

Get Involved in Shaping Our City and Communities

Residents, landowners, developers/builders and The City all have a role in building a great city. There are key steps and stages as cities and communities are planned (policy plans) and as new homes, businesses are proposed and built on the ground (development).

LONG TERM & VISIONARY

Policy Plans



Planning where and how growth and development should happen (from a City-wide to a local level) to help guide changes as our city and communities naturally evolve.

Land Use/Zoning



Regulating how land can be used (whether it's residential, mixed-use, industrial, or commercial, every property is zoned to indicate what kind of development is allowed to be built on the property) and reviewing proposals to change how land can be used (rezoning).



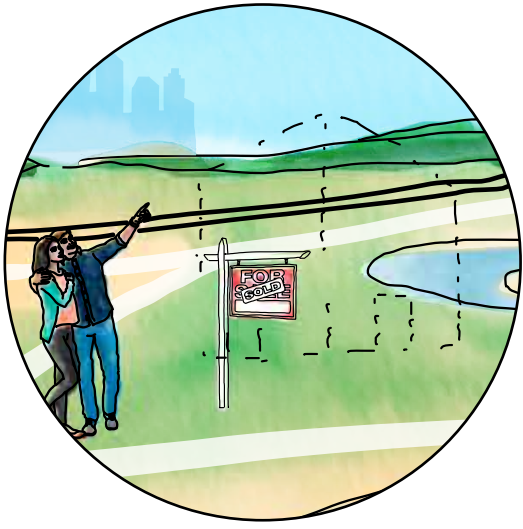


Development



Reviewing proposals to change or rebuild the existing building (for example, building a new home) or use of the building (for example, changing from retail to medical) brought forward by property owners.

SHORT TERM & MORE DETAILED

Learn more about the key steps and stages from planning through to development as well as the current opportunities to get involved.

POLICY PLANS		LAND USE / ZONING		DEVELOPMENT
CITYWIDE PLANS	LOCAL PLANS	RULES & REGULATIONS	PROPOSALS TO REZONE	PROPOSALS TO DEVELOP
<p>Municipal Development Plan [Calgary Plan] Citywide plan for how Calgary should grow and develop to ensure Calgary remains a livable and sustainable city.</p> <p>Includes goals and targets (e.g. balancing growth across new and established communities), climate policies, economic and environmental policies, focus areas for growth and change.</p> 	<p>Local Area Plans Local-level guidance and direction on future redevelopment and reinvestment within a specific area or group of communities.</p> <p>Includes a vision for the evolution of the area and provides direction for future development and community improvements. Local area plans are reviewed when proposals to rezone, develop or invest in an area are considered or brought forward.</p> 	<p>Land Use Bylaw [Zoning Bylaw] Specific rules and regulations for how land can be used and developed.</p> <p>All land in Calgary is divided into districts, or zones (there are residential, commercial, industrial and mixed-use zones). Each district has its own set of development rules.</p> 	<p>Land Use Rezoning A rezoning proposes to change the current district or zone to allow for a different set of uses than currently allowed.</p> <p>Proposals to rezone land require a Land Use Bylaw update and must align with the direction in the local area plan and/or Municipal Development Plan or include an accompanying proposal to update or amend to align.</p> <p>Aspects such as lot coverage, setbacks, study requirements (such as traffic studies), etc. are reviewed and considered at this stage.</p> 	<p>Development Permits A development permit is a proposal for a new development and process to confirm alignment with applicable rules and regulations and planning policies.</p> <p>Development permit proposals must align with rules and regulations outlined in the Land Use Bylaw and Alberta Building Code and planning policies including applicable local area plans or policies such as the Municipal Development Plan.</p> <p>Aspects such as design-related details, impacts to adjacent neighbours and parking are reviewed at this stage.</p> 

Learn more and get involved

The Calgary Plan (the Municipal Development Plan with the Calgary Transportation Plan) is currently being created through the City Building Program.

Learn more and get involved [Calgary.ca/CityBuilding](https://calgary.ca/CityBuilding)

Local area plans currently underway include: South Shaganappi Communities, Chinook Communities, West Elbow Communities, Riley Communities and the Greater Forest Lawn Communities. In time, The City aims to complete local area plans that cover all communities.

Learn more and get involved [Calgary.ca/LAP](https://calgary.ca/LAP)

The new Zoning Bylaw (currently known as the Land Use Bylaw) is currently being developed through the City Building Program.

Learn more and get involved [Calgary.ca/CityBuilding](https://calgary.ca/CityBuilding)

Learn more and review and comment on active land use rezoning proposals at [Calgary.ca/Development](https://calgary.ca/Development).

Rezoning for Housing is one of the 98 actions within the approved Housing Strategy to allow single-detached homes, semi-detached homes, suites and rowhouses on any low-density residential property. The citywide rezoning was approved with amendments on May 14, 2024.

Learn more [Calgary.ca/RezoningforHousing](https://calgary.ca/RezoningforHousing)

Learn more and review and comment on active land use rezoning proposals at [Calgary.ca/Development](https://calgary.ca/Development).