

Rezoning for Housing Proposed Bylaw 21P2024 REDLINE

PART 4: USES AND USE RULES

Division 2: Defined Uses

In this Part, only the definition for Backyard Suite has proposed changes as highlighted below in red.

153.1 "Backyard Suite"

24P2014, 15P2016

(a) means a **use** that:

- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
- (ii) that contains a **kitchen**, living, sleeping and sanitary facilities;
- (iii) is located in a detached **building** located behind the front façade of the **main residential building**;
- (iv) may be attached to an **Accessory Residential Building**;
- (v) is considered part of and secondary to a **Dwelling Unit**;
- (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** with a single **Dwelling Unit**; and~~

4P2017, 62P2018, 56P2022

(vii) in the R-CG and R-2M Districts or a multi-residential district must be located on the same parcel or bare land unit with a single Dwelling Unit; 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; and

~~(c) requires a minimum of 1.0 **motor vehicle parking stalls**; and~~

~~(d) does not require **bicycle parking stalls — class 1** or **class 2**.~~

~~Permitted use Rowhouse Building~~

This section is part of the General Rules for Low-Density Districts and is proposed to be deleted in its entirety.

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**;~~~~
- ~~66P2022~~
- ~~(g) must not be located on a **parcel** where the difference between the **average building reference points** is greater than 2.4 metres; and~~
- ~~66P2022~~
- ~~(h) must not be located on a **parcel** that is within a **heritage guideline area**.~~
- ~~66P2022~~

~~2 deleted~~

15P2016

~~3 Where not located on a **corner parcel**, the maximum **building depth** of a **Rowhouse Building** that is a **permitted use** in the R-CG District is the greater of:
4P2017, 56P2022~~

- ~~(a) 60.0 percent of the **parcel depth**; or~~

~~(b) the **contextual building depth average**.~~

~~4 deleted~~

~~4P2017, 56P2022~~

~~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**.~~

PART 5: LOW DENSITY RESIDENTIAL DISTRICTS

Changes to the Residential – Grade-Oriented Infill (R-CG) District are identified below. Only changes in red are being proposed. Any black text is the current rules and changes are not being proposed.

Division 11: Residential – Grade-Oriented Infill (R-CG) (~~R-CGex~~) District

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, Townhouses, Duplex Dwellings, Semi-detached Dwellings** and **Cottage Housing Clusters**;~~ ~~56P2022~~
accommodates a wide range of grade-oriented **development**;
- (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 Residential — Grade-Oriented Infill District :

- (a) **Accessory Residential Building**;
- (b) **Contextual Semi-detached Dwelling**;
- (b.1) Contextual Single Detached Dwelling**;
- (c) **Home Based Child Care — Class 1**;
- (d) **Home Occupation — Class 1**;
- (e) **Park**;
- (f) **Protective and Emergency Service**;
- (g) **Secondary Suite**
- (h) **Sign — Class A**; and
- (i) **Utilities**.

~~(2) A **Rowhouse Building** is a **permitted use** in the Residential — Grade-Oriented Infill District where a **Rowhouse Building** complies with all the rules in the district for that **use** and where a **Rowhouse Building** complies with the rules of section 347.3.~~

(3) The following **uses** are **permitted uses** on a **parcel** that has a **building** used or previously used as a **Community Recreation Facility** or **School Authority – School**:

- (a) **Community Recreation Facility**;

- (b) **School Authority – School**; and
- (c) **School Authority Purpose – Minor**.

Discretionary Uses

~~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) *deleted* 28P2021
- (j) **Home Occupation — Class 2**;
- (k) **Place of Worship — Small**;
- (l) **Power Generation Facility — Small**;
- (m) **Residential Care**;
- (m.1) **Rowhouse Building**;
- (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**; 56P2022
- (s.1) **Townhouse**; and 56P2022
- (t) **Utility Building**.

(3) The following **uses** are additional **discretionary uses** if they are located in **buildings** used or previously used as a **Community Recreation Facility** or **School Authority – School**:

- (a) **Child Care Service**;
- (b) **Library**;
- (c) **Museum**;
- (d) **School Authority Purpose – Major**;
- (e) **School – Private**; and
- (f) **Service Organization**.

(4) The following uses are additional discretionary uses on a parcel that has a building used or previously used as School Authority – School:

- (a) **Food Kiosk**;
- (b) **Indoor Recreation Facility**;
- (c) **Outdoor Recreation Area**;
- (d) **Park Maintenance Facility – Large**; and

(e) **Park Maintenance Facility – Small.**

(5) The following uses are additional discretionary uses on a parcel that has an existing building used as a Place of Worship – Large or Place of Worship – Medium provided any new development proposed does not result in the increase of any assembly area:

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

Permitted and Discretionary Uses for Parcels Designated R-CGex

~~527.1 (1) Parcels designated R-CGex have the same **permitted uses** referenced in section 526 with the exclusion of: 62P2018~~

~~(a) **Secondary Suite.**~~

~~(2) Parcels designated R-CGex have the same **discretionary uses** referenced in section 527 with the exclusion of: 62P2018~~

~~(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

530 *deleted* 4P2017

Parcel Width 15P2016

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

Façade Width 15P2016

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

At Grade Orientation of Units 15P2016, 56P2022

533 (1) All **units** must provide individual, separate, direct access to **grade**. 56P2022

(2) Units with an exterior wall facing a **street** must provide: 56P2022

- (a) an entrance that is visible from the **street**; and 56P2022
- (b) sidewalks that provide direct exterior access to the **unit**. 56P2022

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**, **Contextual Single Detached Dwelling**, **Cottage Housing**

Cluster, Rowhouse Building, Semi-Detached Dwelling, Single Detached Dwelling or Townhouse is:

62P2018, 56P2022

- (a) 45.0 per cent of the area of the **parcels** subject to a 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 a single **development permit** for a **development** with a **density** 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 a 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 per cent.

Building Depth and Separation

15P2016, 56P2022

535 (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.

62P2018, 56P2022

(2) On a **laned parcel**, there is no maximum **building depth** for a **main residential building** wholly contained to the rear of 40.0 per cent **parcel depth** where:

62P2018, 56P2022

- (a) there is more than one **main residential building** on the parcel; 56P2022
- (b) 50.0 per cent or more of the **units** on the **parcel** are contained in **main residential buildings** located within the first 60.0 per cent of the **parcel depth**; and 56P2022
- (c) where the minimum separation distance of the **main residential buildings** on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.5 metres.

56P2022

(3) For a **main residential building** that is located on a **corner parcel** there is no maximum **building depth** where the minimum **building setback** from the **side property line** shared with another **parcel** is 3.0 metres for any portion of the **building** located between the **rear property line** and:

62P2018, 56P2022

- (a) 50.0 per cent **parcel depth**; or
56P2022
- (b) the **building depth** of the **main residential building** on the adjoining **parcel**;
56P2022
- (c) whichever is closer to the **rear property line**.

56P2022

Building Setback Areas

15P2016

536 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 535, 537, 538, 539 and 540.

56P2022

Building Setback from Front Property Line

15P2016, 62P2018, 56P2022

537 The minimum **building setback** from a **front property line** is 3.0 metres.

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 (9), the minimum **building setback** from any **side property line** is 1.2 metres.

62P2018, 56P2022

(2) Subject to subsections (3) through (7), for a **laneless parcel**, the minimum **building setback** from any **side property line** is:

56P2022

- (a) 1.2 metres; or
56P2022
- (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**.
56P2022

(3) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.

56P2022

(4) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where:

56P2022

- (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.
56P2022

(5) The minimum **building setback** from a **side property line** may be reduced to a **zero setback** where the **main residential building** on the adjoining **parcel** has a **zero setback**.

(6) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a street is 0.6 metres. 56P2022

(7) 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: 62P2018, 56P2022

(a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and 56P2022

(b) that provides unrestricted vehicle access to the rear of the **parcel**. 56P2022

(8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres. 62P2018, 56P2022

(9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to 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**. 56P2022

Building Setback from Rear Property Line

15P2016, 62P2018

540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres. 56P2022

(2) On a **laned** or **corner parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres. 56P2022

Fences

62P2018

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**.

Building Height

15P2016, 62P2018

541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**. 56P2022

(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 or H-GO District, the maximum **building height**: 56P2022

(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 On a **corner parcel**, the maximum area of a horizontal cross section through a **building** at 9.5 metres above **average grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 8.6 metres. 56P2022

4 Where not located on a **corner parcel**, the maximum **building height** is 8.6 metres for any portion of a **main residential building** located between the **rear property line** and 60.0 per cent **parcel depth** or the **contextual building depth average**, whichever is greater. 56P2022

5 *deleted*
56P2022

Landscaping Requirements

15P2016, 56P2022

542 (1) For **developments** of three **units** or more, **landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.

62P2018, 56P2022

(2) For **developments** of two **units** or less the General Landscaping Rules of Section 346.1 apply.
56P2022

(3) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
62P2018, 56P2022

(4) All **setback areas adjacent** to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**. 56P2022

(5) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
56P2022

(6) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**. 62P2018, 56P2022

(7) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
62P2018, 56P2022

(8) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**. 56P2022

(9) Mechanical systems or equipment that are located outside of a building must be **screened**. 56P2022

(10) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

56P2022

Landscape Plan Requirements

56P2022

542.1 For **developments** of three **units** or more, a landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:

- (a) the existing and proposed site grading;
- (b) the existing vegetation and indicate whether it is to be retained or removed;
- (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
- (d) **private amenity space** or **common amenity space**;
- (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
- (f) details of the irrigation system; and
- (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
 - (i) the location of underlying slabs and abutting walls;
 - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
 - (iii) depths of the growing medium for each planting area;
 - (iv) the mature height and spread of all trees and shrubs; and
 - (v) the means of irrigating the planting areas.

Planting Requirements

56P2022

542.2 (1) Trees required by this section:

- (a) may be provided through the planting of new trees or the preservation of existing trees; and
- (b) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.

(2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square meters of **parcel area**.

(3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

(4) The requirement for the provision of 1.0 tree is met where:

- (a) a deciduous tree has a minimum **calliper** of 60 millimetres; or
- (b) a coniferous tree has a minimum height of 2.0 metres.

(5) The requirement for the provision of 2.0 trees is met where:

- (a) a deciduous tree has a minimum **calliper** of 85 millimetres; or
- (b) a coniferous tree has a minimum height of 4.0 metres.

(6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimeters is preserved.

(7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:

- (a) 1.2 metres for trees;
- (b) 0.6 metres for shrubs; and
- (c) 0.3 metres for all other planting areas.

(8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.

(9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

543 Amenity Space

15P2016, 46P2019, 56P2022

(1) For developments of three units or more, each unit and suite must have amenity space that is located outdoors and is labelled on the required landscape plan.

56P2022

(2) Amenity space may be provided as common amenity space, private amenity space or a combination of both.

56P2022

Balconies

15P2016

544 (1) Where a **balcony** is located on the roof of the first or second **storey** of a **main residential building** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum floor area that equals 50.0 per cent of the horizontal cross section of the **storey** below.

62P2018, 56P2022

(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 Stall

56P2022

~~546 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite**. 15P2016, 56P2022~~

546 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **Secondary Suites** at a rate of 0.5 **stalls** per **unit** or **Secondary Suite**.

Mobility Storage

56P2022

546.1 (1) The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 lockers per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

(2) Notwithstanding subsection (1), there is no requirement for **mobility storage lockers** for **parcels** with two or less **Dwelling Units**."

Bicycle Parking Stalls

56P2022

546.2 (1) The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage** or **mobility storage locker**.

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

Waste, Recycling and Organics

56P2022

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

PART 9: SPECIAL PURPOSE DISTRICTS

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

Single Detached Dwellings and Manufactured Homes

1091 (1) Single Detached Dwellings and Accessory Residential

Buildings on **parcels** designated as Special Purpose — Future Urban Development District must comply with all the rules, not including those referring to minimum area of a **parcel**, referenced in the:

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

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

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

Reference to Other Bylaws in Direct Control Bylaws

221 Where a *parcel* is designated with a Direct Control District:

15P2014

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

Delete Part 5; Divisions 2 through 8 in their entirety.