

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	11P2010	April 19, 2010	4P2013	March 1, 2013
13P2008	June 1, 2008	14P2010	May 17, 2010	5P2013	March 25, 2013
15P2008	June 1, 2008	26P2010	May 17, 2010	38P2013	September 2, 2013
47P2008	June 1, 2008	12P2010	June 7, 2010	44P2013	December 2, 2013
48P2008	June 1, 2008	19P2010	June 7, 2010	7P2014	April 14, 2014
49P2008	June 1, 2008	23P2010	June 7, 2010	33P2013	June 9, 2014
50P2008	June 1, 2008	32P2010	July 26, 2010	13P2014	June 9, 2014
53P2008	June 1, 2008	34P2010	August 19, 2010	15P2014	June 9, 2014
54P2008	May 12, 2008	39P2010	November 22, 2010	11P2014	June 19, 2014
57P2008	June 9, 2008	7P2011	January 10, 2011	24P2014	October 27, 2014
67P2008	October 1, 2008	13P2011	February 7, 2011	37P2014	December 22, 2014
68P2008	October 6, 2008	21P2011	June 20, 2011	5P2015	March 9, 2015
71P2008	December 22, 2008	24P2011	June 27, 2011	13P2015	May 13, 2015
51P2008	January 4, 2009	27P2011	July 1, 2011	26P2015	September 1, 2015
75P2008	January 4, 2009	30P2011	July 25, 2011	43P2015	November 9, 2015
1P2009	January 26, 2009	31P2011	September 12, 2011	40P2015	November 9, 2015
10P2009	April 21, 2009	33P2011	September 19, 2011	45P2015	December 8, 2015
17P2009	June 1, 2009	35P2011	December 5, 2011	15P2016	April 22, 2016
28P2009	July 13, 2009	36P2011	December 5, 2011	22P2016	May 2, 2016
31P2009	September 14, 2009	4P2012	January 10, 2012	23P2016	May 24, 2016
41P2009	October 13, 2009	2P2012	February 6, 2012		
32P2009	December 14, 2009	9P2012	April 23, 2012		
46P2009	December 14, 2009	12P2012	May 7, 2012		
38P2009	December 15, 2009	30P2012	November 5, 2012		
3P2010	March 1, 2010	32P2012	December 3, 2012		

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

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Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

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- (iv) the façade that contains the window is setback a minimum of 4.2 metres from the **side property line**; and
 - (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.
- (2) *deleted*
- (3) Unless otherwise referenced in subsection (4) the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** is the greater of:
 - (a) 60.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.
- (4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel**.

15P2016

Visibility Setback

- 348** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above lowest elevation of the **street**.

Roof Equipment Projection

- 349** (1) There is no vertical projection limit from the surface of a roof on a **building** for antennae, chimneys and wind powered attic ventilation devices.
- (2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

68P2008

Private Maintenance Easements

- 350** A private maintenance easement, provided pursuant to this Bylaw, must require the easement area be kept free of all **buildings**, structures and objects that would prevent or restrict the easement being used for the purpose of **building** maintenance.

12P2010, 24P2014

Secondary Suite

- 351** (1) For a **Secondary Suite** the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.

23P2016

- (2) Except as otherwise stated in subsections (2.1) and (3), the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 100.0 square metres:
- (a) in the R-C1Ls, R-C1s, R-C1N, R-1s and R-1N Districts; or
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres

23P2016

- (2.1) There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**, excluding any portions covered by stairways and **landings**.
- (3) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (4) A **Secondary Suite** must have a **private amenity space** that:
- (a) is located outdoors;
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
- (c) is shown on a plan approved by the **Development Authority**.

12P2012, 24P2014

351.1 *deleted*

Backyard Suite

12P2012, 24P2014

- 352** (1) For a **Backyard Suite**, the minimum **building setback** from a **rear property line** is:
- (a) 1.5 metres for any portion of the **building** used as a **Backyard Suite**; and
 - (b) 0.6 metres for any portion of the **building** used as a **private garage**.
- (2) Unless otherwise specified in the district, for a **Backyard Suite**, the minimum **building setback** from a **side property line** is 1.2 metres for any portion of the **building** used as a **Backyard Suite**.
- (3) A minimum separation of 3.0 metres is required between the closest façade of the **main residential building** to the closest façade of a **Backyard Suite**.
- (4) The maximum **building height** for a **Backyard Suite** is 7.5 metres.
- (5) The maximum floor area of a **Backyard Suite**, excluding any area covered by stairways and **landings**, is 75.0 square metres.
- (6) The maximum floor area of a **Backyard Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
- (7) A **Backyard Suite** must have a **private amenity space** that:
- (a) is located outdoors;
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (c) is shown on a plan approved by the **Development Authority**.

Secondary Suite – Outdoor Private Amenity Space

12P2010, 24P2014

353 *deleted***Accessory Suite – Density**

12P2010, 24P2014

- 354** (1) There must not be more than one **Secondary Suite** or **Backyard Suite** located on a parcel.
- (2) 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.

23P2016

Secondary Suite – Entry and Stairways**355** *deleted*

12P2010

Secondary Suite – Building Height

12P2010, 24P2014 **356** *deleted*

Parcels Deemed Conforming

9P2012 **357** 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.

Dwellings Deemed Conforming

- 5P2013 **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.
- 27P2011 (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*.
- 53P2008 (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*.
- 67P2008 (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:
- 67P2008, 46P2008

- (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. 46P2008

Personal Sales

359 *Personal sales* may be conducted on a *parcel* a total of eight days in any calendar year.

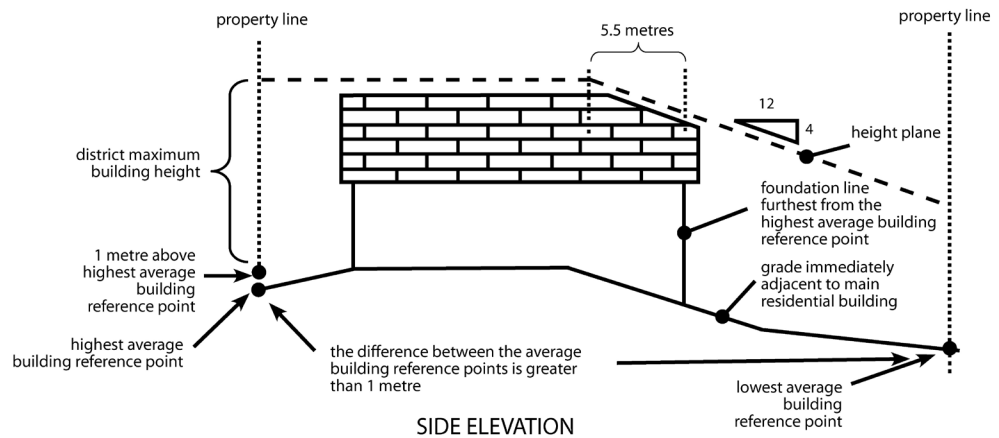
Building Height

- 360** (1) Unless otherwise referenced in (5), the *building height* of a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling**, must not exceed a height plane described in this section. 3P2010
- (2) When the difference between the *average building reference point* at the front corners of the *parcel* and those at the rear of the *parcel* is greater than or equal to 1.0 metres, the *building height* must not be greater than a height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre;
 - (c) extends horizontally towards the opposite end of the *parcel* to a point that is 5.5 metres closer than the point on the foundation which is furthest from the highest *average building reference point*; and 9P2012
 - (d) extends downward at a 4:12 slope.
- (3) When the difference between the *average building reference points* at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the *building height* must not be greater than the height plane that:
- (a) begins at the highest *average building reference point*;
 - (b) extends vertically to the maximum *building height* plus 1.0 metre; and
 - (c) extends horizontally towards the opposite end of the *parcel*.

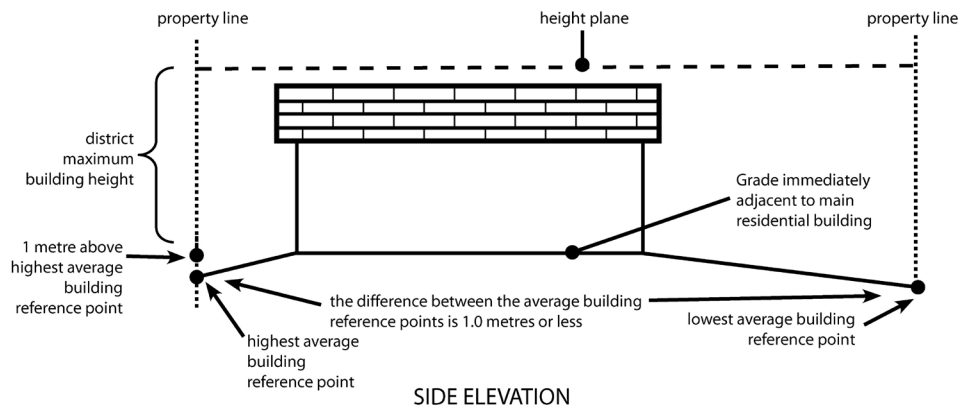
3P2010

- (4) The following diagrams illustrate the rules of subsections (2) and (3).

Illustration 1:
Building Height
Subsection 360(2)



Subsection 360(3)



3P2010

- (5) The **building height** for an addition to a **main residential building** is measured from **grade** at any point adjacent to the addition when the addition is less than or equal to:
- 7.5 metres in height from **grade** where the existing **building** has a **walkout basement**; and
 - 6.0 metres in height from **grade** where the existing **building** does not have a **walkout basement**.

3P2012, 24P2014
45P2015

Building Height on a Corner Parcel

- 361 (1) In addition to the rules of sections 360 (2) and (3), for a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling and Single Detached Dwelling** located on a **corner parcel**, the **building height** must not be greater than a height plane that intersects the horizontal portion of

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** or **Backyard Suite** on the same **parcel** as a **Single Detached Dwelling**.

12P2010, 24P2014

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;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;** and 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities.**

Discretionary Uses

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

- (a) **Bed and Breakfast;**
- (b) **Community Entrance Feature;**
- (b.1) **Home Based Child Care – Class 2;** 17P2009
- (c) **Home Occupation – Class 2;**
- (d) **Place of Worship – Small;**
- (e) **Power Generation Facility – Small;**

- (f) **Sign – Class B;**
- (g) **Sign – Class C;**
- (h) **Sign – Class E;**
- (i) **Single Detached Dwelling;**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

12P2010, 33P2011

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.**

24P2014

(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.

13P2008

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.

12P2010, 23P2016

Parcel Depth

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

- (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**: 22P2016
- (a) **Place of Worship – Large;** and
 - (b) **Place of Worship – Medium.**

Permitted and Discretionary Uses for Parcels Designated R-C1s

- 387 (1) **Parcels** designated R-C1s have the same **permitted uses** referenced in section 385 with the additional **permitted uses** of: 12P2010, 33P2011
- (a) **Secondary Suite.**
- (2) **Parcels** designated R-C1s have the same **discretionary uses** referenced in section 386 with the additional **discretionary uses** of: 24P2014
- (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. 13P2008

Parcel Width

- 390 The minimum **parcel width** is 12.0 metres. 23P2016

Parcel Depth

12P2010, 23P2016 **391** The minimum *parcel depth* is 22.0 metres.

Parcel Area

12P2010, 23P2016 **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*.

12P2010 **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

3P2010 **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.

46P2009 (2) *deleted*

3P2010 (3) *deleted*

46P2009 (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

- 3P2010 **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*
- 3P2010 (3) For all other *uses*, the maximum *building height* is 10.0 metres.
-
- 3P2010 **400** *deleted*
- 3P2010 **401** *deleted*
- 3P2010 **402** *deleted*
- 3P2010 **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 Narrow Parcel One Dwelling District:

- (a) **Accessory Residential Building;**
- (b) **Contextual Single Detached Dwelling;**
- (b.1) **Home Based Child Care – Class 1;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) *deleted* 46P2009
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Sign – Class A;** and 4P2012
- (h) *deleted* 4P2012
- (i) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living;** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**

- 34P2010 (h) **Residential Care;**
- 34P2010, 24P2014 (h.1) **Secondary Suite;**
- 34P2010, 24P2014 (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.**

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

13P2008 **408** The maximum number of **main residential buildings** on a **parcel** is one.

Parcel Width

- 3P2010, 34P2010 **409 (1)** The minimum **parcel width** is:
- 5P2013 (a) 7.5 metres for a **parcel** containing a **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- 23P2016 (b) 9.0 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (c); and
- 24P2014, 23P2016 (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.

34P2010, 24P2014,
23P2016

Parcel Area

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

34P2010, 24P2014,
23P2016

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*

3P2010

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:

3P2010

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

(2) *deleted*

46P2009

(3) *deleted*

3P2010

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

46P2009

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:

3P2010

- (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*: 22P2016
- (a) **Place of Worship – Large;** and
 - (b) **Place of Worship – Medium.**

Rules

- 427** In addition to the rules in this District, all *uses* in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3;
 - (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. 13P2008

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**, unless otherwise referenced in subsection (a.2); 34P2010, 23P2016
 - (a.2) 7.5 metres for a *parcel* containing a **Backyard Suite** or **Secondary Suite** where: 23P2016
 - (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*;

- 23P2016 (b) 13.0 metres for a *parcel* containing a **Duplex Dwelling**; and
- 12P2010, 34P2010, 24P2014, 23P2016 (c) *deleted*
- 27P2011 (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

- 12P2010, 24P2014, 23P2016 **430** The minimum *parcel depth* is 22.0 metres.

Parcel

- 431** The minimum area of a *parcel* is:

- 12P2010, 24P2014, 23P2016 (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
- 12P2010, 34P2010, 24P2014, 23P2016, 27P2011 (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**.

- 3P2010 **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.

- 3P2010, 27P2011

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* 3P2010
- (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: 46P2009
- (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* 46P2009
- (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. 27P2011
- (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 44P2013

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.

3P2010, 27P2011

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.

3P2010

(2) *deleted*

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

3P2010

439 *deleted*

3P2010

440 *deleted*

3P2010

441 *deleted*

3P2010

442 *deleted*

Motor Vehicle Parking Stalls

13P2008, 28P2009

443 The minimum number of *motor vehicle parking stalls* for each **Contextual Single Detached Dwelling, Duplex Dwelling, Semi-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.

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** or **Backyard Suite** on the same *parcel* as a **Single Detached Dwelling**. 12P2010,
24P2014

Permitted Uses

- 445** The following *uses* are *permitted uses* in the Residential – One Dwelling District:
- (a) **Accessory Residential Building;**
 - (a.1) **Home Based Child Care – Class 1;** 17P2009
 - (b) **Home Occupation – Class 1;**
 - (c) **Park;**
 - (d) **Protective and Emergency Service;**
 - (e) **Sign – Class A;**
 - (f) **Single Detached Dwelling; and** 4P2012
 - (g) *deleted* 4P2012
 - (h) **Utilities.**

Discretionary Uses

- 446** The following *uses* are *discretionary uses* in the Residential – One Dwelling District:
- (a) **Addiction Treatment;**
 - (a.1) **Assisted Living** 24P2011
 - (b) **Bed and Breakfast;**
 - (c) **Community Entrance Feature;**
 - (d) **Custodial Care;**
 - (d.1) **Home Based Child Care – Class 2;** 17P2009
 - (e) **Home Occupation – Class 2;**
 - (f) **Place of Worship – Small;**
 - (g) **Power Generation Facility – Small;**
 - (h) **Residential Care;**

- (i) **Sign – Class B;**
- (j) **Sign – Class C;**
- (k) **Sign – Class E;**
- (l) **Temporary Residential Sales Centre;** and
- (m) **Utility Building.**

12P2010, 33P2011

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.**

24P2014

(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.

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcels Containing Suites

Parcel Width

12P2010, 24P2014,
23P2016

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

Parcel Depth

12P2010, 23P2016

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

Parcel Area

12P2010, 24P2014,
23P2016

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 eavestroughs 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;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (e) **Sign – Class A;**
- (f) **Single Detached Dwelling; and** 4P2012
- (g) *deleted* 4P2012
- (h) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (h.1) **Secondary Suite;** 34P2010

34P2010, 24P2014

(h.2) *deleted*

34P2010, 24P2014

(h.3) *deleted*(i) **Sign – Class B;**(j) **Sign – Class C;**(k) **Sign – Class E;**(l) **Temporary Residential Sales Centre;** and(m) **Utility Building.****Rules**

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

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

13P2008

Number of Main Residential Buildings on a Parcel

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

Parcel Width

3P2010, 34P2010

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

(a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;

23P2016

(b) 9.0 metres for a **parcel** containing a **Backyard Suite** or **Secondary Suite**, unless otherwise referenced in subsection (c); and

24P2014, 23P2016

(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 Depth34P2010, 24P2014
23P2016**465** The minimum *parcel depth* is 22.0 metres.**Parcel Area****466** The minimum area of a *parcel* is 233.0 square metres.34P2010, 24P2014,
23P2016**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*. 57P2008
- (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 7P2011
 - (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**.
- 3P2010 (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.
- 3P2010 (6) *deleted*

Building Setback from Rear Property Line

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

Building Height

13P2008

- 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.

10P2009

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;** 17P2009
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (e.1) **Secondary Suite;** 12P2010
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and** 4P2012
- (i) *deleted* 4P2012
- (j) **Utilities.**

Discretionary Uses

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

- (a) **Addiction Treatment;**
- (a.1) **Assisted Living** 24P2011
- (a.2) **Backyard Suite;** 24P2014
- (b) **Bed and Breakfast;**
- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) **Home Based Child Care – Class 2;** 17P2009
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**

- 12P2010
- 12P2010, 24P2014
- 12P2010, 24P2014
- (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.**

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.

13P2008

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:

- 34P2010, 23P2016
- 23P2016
- 23P2016
12P2010, 34P2010, 24P2014,
23P2016
- (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**, unless otherwise referenced in subsection (a.2);
 - (a.2) 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**;
 - (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.

12P2010, 34P2010,
24P2014, 23P2016

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**.

23P2016

12P2010, 34P2010,
24P2014, 23P2016

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.

13P2008

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**.

71P2008

(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:

- (ii) each **unit** has a separate, direct exterior access facing a public road that is not a **private condominium roadway**;
- (c) 38 **units** per hectare for **Townhouses** in all other cases.

Parcel Width

494 The minimum **parcel width** is:

- (a) 10.0 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 13.0 metres for a **parcel** containing a **Duplex Dwelling**;
- (c) *deleted* 12P2010, 34P2010,
24P2014, 23P2016
- (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**; and
- (e) 5.0 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**. 24P2014

Parcel Depth

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

12P2010, 34P2012,
24P2014, 23P2016

Parcel Area

496 The minimum **parcel area** 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**;
- (c) *deleted* 12P2010, 34P2010,
24P2014, 23P2016
- (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**; and
- (e) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**. 24P2014

Parcel Coverage

- 497 (1)** Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is:
- (a) 45.0 per cent of the area of the *parcel* for each **Single Detached Dwelling**;
 - (b) 50.0 per cent of the area of the *parcel* for each **Semi-detached Dwelling** and **Duplex Dwelling**; and
 - (c) 60.0 per cent of the area of the *parcel* for each **Rowhouse Building** or **Townhouse**.
- (2)** The maximum *parcel* coverage referenced in subsection (1), must be reduced by 21.0 square metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

24P2014

Building Setback Areas

- 498** The depth of all *setback areas* must be equal to the minimum *building setback* required in sections 499, 500 and 501.

Building Setback from Front Property Line

- 499** 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

- 500 (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 *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)** For a *parcel* with a **Rowhouse Building**, **Semi-detached Dwelling**, or **Townhouse** there is no requirement for a *building setback* from the *property line* on which a party wall is located that separates two or more **Dwelling Units**.

24P2014

- (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) that 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** registers, 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

24P2014

501 The minimum **building setback** from a **rear property line** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling, Single Detached Dwelling** and **Townhouse** is 7.5 metres.

Building Height

502 The maximum **building height** is 11.0 metres.

Garbage

- 503 (1)** Where the **development** is a **Townhouse**, garbage and waste material must be stored either: 41P2009
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.
- (2)** A garbage container enclosure: 41P2009
- (a) must not be located in an **actual front setback area**;
 - (b) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**; and
 - (c) unless specified in subsection (3) must not be located in any **setback area**.
- (3)** A garbage container enclosure may be located in a **setback area** provided that: 41P2009

- (a) the wall of the enclosure is constructed of maintenance free materials; and
- (b) there is no overhang of eaves onto an ***adjacent parcel*** or ***lane***.

24P2014

Recycling Facilities

504 Recycling facilities must be provided for all ***developments*** containing **Rowhouse Buildings** and **Townhouses**.

Motor Vehicle Parking Stalls

505 The minimum number of ***motor vehicle parking stalls*** for a **Duplex Dwelling**, **Semi-detached Dwelling**, and **Single Detached Dwelling** is 2.0 stalls where:

- (a) the ***parcel*** width is less than 9.0 metres; or
- (b) the area of the ***parcel*** is less than 270.0 square metres.