

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	26P2010	May 17, 2010	7P2014	April 14, 2014
13P2008	June 1, 2008	12P2010	June 7, 2010	33P2013	June 9, 2014
15P2008	June 1, 2008	19P2010	June 7, 2010	13P2014	June 9, 2014
47P2008	June 1, 2008	23P2010	June 7, 2010	15P2014	June 9, 2014
48P2008	June 1, 2008	32P2010	July 26, 2010	11P2014	June 19, 2014
49P2008	June 1, 2008	34P2010	August 19, 2010	24P2014	October 27, 2014
50P2008	June 1, 2008	39P2010	November 22, 2010	37P2014	December 22, 2014
53P2008	June 1, 2008	7P2011	January 10, 2011	5P2015	March 9, 2015
54P2008	May 12, 2008	13P2011	February 7, 2011	13P2015	May 13, 2015
57P2008	June 9, 2008	21P2011	June 20, 2011	26P2015	September 1, 2015
67P2008	October 1, 2008	24P2011	June 27, 2011	43P2015	November 9, 2015
68P2008	October 6, 2008	27P2011	July 1, 2011	40P2015	November 9, 2015
71P2008	December 22, 2008	30P2011	July 25, 2011	45P2015	December 8, 2015
51P2008	January 4, 2009	31P2011	September 12, 2011	15P2016	April 22, 2016
75P2008	January 4, 2009	33P2011	September 19, 2011	22P2016	May 2, 2016
1P2009	January 26, 2009	35P2011	December 5, 2011	23P2016	May 24, 2016
10P2009	April 21, 2009	36P2011	December 5, 2011	27P2016	June 13, 2016
17P2009	June 1, 2009	4P2012	January 10, 2012	29P2016	June 13, 2016
28P2009	July 13, 2009	2P2012	February 6, 2012	28P2016	June 14, 2016
31P2009	September 14, 2009	9P2012	April 23, 2012	43P2016	November 21, 2016
41P2009	October 13, 2009	12P2012	May 7, 2012	4P2017	January 23, 2017
32P2009	December 14, 2009	30P2012	November 5, 2012	5P2017	February 13, 2017
46P2009	December 14, 2009	32P2012	December 3, 2012		
38P2009	December 15, 2009	4P2013	March 1, 2013		
3P2010	March 1, 2010	5P2013	March 25, 2013		
11P201	April 19, 2010	38P2013	September 2, 2013		
14P2010	May 17, 2010	44P2013	December 2, 2013		

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.

Printed by the City Clerk by authority of City Council.

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.

PUBLISHING INFORMATION

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- (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) **Sewage Treatment Plant, Utilities, Water Treatment Plant, and Waste Disposal and Treatment Facility**; 5P2013
 - (iii) motor vehicle and pedestrian bridges, unless they are part of the +15 and +30 walkway systems;
 - (iv) water, sewage and storm water lines and facilities; and
 - (v) landscaping projects, parks, public tennis courts and street furniture;
- (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; and
- (r) a **Temporary Residential Sales Centre** located: 5P2013
- (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. 26P2015, 5P2017
- (2) The following **developments** do not require a **development permit** if they are not located in the **flood fringe** or **overland flow** areas and the conditions of section 24 are met:
- (a) an exterior alteration or addition to a **Duplex Dwelling, Semi-detached 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 potential heritage sites;
 - (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 1.0 metre in height, measured from the lowest **grade** at any point **adjacent** to 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) A **Power Generation Facility – Small** with a total power generation capacity of 10 kilowatts or less where the **Power Generation Facility – Small**:

5P2013