Development and Building Permit Application Requirement List

New Contextual Detached Dwelling - Tandem
(Single or Semi-detached)
In the Developed Area

The following development permit and building permit application requirement list outlines all the information necessary to evaluate and provide a timely decision on your application. Only applications that are complete will be accepted. Applications and materials submitted must be clear, legible and precise. All plans must be clear of any previous approval stamps and/or notations.

Plans submitted must be to a professional drafting standard and include the following:

- **contain a title block with information such as:**
  - address and legal description (plan; block; lot)
  - uses, project name

- **be sorted into sets:**
  - sets should be folded to a size no larger than 8-½” x 14” (21.5 x 35.5 cm)
  - each set must be stapled or taped together
  - sets may be accordion-pleated, provided they can be hole punched in the top left-hand corner

- **paper size:**
  - all plans submitted must be on the same sized paper
  - drawings are clear and legible
  - drawings must be contained on each page (one plan should not span two pages)

**NOTE:** Building and development permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta’s FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

The Development Authority may require additional material considered necessary to properly evaluate the proposed development (as stated in Part 2 Section 26(3) of Land Use Bylaw 1P2007).

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**Processing Times and Deemed Refusals**

Applicants are advised of their option under the Municipal Government Act to treat their application as being refused if the Development Authority fails to make a decision within 40 days of the application being accepted by the Development Authority, or at the expiry of an extended review timeframe specified by a time extension agreement between the Development Authority and Applicant. **Time extension agreements** must be initiated by the Applicant.

To exercise the “deemed refusal” option, an appeal to the Subdivision and Development Appeal Board must be filed within 14 days of the latest specified date for the review, or the right to an appeal is lost until such time as a decision is rendered on the application by the Development Authority.
Required Items for the Development Permit Application

1. A copy of the current Certificate(s) of Title

2. Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)

3. A Letter of Authorization* from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.

*You can use this sample letter of authorization template or you can provide your own letter but it must contain all information indicated on the sample letter

4. Colour Photographs (minimum of four different views, label and identify each photograph) showing:
   - site from front and rear
   - one adjoining parcel on either side of the subject site
   - unique features and aspects of significance to development of the parcel
   - details of curbs, driveways, sidewalks, garbage enclosures and overhead poles

5. Development permit fee (Fee Schedule)

6. Residential Grades fee, where applicable

7. Completed Site Contamination Statement

8. Completed Public Tree Disclosure Statement

   if public trees are identified, one additional site plan is required

9. Completed New Driveway Information Form, when an existing driveway is being widened or when a parcel is laned and a new driveway is accessing a street

10. Completed Abandoned Well Declaration

11. Completed Single & Semi-detached Dwelling Exclusion from Permitted Evaluation Form (attached)

12. One (1) copy of a site plan, including:

   (1:100 metric scale recommended)

   - municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
   - north arrow, pointing to top or left of page
   - all elements of plan labelled as existing or proposed

   Include a legend showing:

   - parcel area in square metres labelled
   - calculate areas of all buildings (include all covered structures)
   - calculate parcel coverage (total area of footprint, divided by parcel area)

   Plot and dimension property lines and building setbacks:

   - dimension front, side and rear building setbacks from property lines
   - draw, label and dimension required setback areas

   On corner parcels, outline and dimension corner visibility triangle

   Geodetic datum points:

   - label existing and proposed geodetic datum points
   - at the corners of the parcel
- at primary corners of the building
- main floor and roof peak of building

**Easements, Utility Rights-of-Way, Utilities on and abutting the parcel (deep, shallow and overhead):**
- dimension (width, length, and location)
- label type of easement and registration number
- water, storm and sanitary sewer
- gas, electrical, cable and telephone
- utility poles
- guy wires/pole anchors
- hydrants, utility fixtures or boxes

**If an abandoned gas or oil well is identified on the site**, indicate the necessary setback area for each well

**Plot Rights-of-Way setback lines required in Section 53, Table 1:**
- dimension depth of Rights-of-Way
- dimension distance from Rights-of-Way to building

**Floodway, Flood Fringe and Overland Flow:**
*(if site is located in the Floodway, use the [New Single Detached, Semi-detached and Duplex Dwelling in the Developed Area requirement list]*)
- indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
- dimension distance to buildings and structures
- plot designated flood level
- indicate method to prevent structural damage by floodwaters, if required in Section 60 & 61
- plot location of mechanical and electrical equipment, electrical master switch, and sewer back up valve, if required in Section 60 & 61

**Adjacent to parcel:**
- City streets; label street names
- sidewalks, City and public paths (Regional Pathway System)
- curb cuts, medians and breaks in medians
- pedestrian crosswalks, bus zones and bus shelters
- light standards, utility poles

**Dimension to property line:**
- back of sidewalk and curb
- lip of gutter

**Outline and dimension buildings:**
- label projections (bay windows, eaves, decks, window wells, 2nd floor cantilevers)
- detached buildings and structures (sheds, garages)
- mechanical equipment (air conditioners)
- location of all openings (windows, doors, overhead doors)

**Driveways & parking areas:**
- label surface material
- label curb cuts to be removed and rehabilitated
- dimension length from back of curb or sidewalk
- dimension width of driveway at throat and flare (adjacent to street)
- dimension distance to adjoining driveways

**Retaining walls (must be less than one metre):**
- label height (provide height of fences on top of wall)
- cross reference to elevation (for each wall)
- provide geodetic datum points at top and bottom of wall
provide geodetic datum points of grade on each side of the wall (NOTE: Height of the wall is measured as the vertical difference between the ground levels on each side of the wall)

**If trees are existing on public lands adjacent to the site:**

- specify species of each tree (e.g. Green Ash, Colorado Blue Spruce, American Elm). Note that identification of deciduous or coniferous is not sufficient. If you require assistance in identifying the species of a tree, call 3-1-1 to obtain additional information.
- diameter of each tree, measured at a height of 1.4 meters above the ground
- estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc)
- location of the centre point of the trunk of each tree
- outline of the “drip line” of each tree (i.e. the outline of the outer reach of the branches of the tree)

13. One (1) copy of block plans, including:
   (minimum 1:100 or imperial scale, minimum 3/16”=1’)

   A block plan provides a visual representation of the adjacent buildings in order to establish the context of a proposed development. The block plan and site plan may be combined if the site plan doesn’t become cluttered.

   - municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
   - north arrow, pointing to top or left of page
   - all elements of plan labelled as existing or proposed

   **Adjacent parcels:**
   - City streets, label street names and addresses
   - indicate one parcel on either side of the subject parcel that are located on the same block face
   - if there are no buildings located on the parcels adjoining the subject parcel, plot all parcels, to the closest two parcels containing buildings, on the block face (including the parcels containing the buildings)

   **Plot and dimension all property lines and buildings:**
   - outline and dimension front, side and rear setbacks for all buildings on subject and adjacent parcels
   - outline eave and include eave depth
   - Indicate porches and cantilevers
   - plot location of exterior openings of subject house
   - label geodetic datum of roof peak of adjacent buildings if the Contextual Single Detached Dwelling is greater than 8.6m in building height

14. One (1) copy of floor plans, including:
   (minimum 1:100 or imperial scale, minimum 1/8”=1’)

   - municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
   - all elements of plan labelled as existing or proposed

   **Outline and dimension walls:**
   - interior and exterior walls (dimension to centre line of common walls)
   - plot location of interior and exterior openings (windows, doors, overhead doors)
   - plot location of roof line
   - label the purpose of spaces (i.e. kitchen, living room, bathroom)

15. One (1) copy of elevation drawings, including:
   (minimum 1:100 or imperial scale, minimum 1/8”=1’)

   - municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
   - all elements of plan labelled as existing or proposed

   **Include elevations for:**
   - dwellings and accessory residential buildings (i.e. detached garages)
privacy screens and retaining walls
<table>
<thead>
<tr>
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<th>Include on elevations:</th>
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<tbody>
<tr>
<td></td>
<td>decks, balconies and decorative elements</td>
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<td></td>
<td>dimension all doors, windows and overhead doors</td>
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<td></td>
<td>label roof slope</td>
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<tr>
<td></td>
<td>exterior materials (brick, stucco, vinyl siding, metal siding)</td>
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<tr>
<td></td>
<td>Grade:</td>
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<td></td>
<td>plot existing and proposed grade extending to property lines</td>
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<tr>
<td></td>
<td>plot property lines (extending vertically)</td>
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<td></td>
<td>plot all geodetic datum points required on site plan</td>
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<td></td>
<td>Building height (indicate on all elevations):</td>
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<td></td>
<td>plot line for main floor</td>
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<td></td>
<td>dimension height (vertically) of building from existing and proposed grade</td>
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<tr>
<td></td>
<td>dimension height of structures (fences, retaining walls) from existing and proposed grade</td>
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</tbody>
</table>

16. **Building Code Information** (to be screened by a Safety Codes Officer at the time of application):

- provide calculations for spatial separation (on each side elevation drawing)
- label point of egress for floors above the second floor (on elevation drawings)

**Supporting Information:**

17. **Off-site Levy Bylaw**

Review the Off-site Levy Bylaw at [calgary.ca/offsitelevy](http://calgary.ca/offsitelevy) to determine if additional charges are applicable to the application.

If parcel is located within the area governed by the Airport Vicinity Protection Act (AVPA) clearly label the NEF layer to which the parcel is located. AVPA calculations will be required at time of Building Permit application. If you are uncertain as to the location within the AVPA phone 403-268-5311.

**NOTE:**

If the application does not meet all of the rules for a Contextual Detached Dwelling (Single or Semi), you will be given the opportunity to either amend the application or apply for a Discretionary Semi-detached Dwelling.

A Discretionary development permit application requires additional information, plans and fees. See the [New Single Detached, Semi-detached and Duplex Dwelling](http://calgary.ca) requirement list.
The following Building Permit requirement list can be used for either a Contextual Single Detached Dwelling or a Contextual Semi-detached Dwelling.

Where a parcel has been subdivided, an application can be made for the development permit, grade slip and building permit(s) simultaneously. Application for partial building permit(s) may be made at this time. The partial building permit(s) will be issued only once the development permit has been released and the grade slip has been issued.

The goal of this process is to issue the development permit and the partial building permit in a two to three week timeframe. Please ensure your application meets all the rules of Contextual Detached Dwelling. Incomplete applications or applications that do not meet the rules will delay issuance of your permit.

If the building permit is not applied for in conjunction with the development permit, application may be made separately once the development permit has been approved.

NOTE: Building and development permit applications must be submitted without personal information on any plans. Omitting this information will protect builders and tenants by reducing the risk of any personal information being wrongfully displayed, while also following the Province of Alberta’s FOIP Act. Failure to follow this requirement may result in an incomplete application. If you consider the information to be personal, do not put it on the plans.

If you wish to apply for your building permit(s) at the same time as your development permit, provide the following required items:

<table>
<thead>
<tr>
<th>completed by applicant</th>
<th>office use only</th>
<th>Required Items for the Building Permit Application (if applicable)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td><strong>Prerequisites, where applicable:</strong></td>
</tr>
<tr>
<td>○</td>
<td>○</td>
<td>1. A maximum of one building is allowed on each titled parcel. If this application is for a Contextual Single Detached Dwelling, ensure all subdivisions have been registered prior to applying for the Building Permit.</td>
</tr>
</tbody>
</table>
| ○                      | ○              | 2. Application for Demolition Permit, where applicable  
( partial permit will not be released until the demolition permit is issued) |
| ○                      | ○              | 3. Two approved building addresses (one for each unit), if the application is for a Semi-detached Dwelling; contact Addressing at 403-268-8127 or email a copy of your site plan to addressing@calgary.ca. A separate Building Permit is required for each unit. |
| ○                      | ○              | 4. All associated fees (Fee Schedule) |
|                        |                | **Permit Documents:**                                         |
| ○                      | ○              | 5. Completed Construction Permit Application Form (one for each unit) |
| ○                      | ○              | 6. Completed BP Fee Calculation – New Homes (one for each unit) |
| ○                      | ○              | 7. Completed Form ‘C’ Exterior Wall Claddings (Part 9 Buildings) (one for each unit) |
| ○                      | ○              | 8. Three (3) copies of the building grade slip (three for each unit) |
| ○                      | ○              | 10. If the application is for a show home (Temporary Residential Sales Centre), include a letter indicating duration of show home (one for each unit). |
### Architectural Documents:

11. Two (2) copies of a dimensioned site plan (two copies per unit; identify which unit is being applied for on each set of plans), including:
   *(preferred scale is Metric 1:200 or Engineer 1" = 20' 0")*

   - north arrow
   - municipal address
   - property lines
   - site area & coverage
   - front, side and rear yard dimensions
   - adjacent City streets, lanes and adjacent lots
   - right-of-way setbacks, easements and utility rights-of-way, if any
   - foundation outline of the dwelling, cantilevers, decks, and other projections
   - dimension the distance from the property lines to the foundation, cantilevers, decks, porches, and other projections
   - outline of accessory buildings
   *(NOTE: A separate building permit is required for Accessory Buildings – Accessory Building Requirement List)*
   - retaining walls, including height from grade
   - location of window wells and air conditioning equipment
   - the parking area, including dimensioned depth and width if no garage
   - surface treatment of parking area
   - include show home (Temporary Residential Sales Centre) components, when applicable

12. Two (2) copies of dimensioned building plans (two copies per unit; identify which unit is being applied for on each set of plans), including:
   *(preferred scale is Imperial 1/4" = 1'-0", minimum 3/16" = 1'-0", or Metric 1:50)*

   - foundation plans (preserved wood foundation or pile and grade beam to be signed and sealed by Professional Engineer)
   - floor plans
   - building elevations
   - structural cross sections
   - electrical lighting layout with fixtures and switch controls
   - wall and column footings – size and thickness
   - fireplace type and specifications (ULC approved)
   - size of doors and windows (indicate whether they are vented or sealed units)
   - wall, floor and roof construction details
   - furnace location and location of combustion air and fresh intakes

13. Two (2) copies of construction details (two copies per unit; may be included with Building Plans), including:

   - flashing details (above windows, doors, decks, battens, and service penetrations)
   - window installation details (staged details of the window installation)
   - wire and stucco support details (lath installation and spacing of supports)

### Structural Documents:

14. Two (2) copies of Manufacturer’s Floor Joist Layouts (two copies per unit) including:

   - beam loading calculations and details
   - beam sizes, grades and species

15. Two (2) copies of Manufacturer’s Roof Layouts (two copies per unit)

16. Two (2) copies of Beam Runs (beam loading calculations), (two copies per unit) if applicable
17. Two (2) copies of the **manufacturers floor joist Installation Guide**, (two copies per unit) if applicable

**Engineering Documents:**

18. Two (2) copies of a completed **Form 'A' Manufactured Stone and Brick used in Exterior Wall Cladding Systems**, if applicable. (Two copies per unit; form requires an engineer’s stamp)

19. Two (2) copies of the **Lateral Support design**, if applicable. (Two copies per unit; designed by a Professional Engineer or to AHITC 2009 guidelines)

20. Two (2) copies of the **Tall Wall design**, if applicable. (Two copies per unit; designed by a Professional Engineer or to AHITC 2009 guidelines)

21. Two (2) copies of the **Retaining Wall design**, if applicable. (Two copies per unit; designed by a Professional Engineer)

**Supporting Documents:**

22. A copy of a **Request for Variance**, if applicable

23. A copy of **Variance details**, if applicable

24. A copy of a **Zero Lot Line Easement Agreement**, if applicable

**NOTE:** This application does not relieve the owner or the owner’s authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

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**Applicant’s Signature**

Date

(Confirming that all required information has been provided and is correct)

**Screened by**

Planning Services Technician

Date

Senior Planning Technician

Date

Safety Codes Officer

Date

**Phone:** 403-268-5311  
**Web:** [calgary.ca](http://calgary.ca)

**In Person:**  
3rd floor, Calgary Municipal Building  
800 Macleod Trail SE, Calgary, Alberta  
8:00 a.m. to 4:30 p.m. Monday – Friday

**Mail:**  
The City of Calgary  
Planning & Development (#8108)  
800 Macleod Trail SE, Calgary, Alberta T2P 2M5