not including those referring to minimum area of a *parcel*, referenced in the:

- (a) ~~Residential—Low Density Mixed Housing District when such *uses* are on *parcels* in the *Developing Area*; and~~
 Residential – One Dwelling District when such *uses* are on *parcels* in the *Developing Area*; and
- (b) ~~Residential—Grade Oriented Infill District when such *uses* are on *parcels* in the *Developed Area*.~~
 Residential – Contextual One Dwelling District when such *uses* are on *parcels* in the *Developed Area*.

(2) The maximum number of **Single Detached Dwellings** on a *parcel* is one.

(3) Manufactured Homes on *parcels* designated as Special Purpose — Future Urban Development District must comply with all the rules, not including those referring to the minimum area of a *parcel*, referenced in the Residential — Manufactured Home District.