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PST_____

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).

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.

completed by applicant	office use only	Required Items for the Development Permit Application
<input type="radio"/>	<input type="radio"/>	1. A copy of the current Certificate(s) of Title
<input type="radio"/>	<input type="radio"/>	2. Current copies of any Restrictive Covenants, Utility Rights-of-Way, Easements, or City Caveats registered on the Title(s)
<input type="radio"/>	<input type="radio"/>	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
<input type="radio"/>	<input type="radio"/>	4. Colour Photographs (minimum of four different views, label and identify each photograph) showing:
<input type="checkbox"/>	<input type="checkbox"/>	site from front and rear
<input type="checkbox"/>	<input type="checkbox"/>	one adjoining parcel on either side of the subject site
<input type="checkbox"/>	<input type="checkbox"/>	unique features and aspects of significance to development of the parcel
<input type="checkbox"/>	<input type="checkbox"/>	details of curbs, driveways, sidewalks, garbage enclosures and overhead poles
<input type="radio"/>	<input type="radio"/>	5. Development permit fee (Fee Schedule)
<input type="radio"/>	<input type="radio"/>	6. Residential Grades fee, where applicable
<input type="radio"/>	<input type="radio"/>	7. Completed Site Contamination Statement
<input type="radio"/>	<input type="radio"/>	8. Completed Public Tree Disclosure Statement
<input type="checkbox"/>	<input type="checkbox"/>	<i>if public trees are identified, one additional site plan is required</i>
<input type="radio"/>	<input type="radio"/>	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
<input type="radio"/>	<input type="radio"/>	10. Completed Abandoned Well Declaration
<input type="radio"/>	<input type="radio"/>	11. Completed Single & Semi-detached Dwelling Exclusion from Permitted Evaluation Form (attached)
<input type="radio"/>	<input type="radio"/>	12. One (1) copy of a site plan, including: <i>(1:100 metric scale recommended)</i>
<input type="checkbox"/>	<input type="checkbox"/>	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
<input type="checkbox"/>	<input type="checkbox"/>	north arrow, pointing to top or left of page
<input type="checkbox"/>	<input type="checkbox"/>	all elements of plan labelled as existing or proposed
<input type="checkbox"/>	<input type="checkbox"/>	Include a legend showing:
<input type="checkbox"/>	<input type="checkbox"/>	parcel area in square metres labelled
<input type="checkbox"/>	<input type="checkbox"/>	calculate areas of all buildings (include all covered structures)
<input type="checkbox"/>	<input type="checkbox"/>	calculate parcel coverage (total area of footprint, divided by parcel area)
<input type="checkbox"/>	<input type="checkbox"/>	Plot and dimension property lines and building setbacks:
<input type="checkbox"/>	<input type="checkbox"/>	dimension front, side and rear building setbacks from property lines
<input type="checkbox"/>	<input type="checkbox"/>	draw, label and dimension required setback areas
<input type="checkbox"/>	<input type="checkbox"/>	On corner parcels, outline and dimension corner visibility triangle
<input type="checkbox"/>	<input type="checkbox"/>	Geodetic datum points:
<input type="checkbox"/>	<input type="checkbox"/>	label existing and proposed geodetic datum points
<input type="checkbox"/>	<input type="checkbox"/>	at the corners of the parcel

<input type="checkbox"/>	<input type="checkbox"/>	at primary corners of the building
<input type="checkbox"/>	<input type="checkbox"/>	main floor and roof peak of building
<input type="checkbox"/>	<input type="checkbox"/>	Easements, Utility Rights-of-Way, Utilities on and abutting the parcel (deep, shallow and overhead):
<input type="checkbox"/>	<input type="checkbox"/>	dimension (width, length, and location)
<input type="checkbox"/>	<input type="checkbox"/>	label type of easement and registration number
<input type="checkbox"/>	<input type="checkbox"/>	water, storm and sanitary sewer
<input type="checkbox"/>	<input type="checkbox"/>	gas, electrical, cable and telephone
<input type="checkbox"/>	<input type="checkbox"/>	utility poles
<input type="checkbox"/>	<input type="checkbox"/>	guy wires/pole anchors
<input type="checkbox"/>	<input type="checkbox"/>	hydrants, utility fixtures or boxes
<input type="checkbox"/>	<input type="checkbox"/>	If an abandoned gas or oil well is identified on the site, indicate the necessary setback area for each well
<input type="checkbox"/>	<input type="checkbox"/>	Plot Rights-of-Way setback lines required in Section 53, Table 1:
<input type="checkbox"/>	<input type="checkbox"/>	dimension depth of Rights-of-Way
<input type="checkbox"/>	<input type="checkbox"/>	dimension distance from Rights-of-Way to building
<input type="checkbox"/>	<input type="checkbox"/>	Floodway, Flood Fringe and Overland Flow: <i>(if site is located in the Floodway, use the New Single Detached, Semi-detached and Duplex Dwelling in the Developed Area requirement list)</i>
<input type="checkbox"/>	<input type="checkbox"/>	indicated on the Floodway/Flood Fringe maps [Section 3 (c) & (d)]
<input type="checkbox"/>	<input type="checkbox"/>	dimension distance to buildings and structures
<input type="checkbox"/>	<input type="checkbox"/>	plot designated flood level
<input type="checkbox"/>	<input type="checkbox"/>	indicate method to prevent structural damage by floodwaters, if required in Section 60 & 61
<input type="checkbox"/>	<input type="checkbox"/>	plot location of mechanical and electrical equipment, electrical master switch, and sewer back up valve, if required in Section 60 & 61
<input type="checkbox"/>	<input type="checkbox"/>	Adjacent to parcel:
<input type="checkbox"/>	<input type="checkbox"/>	City streets; label street names
<input type="checkbox"/>	<input type="checkbox"/>	sidewalks, City and public paths (Regional Pathway System)
<input type="checkbox"/>	<input type="checkbox"/>	curb cuts, medians and breaks in medians
<input type="checkbox"/>	<input type="checkbox"/>	pedestrian crosswalks, bus zones and bus shelters
<input type="checkbox"/>	<input type="checkbox"/>	light standards, utility poles
<input type="checkbox"/>	<input type="checkbox"/>	Dimension to property line:
<input type="checkbox"/>	<input type="checkbox"/>	back of sidewalk and curb
<input type="checkbox"/>	<input type="checkbox"/>	lip of gutter
<input type="checkbox"/>	<input type="checkbox"/>	Outline and dimension buildings:
<input type="checkbox"/>	<input type="checkbox"/>	label projections (bay windows, eaves, decks, window wells, 2 nd floor cantilevers)
<input type="checkbox"/>	<input type="checkbox"/>	detached buildings and structures (sheds, garages)
<input type="checkbox"/>	<input type="checkbox"/>	mechanical equipment (air conditioners)
<input type="checkbox"/>	<input type="checkbox"/>	location of all openings (windows, doors, overhead doors)
<input type="checkbox"/>	<input type="checkbox"/>	Driveways & parking areas:
<input type="checkbox"/>	<input type="checkbox"/>	label surface material
<input type="checkbox"/>	<input type="checkbox"/>	label curb cuts to be removed and rehabilitated
<input type="checkbox"/>	<input type="checkbox"/>	dimension length from back of curb or sidewalk
<input type="checkbox"/>	<input type="checkbox"/>	dimension width of driveway at throat and flare (adjacent to street)
<input type="checkbox"/>	<input type="checkbox"/>	dimension distance to adjoining driveways
<input type="checkbox"/>	<input type="checkbox"/>	Retaining walls (must be less than one metre):
<input type="checkbox"/>	<input type="checkbox"/>	label height (provide height of fences on top of wall)
<input type="checkbox"/>	<input type="checkbox"/>	cross reference to elevation (for each wall)
<input type="checkbox"/>	<input type="checkbox"/>	provide geodetic datum points at top and bottom of wall

<input type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input type="checkbox"/>	If trees are existing on public lands adjacent to the site:
<input type="checkbox"/>	<input type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	diameter of each tree, measured at a height of 1.4 meters above the ground
<input type="checkbox"/>	<input type="checkbox"/>	estimated mature height of each tree (e.g. less than 3 metres, 3-6 metres, 6-9 metres, etc)
<input type="checkbox"/>	<input type="checkbox"/>	location of the centre point of the trunk of each tree
<input type="checkbox"/>	<input type="checkbox"/>	outline of the “drip line” of each tree (i.e. the outline of the outer reach of the branches of the tree)
<input type="radio"/>	<input type="radio"/>	13. One (1) copy of block plans, including: <i>(minimum 1:100 or imperial scale, minimum 3/16”=1’)</i>
		<i>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.</i>
<input type="checkbox"/>	<input type="checkbox"/>	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
<input type="checkbox"/>	<input type="checkbox"/>	north arrow, pointing to top or left of page
<input type="checkbox"/>	<input type="checkbox"/>	all elements of plan labelled as existing or proposed
<input type="checkbox"/>	<input type="checkbox"/>	Adjacent parcels:
<input type="checkbox"/>	<input type="checkbox"/>	City streets, label street names and addresses
<input type="checkbox"/>	<input type="checkbox"/>	indicate one parcel on either side of the subject parcel that are located on the same block face
<input type="checkbox"/>	<input type="checkbox"/>	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)
<input type="checkbox"/>	<input type="checkbox"/>	Plot and dimension all property lines and buildings:
<input type="checkbox"/>	<input type="checkbox"/>	outline and dimension front, side and rear setbacks for all buildings on subject and adjacent parcels
<input type="checkbox"/>	<input type="checkbox"/>	outline eave and include eave depth
<input type="checkbox"/>	<input type="checkbox"/>	Indicate porches and cantilevers
<input type="checkbox"/>	<input type="checkbox"/>	plot location of exterior openings of subject house
<input type="checkbox"/>	<input type="checkbox"/>	label geodetic datum of roof peak of adjacent buildings if the Contextual Single Detached Dwelling is greater than 8.6m in building height
<input type="radio"/>	<input type="radio"/>	14. One (1) copy of floor plans, including: <i>(minimum 1:100 or imperial scale, minimum 1/8”=1’)</i>
<input type="checkbox"/>	<input type="checkbox"/>	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
<input type="checkbox"/>	<input type="checkbox"/>	all elements of plan labelled as existing or proposed
<input type="checkbox"/>	<input type="checkbox"/>	Outline and dimension walls:
<input type="checkbox"/>	<input type="checkbox"/>	interior and exterior walls (dimension to centre line of common walls)
<input type="checkbox"/>	<input type="checkbox"/>	plot location of interior and exterior openings (windows, doors, overhead doors)
<input type="checkbox"/>	<input type="checkbox"/>	plot location of roof line
<input type="checkbox"/>	<input type="checkbox"/>	label the purpose of spaces (i.e. kitchen, living room, bathroom)
<input type="radio"/>	<input type="radio"/>	15. One (1) copy of elevation drawings, including: <i>(minimum 1:100 or imperial scale, minimum 1/8”=1’)</i>
<input type="checkbox"/>	<input type="checkbox"/>	municipal address (i.e. street address) and legal address (i.e. plan/block/lot)
<input type="checkbox"/>	<input type="checkbox"/>	all elements of plan labelled as existing or proposed
<input type="checkbox"/>	<input type="checkbox"/>	Include elevations for:
<input type="checkbox"/>	<input type="checkbox"/>	dwellings and accessory residential buildings (i.e. detached garages)



privacy screens and retaining walls

<input type="checkbox"/>	<input type="checkbox"/>	Include on elevations:
<input type="checkbox"/>	<input type="checkbox"/>	decks, balconies and decorative elements
<input type="checkbox"/>	<input type="checkbox"/>	dimension all doors, windows and overhead doors
<input type="checkbox"/>	<input type="checkbox"/>	label roof slope
<input type="checkbox"/>	<input type="checkbox"/>	exterior materials (brick, stucco, vinyl siding, metal siding)
<input type="checkbox"/>	<input type="checkbox"/>	Grade:
<input type="checkbox"/>	<input type="checkbox"/>	plot existing and proposed grade extending to property lines
<input type="checkbox"/>	<input type="checkbox"/>	plot property lines (extending vertically)
<input type="checkbox"/>	<input type="checkbox"/>	plot all geodetic datum points required on site plan
<input type="checkbox"/>	<input type="checkbox"/>	Building height (indicate on all elevations):
<input type="checkbox"/>	<input type="checkbox"/>	plot line for main floor
<input type="checkbox"/>	<input type="checkbox"/>	dimension height (vertically) of building from existing and proposed grade
<input type="checkbox"/>	<input type="checkbox"/>	dimension height of structures (fences, retaining walls) from existing and proposed grade
<input type="radio"/>	<input type="radio"/>	16. Building Code Information (to be screened by a Safety Codes Officer at the time of application):
<input type="checkbox"/>	<input type="checkbox"/>	provide calculations for spatial separation (on each side elevation drawing)
<input type="checkbox"/>	<input type="checkbox"/>	label point of egress for floors above the second floor (on elevation drawings)
		Supporting Information:
<input type="radio"/>	<input type="radio"/>	17. Off-site Levy Bylaw Review the Off-site Levy Bylaw at calgary.ca/offsitelevy to determine if additional charges are applicable to the application.
Initial by applicant	-----	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](#) 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:

completed by applicant	office use only	Required Items for the Building Permit Application (if applicable)
		<p>Prerequisites, where applicable:</p> <ul style="list-style-type: none"> <input type="radio"/> <input type="radio"/> 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. <input type="radio"/> <input type="radio"/> 2. Application for Demolition Permit, where applicable (<i>partial permit will not be released until the demolition permit is issued</i>) <input type="radio"/> <input type="radio"/> 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. <input type="radio"/> <input type="radio"/> 4. All associated fees (Fee Schedule) <p>Permit Documents:</p> <ul style="list-style-type: none"> <input type="radio"/> <input type="radio"/> 5. Completed Construction Permit Application Form (one for each unit) <input type="radio"/> <input type="radio"/> 6. Completed BP Fee Calculation – New Homes (one for each unit) <input type="radio"/> <input type="radio"/> 7. Completed Form ‘C’ Exterior Wall Claddings (Part 9 Buildings) (one for each unit) <input type="radio"/> <input type="radio"/> 8. Three (3) copies of the building grade slip (three for each unit) <input type="radio"/> <input type="radio"/> 9. Proof of registration from the Government of Alberta’s New Home Buyer Protection Program. <input type="radio"/> <input type="radio"/> 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 a **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.

Applicant's Signature	Date
<hr style="border: 0; border-top: 1px solid black;"/>	
<small>(confirming that all required information has been provided and is correct)</small>	
Screened by	Date
<hr style="border: 0; border-top: 1px solid black;"/>	
Planning Services Technician	
	Date
<hr style="border: 0; border-top: 1px solid black;"/>	
Senior Planning Technician	
	Date
<hr style="border: 0; border-top: 1px solid black;"/>	
Safety Codes Officer	

Phone: 403-268-5311 Web: 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
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