

# THE CITY OF CALGARY LAND USE BYLAW 1P2007

## OFFICE CONSOLIDATION

### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	7P2011	January 10, 2011	22P2016	May 2, 2016
13P2008	June 1, 2008	13P2011	February 7, 2011	23P2016	May 24, 2016
15P2008	June 1, 2008	21P2011	June 20, 2011	27P2016	June 13, 2016
47P2008	June 1, 2008	24P2011	June 27, 2011	29P2016	June 13, 2016
48P2008	June 1, 2008	27P2011	July 1, 2011	28P2016	June 14, 2016
49P2008	June 1, 2008	30P2011	July 25, 2011	43P2016	November 21, 2016
50P2008	June 1, 2008	31P2011	September 12, 2011	4P2017	January 23, 2017
53P2008	June 1, 2008	33P2011	September 19, 2011	5P2017	February 13, 2017
54P2008	May 12, 2008	35P2011	December 5, 2011	13P2017	March 27, 2017
57P2008	June 9, 2008	36P2011	December 5, 2011	20P2017	May 1, 2017
67P2008	October 1, 2008	4P2012	January 10, 2012	29P2017	June 26, 2017
68P2008	October 6, 2008	2P2012	February 6, 2012	30P2017	June 26, 2017
71P2008	December 22, 2008	9P2012	April 23, 2012	37P2017	August 2, 2017
51P2008	January 4, 2009	12P2012	May 7, 2012	49P2017	September 12, 2017
75P2008	January 4, 2009	30P2012	November 5, 2012	50P2017	September 25, 2017
1P2009	January 26, 2009	32P2012	December 3, 2012	56P2017	September 25, 2017
10P2009	April 21, 2009	4P2013	March 1, 2013	24P2018	March 13, 2018
17P2009	June 1, 2009	5P2013	March 25, 2013	13P2018	April 2, 2018
28P2009	July 13, 2009	38P2013	September 2, 2013	16P2018	April 2, 2018
31P2009	September 14, 2009	44P2013	December 2, 2013	18P2018	April 2, 2018
41P2009	October 13, 2009	7P2014	April 14, 2014	17P2018	April 10, 2018
32P2009	December 14, 2009	33P2013	June 9, 2014	25P2018	April 24, 2018
46P2009	December 14, 2009	13P2014	June 9, 2014	39P2018	June 11, 2018
38P2009	December 15, 2009	15P2014	June 9, 2014	40P2018	June 25, 2018
3P2010	March 1, 2010	11P2014	June 19, 2014	26P2018	July 30, 2018
11P2010	April 19, 2010	24P2014	October 27, 2014	51P2018	August 6, 2018
14P2010	May 17, 2010	37P2014	December 22, 2014	52P2018	August 7, 2018
26P2010	May 17, 2010	5P2015	March 9, 2015	67P2018	September 25, 2018
12P2010	June 7, 2010	13P2015	May 13, 2015	61P2018	October 9, 2018
19P2010	June 7, 2010	26P2015	September 1, 2015	62P2018	October 9, 2018
23P2010	June 7, 2010	40P2015	November 9, 2015		
32P2010	July 26, 2010	43P2015	November 9, 2015		
34P2010	August 19, 2010	45P2015	December 8, 2015		
39P2010	November 22, 2010	15P2016	April 22, 2016		

#### 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.*

**TITLE:** THE CALGARY LAND USE BYLAW 1P2007

**AUTHOR:** LAND USE BYLAW SUSTAINMENT TEAM,  
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- (vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same **parcel** as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
- (vii) in the R-CG District or a **multi-residential district** must be located on the same **parcel** or **bare land unit** as a **Dwelling Unit** contained in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling**, or a **Single Detached Dwelling**; and
- (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**;
- (b) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

4P2017,  
62P2018**154 “Bed and Breakfast”**

- (a) means a **use**:
  - (i) where the provision of overnight accommodation is provided to guests, in a bedroom in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** that is occupied by its owner or operator, who may also provide breakfast but no other meals to the guests; and
  - (ii) that must not provide liquor;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of four guest bedrooms at any one time;
- (d) may not have more than one employee or business partner working on the parcel who is not a resident of the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**;
- (e) may provide meals to a guest only between the hours of 5:00 AM and 12:00 PM;
- (f) must not contain any cooking facilities in guest bedrooms;
- (g) must not display any **signs** on the **parcel**;
- (h) **deleted**

27P2011

13P2008

27P2011

14P2010

27P2011

- (i) requires a minimum of 1.0 **motor vehicle parking stalls** per guest bedroom in addition to the required stalls for the **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** containing the *use*;
- (j) may provide a maximum of 2.0 **motor vehicle parking stalls** in tandem to other **motor vehicle parking stalls** located on the **parcel**; and
- (k) does not require **bicycle parking stalls – class 1 or class 2**.

37P2014, 16P2018    **155**    *deleted*

<b>295</b>	<b>“Secondary Suite”</b>	12P2010, 24P2014
	(a) means a <b>use</b> that:	15P2016
	(i) contains two or more rooms used or designed to be used as a residence by one or more persons;	62P2018
	(ii) contains a <b>kitchen</b> , living, sleeping and sanitary facilities;	62P2018
	(iii) is self-contained and located within a <b>Dwelling Unit</b> ;	62P2018
	(iv) is considered part of and secondary to a <b>Dwelling Unit</b> ;	
	(v) except as otherwise indicated in subsection (vi) and (vii), must be contained in a <b>Contextual Single Detached Dwelling</b> or a <b>Single Detached Dwelling</b> ;	62P2018
	(vi) in the R-CG District or a <b>multi-residential district</b> must be contained in a <b>Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling, or a Single Detached Dwelling</b> ; and	4P2017, 62P2018
	(vii) in the R-G and R-Gm Districts must be contained in a <b>Rowhouse Building, Semi-detached Dwelling or a Single Detached Dwelling</b> ;	62P2018
	(b) is a <b>use</b> within the Residential Group in Schedule A to this Bylaw;	
	(c) requires a minimum of 1.0 <b>motor vehicle parking stalls</b> ; and	24P2014
	(d) does not require <b>bicycle parking stalls – class 1 or class 2</b> .	
<b>295.1</b>	<i>deleted</i>	12P2010, 24P2014
<b>295.2</b>	<i>deleted</i>	12P2010, 24P2014
<b>296</b>	<b>“Self Storage Facility”</b>	
	(a) means a <b>use</b> :	
	(i) where goods are stored in a <b>building</b> ;	
	(ii) where the <b>building</b> is made up of separate compartments and each compartment has separate access;	
	(iii) that may be available to the general public for the storage of personal items;	
	(iv) that may include the administrative functions associated with the <b>use</b> ; and	
	(v) that may incorporate <b>Custodial Quarters</b> for the custodian of the facility;	

- (b) is a **use** within the Storage Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the administrative portion of the **use**; and
- (d) does not require **bicycle parking stalls – class 1** or **class 2**.

24P2014

**297 “Semi-detached Dwelling”**

- (a) means a **use** where a **building** contains two **Dwelling Units** located side by side and separated by a common party wall extending from foundation to roof;

15P2016

- (b) may contain a **Secondary Suite** within a **Dwelling Unit** in a district where a **Secondary Suite** is a listed **use** and conforms with the rules of the district;
- (c) is a **use** within the Residential Group in Schedule A to this Bylaw;
- (d) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
- (e) does not require **bicycle parking stalls – class 1** or **class 2**.

**298 “Service Organization”**

- (a) means a **use**:
  - (i) where health or educational programs and services are offered to the public;
  - (ii) that does not include a **Health Services Laboratory – With Clients** or **Medical Clinic**;
  - (iii) that does not provide a food preparation **kitchen** or eating area for the public;
  - (iv) where there are rooms for the administrative functions of the **use**; and
  - (v) where there may be a meeting room or auditorium available for programs related to the **use**;
- (b) is a **use** within the Office Group in Schedule A to this Bylaw;
- (c) requires a minimum of 4.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area** for the office area of the **use**;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

## PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

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

#### Projections Into Setback Areas

- 334** (1) Unless otherwise referenced in this Part, **buildings** must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this Part.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**, with the exception of the required **front setback area**. 61P2018
- (4) **Patios** and wheelchair ramps may project without any limits into a **setback area**.
- (5) **Signs** located in a **setback area** must be in accordance with Part 3, Division 5.

#### Length of Portions of a Building in Setback Areas

- 335** (1) On each **storey**, the total combined length of all projections into any **setback area** must not exceed 40.0 per cent of the length of the façade. 47P2008
- (2) The maximum length of an individual projection into any **setback area** is 3.1 metres.
- (3) Subsections (1) and (2) do not apply to:
- (a) **decks**, eaves, **porches** as described in sections 336 and 339.1, ramps, and stairs when located in any **setback area**; and 61P2018
- (b) a **private garage** attached to a **main residential building** when located in the **rear setback area**.

#### Projections Into Front Setback Area

- 336** (1) Unless otherwise referenced in subsection (6), **bay windows** and eaves may project a maximum of 0.6 metres into the **front setback area**. 61P2018
- (2) **Landings**, ramps other than wheelchair ramps and stairs may project into a **front setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**; and
- (b) the area of a **landing** does not exceed 2.5 square metres.

- 47P2008 (3) *deleted*
- (4) Window wells may project without limits into any **front setback area**.
- 61P2018 (5) In a **Developed Area**, a **porch** may project a maximum of 1.8 metres into a **front setback area** where:
- (a) it forms an entry to the main floor of a **Dwelling Unit** of a **main residential building**;
  - (b) the setback of the **porch** from the **front property line** is not less than the minimum setback in the district;
  - (c) the maximum height of the **porch** platform is 1.2 metres measured from **grade**, excluding stairs and a **landing** area not exceeding 2.5 square metres; and
  - (d) the portion of the **porch** that projects into a **front setback area** is unenclosed, other than by a railing, balustrade or **privacy walls** located on **porches** between attached **units**.
- 61P2018 (6) Eaves may project an additional 0.6 metres from a **porch** into the **front setback area**, as described in subsection 5.

47P2008, 67P2008 **Projections Into Side Setback Area**

- 337 (1) *deleted*
- 67P2008 (1.1) Portions of a **building** greater than or equal to 2.4 metres above **grade** may project a maximum of 0.6 metres into any **side setback area**.
- 67P2008, 27P2011, 40P2015 (1.2) Portions of a **building** less than 2.4 metres above **grade** may project a maximum of 0.6 metres into a **side setback area**:
- (a) for a **Contextual Semi-detached Dwelling** and a **Semi-detached Dwelling**, only where the **side setback area** is on the **street** side of a **corner parcel**; and
  - (b) for all other **uses**:
    - (i) when located on a **corner parcel**;
    - (ii) where at least one **side setback area** is clear of all portions of the **building** measure from **grade** to a height of 2.4 metres; or
    - (iii) where the **side setback area** contains a private maintenance easement required by this Bylaw and no portion of the **building** projects into the required private maintenance easement.
- 16P2018 (1.3) Window wells may project a maximum of 0.8 metres into any **side setback area**.
- 16P2018
- 16P2018
- 47P2008 (2) Window wells and portions of a **building**, other than eaves, must not project into a 3.0 metre **side setback area** required on a **laneless parcel**.

- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) *deleted* 47P2008
- (5) **Landings**, ramps other than wheelchair ramps and stairs may project into a **side setback area** provided: 47P2008
- (a) they provide access to the main floor or lower level of the **building**;
- (b) the area of a **landing** does not exceed 2.5 square metres;
- (c) the area of any portion of a **landing** that projects into the **side setback area** does not exceed 1.8 square metres; 67P2008
- (d) they are not located in a 3.0 metre **side setback area** required on a **laneless parcel**; and
- (e) they are not located in a **side setback area** required to be clear of projections, unless pedestrian access from the front to the rear of the **parcel** is provided.
- (6) *deleted* 47P2008
- (7) *deleted* 47P2008, 67P2008
- (8) Any portion of a **building** that projects into a **side setback area**, other than eaves, **landings**, window wells, ramps and stairs, must not be located closer than 0.9 metres from the nearest front façade. 47P2008
- (9) **Balconies** and **decks** must not project into any **side setback area**. 67P2008
- (10) Central air conditioning equipment may project a maximum of 1.0 metres into a **side setback area**. 67P2008, 16P2018
- (a) *deleted* 27P2011, 16P2018
- (b) *deleted* 16P2018

### Projections Into Rear Setback Area

- 338 (1) Stairs, air conditioning equipment and window wells may project without limits into any **rear setback area**.
- (2) Awnings, **balconies**, **bay windows**, canopies, chimneys, **decks**, eaves, fireplaces, fire escapes, **landings**, **porches**, and ramps other than wheelchair ramps may project a maximum of 1.5 metres into any **rear setback area**. 47P2008
- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in height, measured from the finished floor of the **private garage**; 62P2018
- (b) does not exceed 75.0 square metres in **gross floor area** for each **Dwelling Unit** located on the **parcel**; 27P2011, 62P2018
- (c) has no part that is located closer than 0.60 metres to the **rear property line**; and

(d) has no eave closer than 0.6 metres to a **side property line**.

- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

### Patios

67P2008

- 338.1** (1) Unless otherwise referenced in subsections (2) and (3), a **privacy wall** may be located on a **patio**, provided it does not exceed a height of 2.0 metres when measured from the surface of the **patio**.
- (2) A **privacy wall** located on a **patio** must not exceed 2.0 metres in height, when measured from **grade** and when the **privacy wall** is located within:
- (a) a **side setback area**; or
- (b) 6.0 metres of a **rear property line**.
- (3) A **privacy wall** located on a **patio** must not exceed 1.2 metres in height when measured from **grade** when the **privacy wall** is located between the foremost front façade of the **main residential building** and the **front property line**.

### Decks

57P2008

- 339** (1) The height of a **deck** in the **Developing Area** must not exceed 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.
- (2) The height of a **deck** in the **Developed Area** must not exceed:
- (a) 1.5 metres above **grade** at any point, except where the **deck** is located on the same façade as the at-grade entrance to a **walkout basement**; and
- (b) 0.3 metres above the main floor level of the closest **main residential building** on the **parcel**.

67P2008, 3P2010

- (2.1) Unless otherwise referenced in subsection (3), a **privacy wall** located on a **deck**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.

13P2008, 67P2008,  
9P2012, 24P2014

- (3) A **deck** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building** or **Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **deck**.

**Porches**

61P2018

- 339.1** In a **Developed Area**, a **porch** is exempt from **parcel coverage** where:
- (a) the **porch** is located between the façade of the **main residential building** and:
    - (i) the **front property line**; or
    - (ii) the **side property line** on the **street** side of a **corner parcel**;
  - (b) the **porch** is unenclosed on a minimum of two sides, other than by a railing, balustrade or **privacy walls** located on **porches** between attached **units** when the **porch** is at or exceeds the **contextual front setback**; and
  - (c) there is no enclosed floor area or **balcony** located directly above the roof of the **porch**.

**Balconies**

- 340 (1)** Unless otherwise referenced in this Part, an **open balcony** must not project more than 1.85 metres from the **building** façade to which it is attached. 15P2016
- (2)** Unless otherwise referenced in this Part, the floor area of a **recessed balcony** must not exceed 10.0 square metres. 15P2016
- (2.1)** Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**: 67P2008
- (a) must not exceed 3.0 metres in height when measured from the surface of the **balcony**; and 16P2018
  - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- (3)** A **balcony** attached to a **Contextual Semi-detached Dwelling, Semi-detached Dwelling, Rowhouse Building or Townhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that: 13P2008, 67P2008, 9P2012, 24P2014
- (a) is a minimum of 2.0 metres in height;
  - (b) is a maximum of 3.0 metres in height; and
  - (c) extends the full depth of the **balcony**.
- (4)** *deleted* 24P2014, 15P2016

**Driveways**

- 341 (1)** A driveway must not have direct access to a **major street** unless:
- (a) there is no practical alternative method of vehicular access to the **parcel**; and

- (b) a turning space is provided on the **parcel** to allow all vehicles exiting to face the **major street**.
- 9P2012 (2) A driveway connecting a **street** to a **private garage** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
- (i) the back of the public sidewalk to the door of the **private garage**; or
- (ii) a curb where there is no public sidewalk to the door of a **private garage**; and
- (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.
- 9P2012 (3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.60 metres in length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.
- 9P2012 (4) Vehicles may only be parked in the **actual front setback area** when the vehicle is located on a driveway or **motor vehicle parking stall** that is hard surfaced.
- 9P2012 (5) That portion of a driveway, including a **motor vehicle parking stall**, within 6.0 metres of a public sidewalk, or a curb on a **street** where there is no public sidewalk, must not exceed a width of:
- (a) 6.0 metres where the **parcel width** is 9.0 metres or less; or
- (b) 7.0 metres where the **parcel width** is greater than 9.0 metres and less than 15.0 metres.
- 57P2008, 13P2011 (6) In the **Developed Area** a driveway accessing a **street** must not be constructed, altered or replaced except where:
- (a) it is located on a **laneless parcel**;
- (b) it is located on a **laned parcel** and 50.0 per cent or more **parcels** on the same block face have an existing driveway accessing a **street**; or
- (c) there is a legally existing driveway that it is not being relocated or widened.
- 13P2011 (7) A driveway constructed, altered or replaced in accordance with subsection (6) may be extended in length.
- 57P2008, 13P2011 (8) Where a **parcel** is the subject of **development**, the **Development Authority** must not require the removal of a legally existing driveway accessing a **street** even where the proposed **development** is a **discretionary use**.

## Retaining Walls

- 342** (1) A **retaining wall** must be less than 1.2 metres in height when measured from the lowest **grade** at any point **adjacent** to the **retaining wall** to the highest **grade** retained by the **retaining wall**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

16P2018

## Fences

- 343** 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 **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.

## Solar Collectors

- 343.1** (1) A **solar collector** may only be located on the wall or roof of a **building**.
- (2) A **solar collector** mounted on a roof with a pitch of less than 4:12, may project:
- (a) a maximum of 0.5 metres from the surface of a roof, when the solar collector is located 5.0 metres or less from a side property line, measured directly due south from any point along the **side property line**; and
  - (b) in all other cases, maximum of 1.3 metres from the surface of a roof.
- (3) A **solar collector** mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.3 metres from the surface of a roof.
- (4) A **solar collector** mounted on a roof must not extend beyond the outermost edge of the roof.
- (5) A **solar collector** that is mounted on a wall:
- (a) must be located a minimum of 2.4 metres above **grade**; and
  - (b) may project a maximum of:
    - (i) 1.5 metres from the surface of that wall, when the wall is facing a **rear property line**; and
    - (ii) in all other cases, 0.6 metres from the surface of that wall.

68P2008

43P2016

**Skateboard and Sports Ramps**

- 343.2 (1)** All **skateboard and sports ramp** structures must be located within the maximum envelope dimensions of 1.5 metres high by 5.0 metres wide by 6.0 metres long.
- (2) More than one structure may be contained within the maximum envelope dimensions referenced in subsection (1).
- (3) The maximum envelope dimensions referenced in subsection (1) do not include at-grade surfaces such as, but not limited to, soil, grass, wood or concrete.
- (4) Notwithstanding subsection (1), railings for safety purposes may extend beyond the maximum envelope dimensions referenced in subsection (1) provided they are not designed or used as a surface upon which to operate a skateboard, bicycle, scooter, roller skates or other similar device.
- (5) There must only be one **skateboard and sports ramp** envelope per **parcel**.
- (6) All **skateboard and sports ramp** structures must be located between the rear façade of the **main residential building** and the **rear property line**.
- (7) The height of a **skateboard and sports ramp** at any point is measured from **grade**.
- (8) All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **side property line**.
- (9) All **skateboard and sports ramp** structures, including railings for safety purposes, must be located a minimum of 1.2 metres from a **rear property line**.
- (10) **Skateboard and sports ramp** structures must not be included in **parcel coverage**.
- (11) A **skateboard and sports ramp** must not be attached to a **deck**, another structure, **fence**, or **building** such as, but not limited to, a **main residential building**, **Backyard Suite** or **Accessory Residential Building**.

**Objects Prohibited or Restricted**

- 344 (1)** A **recreational vehicle** must not remain in an **actual front setback area** for longer than 24 hours.
- (2) A trailer that may be used or is intended to be used for the transport of anything, including but not limited to, construction materials, household goods, livestock, off road vehicles, and waste must not remain in an **actual front setback area** except while actively engaged in loading or unloading.

- (3) A **dilapidated vehicle** must not be located outside of a **building**.
- (4) A **large vehicle** must not remain on a **parcel** except while actively engaged in loading or unloading. Only one **large vehicle** may remain on a **parcel** while actively engaged in loading or unloading.
- (5) A satellite dish greater than 1.0 metre in diameter must:
- not be located in an **actual front setback area** or in an **actual side setback area** where the **parcel** shares a **property line** with a **street**;
  - not be located higher than 3.0 metres from **grade**; and
  - not be illuminated.
- (6) Subsection (5) does not apply to a satellite dish greater than 1.0 metre in diameter when the applicant demonstrates:
- compliance with subsection (5) would prevent signal reception; and
  - the satellite dish will be located and **screened** to the satisfaction of the **Development Authority**.
- (7) *deleted* 43P2016
- (8) A **Power Generation Facility – Small** with a capacity greater than 100kW must not be located on a **parcel** when the principal **use** on the **parcel** is a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Single Detached Dwelling, or Semi-detached Dwelling**. 13P2014

### Accessory Residential Building

- 345 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:
- 1.2 metres from a **side** or **rear property line** shared with a **street**; or
  - 0.6 metres from a **side** or **rear property line** in all other cases.
- (2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres when:
- the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**;
  - the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
  - the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:

- (i) be registered against the title of the **parcel** proposed for development and the title of the **adjacent parcel**; and
  - (ii) include a 0.60 metre eave and footing encroachment easement.
- (3) An **Accessory Residential Building** must not be located in the **actual front setback area**.
- (4) A **private garage** on a **laneless parcel** may be located within the required 3.0 metre **side setback area**, except along the **street** side of a **corner parcel**.
- 12P2010, 16P2018 (5) The minimum distance between any façade of an **Accessory Residential Building** 10.0 square metres or more and a **main residential building** is 1.0 metres.
- 67P2008 (6) The height of an **Accessory Residential Building** must not exceed:
- (a) 4.6 metres, measured from the finished floor of the **building**;
  - (b) 3.0 metres at any **eaveline**, when measured from the finished floor of the **building**; and
  - (c) one **storey**, which may include an attic space that:
    - (i) is accessed by a removable ladder;
    - (ii) does not have windows;
    - (iii) is used by the occupants of the **main residential building** for placement of personal items; and
    - (iv) has a maximum height of 1.5 metres when measured from the attic floor to the underside of any rafter.

### Restrictions on Use of Accessory Residential Building

- 346 (1) The finished floor of an **Accessory Residential Building**, other than a **private garage**, must not exceed 0.6 metres above **grade**.
- 24P2014 (2) An **Accessory Residential Building** must not be used as a **Dwelling Unit**, unless a **Backyard Suite** has been approved.
- (3) An **Accessory Residential Building** must not have a **balcony** or rooftop **deck**.
- 45P2015 (4) The area of a **parcel** covered by all **Accessory Residential Buildings** located on a **parcel**:
- 62P2018 (a) must not exceed the lesser of:
- (i) the **building coverage** of the **main residential buildings**; or
  - (ii) 75.0 square metres for each **Dwelling Unit** located on the **parcel**; and

- (b) *deleted* 27P2011, 62P2018
- (c) the calculation to determine the area of a *parcel* covered by **Accessory Residential Buildings** must not include any **Accessory Residential Buildings** with a cumulative **gross floor area** of 10.0 square metres or less. 3P2010, 45P2015
- (5) All roof drainage from an **Accessory Residential Building** must be discharged onto the *parcel* on which the *building* is located.

### Contextual Single Detached Dwelling

- 347 (1) A Contextual Single Detached Dwelling:** 3P2010
- (a) must have:
- (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades, recessed or projecting forward from the remaining façade that has a minimum dimension of: 45P2015
- (A) 2.0 metres in width
- (B) 0.6 metres in depth; and
- (C) 2.4 metres in height; or
- (ii) a **porch** projecting from the front façade with a minimum dimension of:
- (A) 2.0 metres in width; and
- (B) 1.2 metres in depth;
- (b) must not have vehicular access from the *lane* to an attached **private garage**;
- (c) must not have windows that are located beyond the rear façade of a **main residential building** on an adjoining *parcel* unless: 9P2012
- (i) the window is located below the second **storey**;
- (ii) the window is located on the rear façade;
- (iii) the glass in the window is entirely obscured; or
- (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
- (d) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**; and 27P2011, 45P2015
- (e) must not be located on a *parcel* where the difference between the **average building reference points** is greater than 2.4 metres. 27P2011, 45P2015
- (f) *deleted* 45P2015

15P2016

- (2) Unless otherwise referenced in this Part, a **Contextual Single Detached Dwelling**:
- (a) may have a **balcony** located on a side façade:
- (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 have a **balcony** located on a rear façade 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 **parcel**; 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** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

27P2011

- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres the maximum **building depth** is the greater of:
- (a) 65.0 per cent of the **parcel depth**; or
- (b) the **contextual building depth average**.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10 metres the maximum **building depth** is the **contextual building depth average**.
- (5) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres, the maximum area of a horizontal cross section through each **storey** above the first **storey** must not exceed the **building coverage**.

27P2011

- (6) Where a **private garage** is attached to a **Contextual Single Detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.

### Contextual Semi-detached Dwelling

27P2011

#### 347.1 (1) A Contextual Semi-detached Dwelling:

- (a) must have:
- (i) the principal front façade of one **unit** staggered a minimum of 0.6 metres behind the principal front façade of the other **unit**; and

- (ii) the principal rear façade of one **unit** staggered a minimum of 0.6 metres behind the principal rear façade of the other **unit**;
  - (b) must have façade articulation for each **unit**, by including:
    - (i) a portion of the front façade, with an area less than or equal to 50% of the area of all front façades of each **unit**, recessed or projecting forward from the remainder of the front façade of that **unit**, with the projecting or recessed portion having a minimum dimension of:
      - (A) 2.0 metres in width;
      - (B) 0.6 metres in depth; and
      - (C) 2.4 metres in height; or
    - (ii) a **porch** that projects from the front façade a minimum dimension of:
      - (A) 2.0 metres in width; and
      - (B) 1.2 metres in depth;
  - (c) located on a **corner parcel** must have an exterior entrance which is visible from the **street** side of the **corner parcel**;
  - (d) must not have vehicular access from the lane to an attached **private garage**;
  - (e) must not have windows that are located beyond the rear façade of a **contextual adjacent building** on an adjoining **parcel** unless:
    - (i) the window is located below the second **storey**;
    - (ii) the window is located on the rear façade;
    - (iii) the glass in the window is entirely obscured; or
    - (iv) there is a minimum distance of 1.5 metres between the finished floor and the bottom of the window sill; and
  - (f) must not have a roof slope less than 4:12 within 1.5 metres of the horizontal plane forming the maximum **building height**;
  - (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 have an exterior entrance from **grade** located on a side façade, except on the **street** side of a **corner parcel**.
  - (i) *deleted*
- (2) Unless otherwise referenced in this Part, a **Contextual Semi-detached Dwelling**:
- (a) may have a **balcony** located on a side façade where:

9P2012

- (i) it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
  - (ii) it is on the **street** side of a **corner parcel**;
  - (b) may have a **balcony** located on a rear façade 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 **contextual 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** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.
- (3) The maximum **building depth** of a **Contextual Semi-detached Dwelling** is the greater of:
- (a) 60.0 per cent of the **parcel depth**; or
  - (b) the **contextual building depth average**.
- (4) Where a **private garage** is attached to a **Contextual Semi-detached Dwelling**, the maximum **building coverage** is the maximum **parcel coverage** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall**.
- (5) A **Contextual Semi-detached Dwelling** must not be located on a **parcel** that contains more than one **main residential building**.

4P2017

### Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings

- 347.2 (1) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
  - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
  - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;
  - (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
  - (e) are not required to be shown on a plan that is part of an application for **development permit**.

- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling**.
- (3) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
- (4) Where a **Contextual Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
- (5) The requirement for the provision of 1.0 trees is met where:
- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or 45P2015
  - (b) a coniferous tree has a minimum height of 2.0 metre.
- (6) 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.

#### Permitted use Rowhouse Building

24P2014

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

15P2016

- (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**; and
- (g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres.

15P2016

(2) *deleted*

4P2017

(3) Unless otherwise referenced in subsection (4) 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**.

4P2017

(4) There is no maximum **building depth** for a **Rowhouse Building** located on a **corner parcel** in the R-CG District.

4P2017

(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**.

### 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.

68P2008

(2) Mechanical equipment may project a maximum of 0.3 metres from the surface of a roof on a **building**.

## 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.

## Secondary Suite

12P2010, 24P2014

- 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**.
- (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-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-1, R-1s and R-1N Districts; or 24P2018
- (b) when located on a **parcel** with a **parcel width** less than 13.0 metres
- (2.1) There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**. Internal landings and stairways providing access to the **basement** may be located above **grade**. 23P2016, 4P2017
- (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; and 16P2018
- (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres. 16P2018
- (c) *deleted* 16P2018
- 351.1** *deleted* 12P2012, 24P2014

## 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:
- 16P2018 (a) is located outdoors; and
- 16P2018 (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres.
- 16P2018 (c) *deleted*

12P2010, 24P2014 **Secondary Suite – Outdoor Private Amenity Space**  
**353** *deleted*

12P2010, 24P2014 **Accessory Suite – Density**

- 4P2017, 62P2018 **354** (1) Unless otherwise referenced in subsection (4), there must not be more than one **Backyard Suite** located on a parcel.
- 62P2018 (1.1) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- 4P2017 (2) Unless otherwise referenced in subsection (4), a **Secondary Suite** and a **Backyard Suite** must not be located on the same **parcel**.
- 23P2016 (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.
- 4P2017 (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**.

**Secondary Suite – Entry and Stairways**

12P2010 **355** *deleted*

**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**:
- 67P2008
- (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, 46P2008
- (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.

46P2008

- (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.

### Personal Sales

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

### Building Height

3P2010

- 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.

- (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
- (d) extends downward at a 4:12 slope.

9P2012

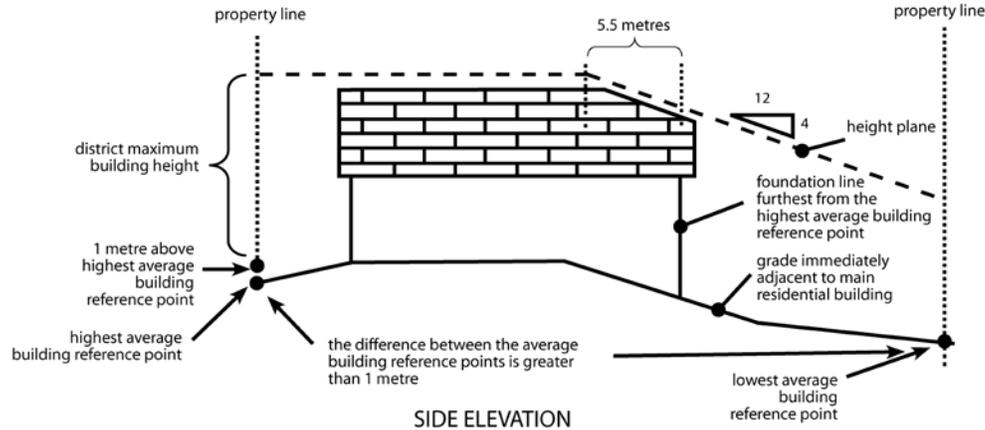
- (3) When the difference between the *average building reference points* at the front corners of the *parcel* and those at the rear of the *parcel* is less than 1.0 metres, the *building height* must not be greater than the height plane that:

- (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*.

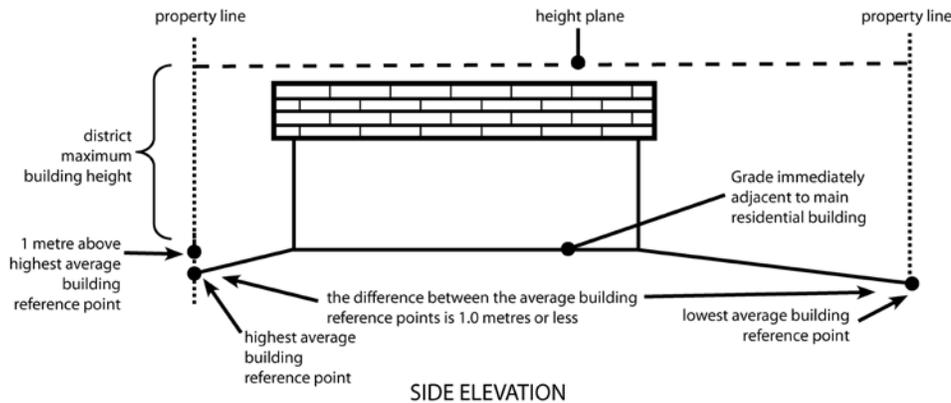
- (4) The following diagrams illustrate the rules of subsections (2) and (3).

3P2010

Illustration 1:  
Building Height  
Subsection 360(2)



Subsection 360(3)



- (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**.

3P2010

### 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

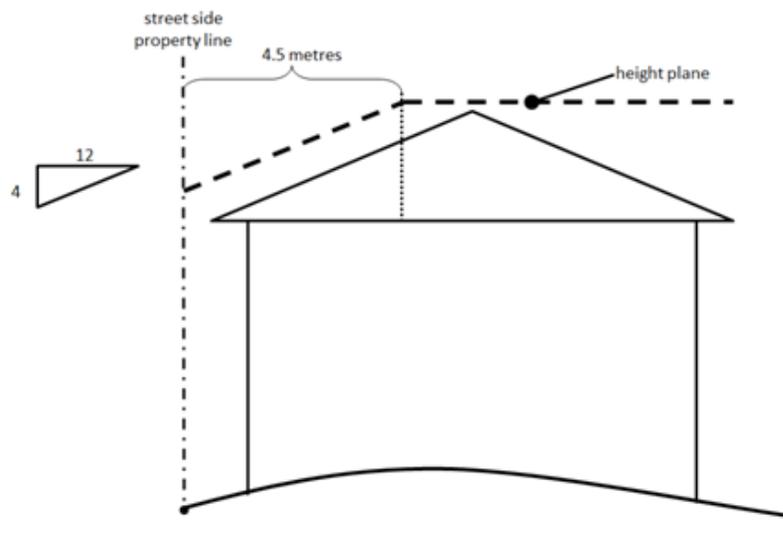
3P2012, 24P2014  
45P2015

the height plane described in section 360 at a point that is 4.5 metres from the **street side property line**, and extends downward toward the **street side property line** at a 4:12 slope.

45P2015

- (2) The following diagram illustrates the rules of subsection 361(1)  
Illustration 2:

**Building Height on a Corner Parcel  
Section 361(1)**



3P2010

**362** *deleted*

#### Approved Building Grade Plans

47P2008, 46P2009,  
9P2012

**363** All **building reference points** must be in accordance with a **building** grade plan.

#### Gated Access

**364** A gate must not be located across a **private condominium roadway**.

#### Exempt Additions

32P2012

**365** In order for the exemption in section 25(2)(a) to apply to an exterior alteration or addition to an existing **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:

- (a) the existing **building** must:
  - (i) conform to the rules of this Bylaw; and
  - (ii) be legally existing or approved prior to the effective date of this Bylaw;
- (b) the addition may be a maximum of:
  - (i) 40.0 square metres in floor area for any portion at a height less than or equal to:

- (A) 7.5 metres measured from **grade** where the existing **building** has a **walkout basement**; or
- (B) 6.0 metres measured from **grade** where the existing **building** does not have a **walkout basement**; and
- (ii) 10.0 square metres in floor area for any portion not exceeding the highest point of the existing roof;
- (b.1) The additions allowed in Section 365(b)(i) and (ii) must not be located on the same storey.
- (c) the addition or exterior alteration may:
  - (i) reduce the existing **building setback** from a **front property line** a maximum of 1.5 metres, or 1.8 metres for a **porch**, provided the **building** will comply with the minimum setback from a **front property line** specified in the district; and 61P2018
  - (ii) reduce the existing **building setback** from **rear property line** a maximum of 4.6 metres provided the **building** will comply with the minimum **setback** from a **rear property line** specified in the district; and
- (d) the addition or exterior alteration must meet the rules: 3P2010
  - (i) of section 347(1)(c) where there is a new window opening being created or where an existing window is being moved or enlarged; and
  - (ii) of section 347(2) where a new **balcony** is being constructed or an existing **balcony** is being altered.

### Cottage Housing Cluster

15P2016

- 365.1 (1)** Unless otherwise referenced in subsection (2), the minimum separation distance between **cottage buildings** is 3.0 metres.
- (2)** When a **common amenity space – outdoors** is located between two **cottage buildings**, the minimum separation distance between those **buildings** is 6.0 metres.
- (3)** Within each **Cottage Housing Cluster** the maximum number of **Dwelling Units** is 25.
- (4)** Each **cottage building** must be **adjacent** to the common open space.
- (5)** The maximum **gross floor area** of any individual **storey** of a **Dwelling Unit** in a **cottage building** is 100.0 square metres.
- (6)** The maximum **gross floor area** of a **Dwelling Unit** in a **cottage building** is 150.0 square metres.
- (7)** Each **Dwelling Unit** in a **cottage building** must have a **private amenity space** that:

- (a) is provided outdoors; and
  - (b) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
- (8) For **Dwelling Units** in a **cottage building** that are located on the floor closest to **grade**, a **private amenity space** must be provided in the form of a **patio**, **porch** or **deck**.
- (9) For **Dwelling Units** in a **cottage building** that are located entirely above a **private garage**, a **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
- (10) Common **outdoor amenity space** required for each **Cottage Housing Cluster** must be provided at **grade**, and
- (a) have a minimum area of 15.0 square metres per **Dwelling Unit**;
  - (b) have no dimension less than 6.0 metres;
  - (c) must be centrally located in a single contiguous area;
  - (d) have either a **soft surfaced landscaped area** or **hard surfaced landscaped area**;
  - (e) must include a sidewalk to the **street**;
  - (f) must not be used for vehicular access; and
  - (g) must not be located in any **setback area**.
- (11) **Private amenity space** is not to be included in the calculation to determine the required common amenity space in subsection (10).
- (12) Unless otherwise referenced in subsection (13), for a **parcel** containing a **Cottage Housing Cluster** the provisions referenced in sections 334, 335, 336, 337 and 338 do not apply.
- (13) Eaves on a **cottage building** may project a maximum of 0.6 metres into any **setback area**.
- (14) One **Accessory Residential Building** less than 10.0 square metres, not including a **private garage**, may be provided for each **cottage building**.
- (15) For a **parcel** containing a **Cottage Housing Cluster** garbage and waste material must be stored either:
- (a) inside a **building**; or
  - (b) in a garbage container enclosure approved by the **Development Authority** that:
    - (i) must not be located in an **actual front setback area**;
    - (ii) must not be located in an actual **side setback area** on the public **street** side of a **corner parcel**; and

- (iii) unless specified in subsection (16) must not be located in any **setback area**.
- (16) A garbage container enclosure on a **parcel** containing a **Cottage Housing Cluster** may be located in a **setback area** provided that:
  - (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**.
- (17) Recycling facilities must be provided for a **Cottage Housing Cluster**.
- (18) **Motor vehicle parking stalls** in a **Cottage Housing Cluster** must not be located between the **common amenity space** and a **cottage building**.
- (19) Unless otherwise referenced in subsection (20) access to **motor vehicle parking stalls** and **private garages** in a **Cottage Housing Cluster** must be from a **lane**.
- (20) For a **Cottage Housing Cluster** located on a **laneless parcel** access from a **street** to **motor vehicle parking stalls** and **private garages** may be provided via a single shared driveway.

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**Division 11: Residential – Grade-Oriented Infill (R-CG) (R-CGex) District**17P2009, 4P2012,  
9P2012, 24P2014,  
62P2018**Purpose**

- 525** (1) The Residential – Grade-Oriented Infill (R-CG) District: 62P2018
- (a) accommodates existing residential **development**;
  - (b) accommodates grade-oriented development in the form of **Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;
  - (c) accommodates **Secondary Suites** and **Backyard Suites** with new and existing residential **development**;
  - (d) provides flexible **parcel** dimensions and **building setbacks** that facilitate integration of a diversity of grade-oriented housing over time; and
  - (e) accommodates site and **building** design that is adaptable to the functional requirements of evolving household needs.
- (2) The Residential – Grade-Oriented Infill (R-CGex) District has the same purpose as the Residential – Grade-Oriented Infill (R-CG) District except that it does not accommodate **Secondary Suites** or **Backyard Suites**. 62P2018

**Permitted Uses**

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

**Discretionary Uses**

- 527 (1)** A **Rowhouse Building** is a *discretionary use* in the Residential – Grade-Oriented Infill District where a **Rowhouse Building** does not comply with all the rules in the district for that *use* or where a **Rowhouse Building** does not comply with the rules of section 347.3.
- (2)** The following *uses* are *discretionary uses* in the Residential – Grade-Oriented Infill District:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Backyard Suite;**
  - (d) **Bed and Breakfast;**
  - (e) **Community Entrance Feature;**
  - (f) **Cottage Housing Cluster;**
  - (g) **Custodial Care;**
  - (h) **Duplex Dwelling;**
  - (i) **Home Based Child Care – Class 2;**
  - (j) **Home Occupation – Class 2;**
  - (k) **Place of Worship – Small;**
  - (l) **Power Generation Facility – Small;**
  - (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**
  - (t) **Utility Building.**

**Permitted and Discretionary Uses for Parcels Designated R-CGex**

62P2018

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

(a) **Secondary Suite.**

62P2018

- (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.

## Number of Main Residential Buildings on a Parcel

4P2017

**530** *deleted*

## Parcel Width

15P2016

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

## Facade Width

15P2016

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

## Parcel Area

15P2016

**533** The minimum area of a **parcel** for a **Cottage Housing Cluster** is 760.0 square metres.

## Parcel Coverage

15P2016

**534** (1) *deleted*

62P2018

(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, Cottage Housing Cluster, Rowhouse Building, Semi-Detached Dwelling** or **Single Detached Dwelling** is:

62P2018

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

50 **units** per hectare or greater 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.

15P2016

**Building Depth**

62P2018

**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 **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**.

62P2018

(2) For a **Rowhouse Building** located on a **corner parcel** there is no maximum **building depth** where the **building setback** from the **side property line** shared with another **parcel** is a minimum of 3.0 metres for any portion of the **Rowhouse 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**.

62P2018

(3) Where two or more **main residential buildings** are located on a **corner parcel**, there is no maximum **building depth** for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or **Single Detached Dwelling** where:

- (a) one **main residential building** is wholly located between the **front property line** and 60.0 per cent **parcel depth**; and
- (b) the **building setback** is a minimum of 3.0 metres from the **side property line** shared with another **parcel** for any portion of a **main residential building** located between the **rear property line** and:
- (i) 50.0 per cent **parcel depth**; or
- (ii) the **building depth** of the **main residential building** on the adjoining **parcel**;

whichever is closer to the **rear property line**.

**Building Setback Areas**

15P2016

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

**Building Setback from Front Property Line**15P2016,  
62P2018

- 537** (1) Unless otherwise referenced in subsections (2) or (3), the minimum **building setback** from a **front property line** 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) On a **corner parcel**, the minimum **building setback** from a **front property line** may be reduced to:
- (a) the **contextual front setback** at the **side property line** shared with another **parcel** to a maximum of 6.0 metres; and
  - (b) decreases in equal proportion with the increase in the distance from the shared **side property line**, to a minimum of 3.0 metres.
- (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.

*deleted*

61P2018

**Block Face Requirements**

15P2016

- 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**

15P2016

- 539** (1) Subject to subsections (3) through (11), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) Subject to subsections (3) through (9), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or

62P2018

- (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 **Backyard Suite, Contextual Semi-detached Dwelling, Rowhouse Building or Semi-detached Dwelling**, 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 zero metres 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;
  - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
  - (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
  - (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (5) For a **Rowhouse Building, Contextual Semi-detached Dwelling, Semi-detached Dwelling or Single Detached Dwelling** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **main residential building** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
  - (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
  - (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and

- (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) For a **Backyard Suite** the minimum **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the **accessory residential building** or **Backyard Suite** on the adjacent **parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 0.6 metres from the **side property line**;
- (b) the **building setback** is not greater than 0.1 metres from the **side property line** for any portion of a **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is setback less than 1.2 metres from the **side property line**;
- (c) the wall at the shared **side property line** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
- (d) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (7) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres. 62P2018
- (8) *deleted* 62P2018
- (9) The **building setback** from a **side property line** of 3.0 metres required in subsection 2(b) may be reduced to zero 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**.
- (10) Unless otherwise referenced in subsection (11), 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. 62P2018
- (11) 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 zero 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**. 62P2018

15P2016,  
62P2018**Building Setback from Rear Property Line**

- 540 (1)** Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2)** For a **Rowhouse Building** on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres where the **building setback** from the **side property line** shared with another **parcel** is a minimum of 3.0 metres for any portion of the **Rowhouse Building** located between the **rear property line** and:
- (a) 50.0 per cent **parcel depth**;
  - (b) or the **building depth** of the **main residential building** on the adjoining **parcel**;
- whichever is closer to the **rear property line**.
- (3)** Where two or more **main residential buildings** are located on a **corner parcel**, the minimum **building setback** from a **rear property line** is 1.5 metres for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or **Single Detached Dwelling** where:
- (a) one **main residential building** is wholly located between the **front property line** and 60.0 per cent **parcel depth**; and
  - (b) the **building setback** is a minimum of 3.0 metres from the **side property line** shared with another **parcel** for any portion of a **main residential building** located between the **rear property line** and:
    - (i) 50.0 per cent **parcel depth**; or
    - (ii) the **building depth** of the **main residential building** on the adjoining **parcel**, whichever is closer to the **rear property line**.
- (4)** For a **cottage building** the minimum **building setback** from a **property line** shared with a **lane** is 1.5 metres.

62P2018

**Fences**

- 540.1** The height of a **fence** above **grade** at any point along a **fence** line must not exceed 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**.

15P2016,  
62P2018**Building Height**

- 541 (1)** Unless otherwise referenced in subsections (2) and (3), for a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or **Single Detached Dwelling** the maximum **building height** is 11.0 metres measured from **grade**.
- (2)** Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district** or the M-CG District, the maximum **building height**:

- (a) is the greater of:
  - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
  - (ii) 7.0 metres from **grade**;
 measured at the shared **property line**; and
- (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.
- (3) 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) The maximum **building height** for a **cottage building** is 8.6 metres.
- (5) For all other **uses**, the maximum **building height** is 10.0 metres.

#### Outdoor Private Amenity Space

15P2016

**542** For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** and a **Single Detached Dwelling**, each **unit** must have direct access to **private amenity space** that:

62P2018

- (a) is provided outdoors;
- (b) has a minimum total area of 20.0 square metres; and 62P2018
- (c) may be divided over a maximum of two **amenity spaces** where:
  - (i) one **amenity space** has no dimension less than 3.0 metres; and
  - (ii) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres. 62P2018
- (d) *deleted* 62P2018

#### Landscaping

15P2016

**543 (1)** Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees;
- (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
- (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;

- (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
  - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit** of a **Contextual Semi-detached Dwelling, Rowhouse Building or Semi-detached Dwelling**.
  - (3) Where a **Single Detached Dwelling** is located on a **parcel** with a **parcel width** less than or equal to 10.0 metres a minimum of 2.0 trees must be provided.
  - (4) Where a **Single Detached Dwelling** is located on a **parcel** with a **parcel width** greater than 10.0 metres a minimum of 3.0 trees must be provided.
  - (5) A minimum of 1.2 trees per **unit** must be provided for a **Cottage Housing Cluster**.
  - (6) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
    - (a) a deciduous tree has a minimum **calliper** of 50 millimetres; or
    - (b) a coniferous tree has a minimum height of 2.0 metres.
  - (7) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
    - (a) one deciduous tree has a minimum **calliper** of 85 millimetres; or
    - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

15P2016

**Balconies**

62P2018

**544**

- (1) Where a **balcony** is located on the roof of the first or second **storey** of a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Single Detached Dwelling or Semi-detached Dwelling** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum **floor area** that equals 30.0 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*

62P2018

### Motor Vehicle Parking Stalls

- 546 (1) The minimum number of **motor vehicle parking stalls** for a **Contextual Semi-detached Dwelling** is 1.0 stall per **Dwelling Unit**. 15P2016
- (2) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to 0.0 where: 62P2018
- (a) the floor area of a **Secondary Suite** is 45.0 square metres or less;
  - (b) the **parcel** is located within 600.0 metres of an existing or approved capital funded **LRT platform** or within 150.0 metres of **frequent bus service**; and
  - (c) space is provided in a **building** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
    - (i) is accessed directly from the exterior; and
    - (ii) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a **motor vehicle parking stall**.
- (3) **Parcel coverage** excludes the **building coverage** area required by subsection (2)(c). 62P2018



## Division 12: Residential – Low Density Mixed Housing(R-G) (R-Gm) District

15P2016

### Purpose

- 547 (1)** The Residential – Low Density Mixed Housing District:
- (a) is intended to apply to low density neighbourhoods in master planned communities in suburban greenfield locations in the ***Developing Area***;
  - (b) accommodates a wide range of low density residential ***development*** in the form of **Cottage Housing Clusters, Duplex Dwellings, Rowhouse Buildings, Semi-detached Dwellings** and **Single Detached Dwellings** to allow for the mixing of different housing forms and to encourage housing diversity and intensification of a neighbourhood over time;
  - (c) includes ***carriage house lots*** to facilitate alternative housing forms on ***laned parcels***; and
  - (d) accommodates **Secondary Suites** and **Backyard Suites**.
- (2) *Parcels*** designated R-Gm:
- (a) accommodate low density attached dwelling ***developments*** in the form of **Rowhouse Buildings, Semi-detached Dwellings, Duplex Dwellings** and **Cottage Housing Clusters** in locations within master planned communities where attached residential forms are promoted;
  - (b) are not intended to accommodate **Single Detached Dwellings** except where subdivision results in remnant single lots, where ***carriage house lots*** are added or where **Single Detached Dwellings** are planned comprehensively with a majority of attached dwelling forms.

### Permitted Uses

**547.1** The following ***uses*** are ***permitted uses*** in the Residential –Low Density Mixed Housing District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**

- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling; and**
- (m) **Utilities.**

### **Discretionary Uses**

**547.2** The following *uses* are *discretionary uses* in the Residential – Low Density Mixed Housing District:

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

### **Permitted and Discretionary Uses for Parcels Designated R-Gm**

**547.3 (1)** *Parcels* designated R-Gm have the same *permitted uses* referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**

**(2)** *Parcels* designated R-Gm have the same *discretionary uses* referenced in section 547.2 with the additional *discretionary use* of:

- (a) **Single Detached Dwelling.**

## Rules

**547.4** 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

- 547.5** (1) Unless otherwise referenced in subsection (2) the maximum number of **main residential buildings** on a **parcel** is one.
- (2) Subsection (1) does not apply to a **Cottage Housing Cluster**.

## Parcel Width

- 547.6** (1) Unless otherwise referenced in subsections (2) and (3) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.
- (2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling** or a **Rowhouse Building**.
- (3) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

## Parcel Area

- 547.7** (1) Except as otherwise referenced in subsections (2) and (3), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a **carriage house lot** is:
- (a) a minimum 120.0 square meters per **Dwelling Unit**; and
  - (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a **parcel** for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.

## Parcel Coverage

- 547.8** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **parcel coverage** is 60.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (3), the maximum **parcel coverage** for a **laned parcel** is 70.0 per cent of the area of the **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**.

### **Building Setback Areas**

**547.9** The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 547.10, 547.11 and 547.12.

### **Building Setback from Front Property Line**

**547.10** The minimum **building setback** from a **front property line** is 1.0 metres.

### **Building Setback from Side Property Line**

- 547.11 (1)** Unless otherwise referenced in subsections (4), (5) and (6), for a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2)** Unless otherwise referenced in subsections (3), (4), (5) and (6), 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)** 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**.
- (4)** For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.0 metre.
- (5)** For a **parcel** containing a **Single Detached Dwelling** 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.

- (5.1) For a *parcel* containing a **Single Detached Dwelling** one *building setback* from a *side property line* may be reduced to 0.6 metres where:
- (a) the owner of the *parcel* proposed for *development* and the owner of the *adjacent parcel* register, against both titles, private maintenance easements with a minimum combined width of 1.5 metres;
  - (b) eaves are setback a minimum of 0.45 metres from any *property line*; and
  - (c) all roof drainage from the *building* is discharged through eavestroughs and downspouts onto the *parcel* on which the *building* is located.
- (6) For a **Backyard Suite, Rowhouse Building** or **Semi-detached Dwelling** 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** or **Backyard Suites**.

#### Building Setback from Rear Property Line

- 547.12 (1) Unless otherwise referenced in subsections (2), (3) or (4) the minimum *building setback* from a *rear property line* is 7.5 metres.
- (2) On a *laneless parcel* the minimum *building setback* from a *rear property line* is 5.0 metres where all the required *motor vehicle parking stalls* are provided in a *private garage*.
  - (3) The minimum *building setback* from a *rear property line* shared with a *carriage house lot* is 1.2 meters where all the required *motor vehicle parking stalls* are provided in a *private garage*.
  - (4) On a *laned parcel* the minimum *building setback* from a *rear property line* shared with a *lane* is 0.6 metres where all the required *motor vehicle parking stalls*:
    - (a) are provided in a *private garage*; and
    - (b) have direct, individual access to the *lane*.
  - (5) For a *development* subject to subsection (4) the provisions referenced in section 338 regarding projections into the *rear setback area* do not apply.
  - (6) For a *development* subject to subsection (4) eaves may project 0.3 metres into the *rear setback area*.

#### Building Height

- 547.13 (1) Unless otherwise referenced in subsection (2), the maximum *building height* is 12.0 metres.
- (2) The maximum height of a **Backyard Suite** on a *laned parcel* is 10.0 metres.

### Outdoor Private Amenity Space

- 547.14 (1)** Unless otherwise referenced in subsection (2) or (3), for a **Duplex Dwelling, Rowhouse Building, Semi-detached Dwelling** or a **Single Detached Dwelling**, each *unit* must have direct access to **private amenity space** that:
- (a) is provided outdoors;
  - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
  - (c) is not located in the **building setback** area between the front **property line** and a line parallel to the **front property line** measured at the closest **building setback** from the **front property line**;
  - (d) has a minimum total area of 22.0 square metres; and
  - (e) has no dimension of less than 3.0 metres.
- (2)** Unless otherwise referenced in subsection (3), for a **Duplex Dwelling, Rowhouse Building** or a **Semi-detached Dwelling** located on **parcel** designated R-Gm, each *unit* must have direct access to **private amenity space** that:
- (a) is provided outdoors;
  - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
  - (c) is not located in the **building setback** area between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the front **property line**;
  - (d) has a minimum total area of 15.0 square metres; and
  - (e) has no dimension of less than 2.0 metres.
- (3)** For a **Semi-detached Dwelling** or a **Single Detached Dwelling** located on **carriage house lot**, each *unit* must have direct access to **private amenity space** that:
- (a) is provided outdoors;
  - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
  - (c) has a minimum total area of 15.0 square metres; and
  - (d) has no dimension of less than 2.0 metres.

### **Balconies**

**547.15** The rules of subsections 340(1) and 340(2) regarding **balcony size** do not apply to a **balcony** located entirely on the roof of the first or second **storey** of the **main residential building** or a **private garage** attached to the **main residential building**.

### **Driveways**

**547.16** In addition to the rules regarding driveways in section 341 the combined width of all driveways accessing a **street** must not be wider than the **parcel width** less 3.0 metres.

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