

Please find below an update on the implementation of Land Use Bylaw 1P2007. This information is meant to be shared with your respective member representatives via newsletters, website, etc. If you do not wish to receive updates on the new Bylaw or are not the appropriate person, please contact me at 268-1527 (or reply to this email) to remove your name from the list. Thank you.



## Land Use Bylaw Update

April 28, 2008

### New Bylaw Applications

Beginning May 5, The City will begin accepting the following Development Permit applications under Bylaw 1P2007.

- New contextual single-detached dwelling (new permit type).
- Addition to contextual single-detached dwelling (new permit type).
- Signs (permitted).
- Renovations –non residential.

Additional dates for accepting applications under Bylaw 1P2007 include Subdivision by Instrument and Development Permits for Fast Track relaxation of existing residential structures (May 19).

To view the complete listing of the application acceptance dates please visit [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw).

---

### New Complete Application Requirement Lists (CARLs)

There are no new CARLs for the month of May as all requirement lists for these upcoming applications including “contextual single detached dwelling” were introduced in the April Land Use Bylaw e-newsletter.

Please note that a clarification has been made to the existing low density residential CARLs. Eaves should be indicated on the block plan with eave depth labeled. This requirement is based on Bylaw 1P2007 rules that measure setbacks to the contextual adjacent buildings. Previously, it has been indicated on the new low density CARLs but was updated to provide greater clarity for applicants.

CARLs can be found on The City website at [calgary.ca/dba](http://calgary.ca/dba) then following the path of *Permits/Development Permit/Development Permit Application Requirements*.

---

## How do the Downtown and Beltline areas fit into Land Use Bylaw 1P2007?

When Bylaw 1P2007 was created, it did not include land use districts for the Downtown and Beltline because new policy plans were already in development stages for these areas. (Beltline Area Redevelopment Plan and Centre City Plan) That process will result in the creation of new land use districts that will be added to Bylaw 1P2007 when they are complete. Until then the rules governing the Downtown and Beltline areas in Bylaw 2P80 were incorporated as Part 10 in Bylaw 1P2007. Map 1, on page 2 of the new Bylaw identifies the areas governed by Parts 1-9 and those by Part 10.

New districts for Beltline are scheduled to go to Council on May 12, 2008. Upon approval the Beltline rules, only, will be incorporated as Part 11 into Bylaw 1P2007 thus reducing the area governed by Part 10 to just the Downtown area by amending Map 1. The Beltline area will have a proposed effective date of January 1, 2009.

The review process of the Downtown area is ongoing. As additional districts are incorporated into Bylaw 1P2007, Map 1 will be adjusted accordingly. All current Part 10 districts and Map 1 will be deleted once everything is added to Part 11.

### Can I use my old 2P80 Bylaw after June 1, 2008?

**No.** Effective June 1, Land Use Bylaw 1P2007 is the legal legislation that governs development in Calgary. Regardless of the city area that you are developing in, the most up-to-date information is contained within Parts 1-10 in Land Use Bylaw 1P2007. With the exception of Bylaw 2P80's use in relation to the Direct Control Districts retained during the transition to Bylaw 1P2007, 2P80 will be repealed and cease to be relevant after June 1.

---

## VISTA and ePlans will experience online outages from May 30 to June 2.

Please mark your calendars. Due to system maintenance related to the implementation of the new Bylaw, VISTA and ePlans will be unavailable from **6:00 p.m. Friday, May 30 to 6:00 a.m. Monday June 2**. You will be unable to submit applications for Subdivision (ePlans), trade permits, request building inspections or view your applications during this period. Thank you for your patience as we transition to the new Bylaw.

---

## Building permit exemption reminder.

Any building permits (not requiring a development permit) applied for **before** June 1 will be reviewed under Land Use Bylaw 2P80 and applicable building codes.

Any building permits applied for **after** June 1 may require a development permit under the new rules of Land Use Bylaw 1P2007.

For future projects, the following are some types of development that will require a development permit after June 1 including:

- Single and semi detached dwellings in the developed area. (REMINDER: The established area has been expanded into other built out communities and is now referred to as the developed area. Please refer to Map 2 in Bylaw 1P2007.)
- Additions to single and semi detached dwellings in the developed area.
- Interior alterations within a commercial/industrial building where the use is changing

Where a development permit has been approved, applications for building permits can be made prior to expiry regardless of which Bylaw the development permit was approved by.

## **Development permits on Commercial/Industrial Interior Alterations**

Effective June 1, there is no longer an exemption in a commercial/industrial building where there is a change of use. The following development examples will require a development permit in advance of a building permit application:

- Any change of use within the development.
- Expansion of an existing use that no longer meet the use restrictions within the use definitions of Bylaw 1P2007, resulting in a change of use.
- Construction within an existing use that results in intensification of that use (for example, a larger public area within a restaurant).
- The construction of a mezzanine.
- Any new building or addition to an existing building.

All complete building permit applications received until May 31 will be accepted and reviewed under the development permit exemption of Land Use Bylaw 2P80. Applications planned for submission after June 1, should be evaluated to determine whether a development permit will be required prior to the building permit application.

---

## **Single Construction Permits**

Single construction permits will continue to be accepted under Land Use Bylaw 2P80 until May 30. To avoid getting caught in a change in legislation please work diligently to clear any applications for building permits that are currently on hold.