



Clearance Requirements for Building Permits

The following issues need to be addressed to the satisfaction of the **Public Infrastructure (PI) Coordinator** prior to the release of lots, from Calgary Approvals Coordination to Calgary Building Services, for Building Permits (BPs).

Item	Issue	Explanation
1.	<p>Enter into a development agreement.</p> <p>An Interim Indemnification Agreement (IIA) has been executed by providing;</p> <ul style="list-style-type: none"> - Performance security received by PI - Certificate of insurance received, - Preliminary construction drawings submitted, - Tentative Plan of subdivision submitted and file number received (SB2010-xxxx) <p>A Master Development Agreement (MDA) has been signed.</p>	<p>The result of executing an IIA and providing the items identified is the issuance of a Development Agreement (DA) number (2010-xx)</p>
2.	<p>Adequate fire protection in place for the subject parcels.</p> <ul style="list-style-type: none"> - Adequate water service for fire flows – provide a copy of the fire hydrant coverage letter to the Calgary Fire Department (CFD) - Adequate access/egress of fire apparatus. 	<p>Adequate water service is defined to be operational water mains and hydrants in close proximity. (45 lots maximum on a single permanent main, 75 lots on a single temporary main)</p> <p>Alternatively, adequate water service could be provided by the use of a storage tank. This option is only considered to the satisfaction of WR.</p> <p>Adequate access is defined to be when surface construction permission is granted on access/egress route to the subject parcels and road construction is underway.</p> <p>(For Tier 3 Developers only) At the discretion of the Coordinator of Public Infrastructure and for the release of show homes permits only, adequate access/egress is defined as an all-weather road accepted by the CFD to access the lots designated as show homes.</p>

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3.	Building Grade Plan approved	The Building Grade Plan (BGP) for the subject parcels has been approved. The BGP is the basis for the approval of the grade slip required by Calgary Building Services for the final issuance of the Building Permit (BP).
4.	Cost Sharing Arrangements made	<p>Full cost sharing arrangements made with third party developers to satisfy endeavours or repayments to the City. This requires a letter from the third party developer stating that cost sharing arrangements have been made to their satisfaction. Public Infrastructure is not concerned with what the arrangements are, just that they are satisfied in full.</p> <p>For show home BP release only, cost sharing does not have to be completed for 10 or less show homes.</p>
5.	Onsite and downstream utility infrastructure is operational	<p>Subject parcels anticipated to have sanitary sewer, storm sewer, and water services operational, including all onsite and downstream infrastructure that is required in order to provide service to the area. To be considered operational, the infrastructure does not need to be complete with CCC's in place, but only in a state where it operates as designed, either in an interim or permanent condition to the satisfaction of the Coordinator of Public Infrastructure.</p> <p>(For Tier 3 Developers only) At the discretion of the Coordinator of Public Infrastructure and for the release of show homes permits only, providing there is adequate fire protection in place, all downstream sanitary sewer, storm sewer or water services may not be required to be complete.</p>
6.	Land use sign in place	<p>Land use sign approved to the satisfaction of Community Planning Business Unit and in place for the subject parcels.</p> <p>For show home BP release only, the land use sign is not required to be installed.</p>
7.	Legal plan submitted and pending endorsement	The tentative plan is approved and the application for legal plan of survey is received to create the parcels for the BPs requested for release.

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8.	Addressing plan approved	Subject parcels have an approved addressing plan which means their municipal address has been approved to the satisfaction of the Customer Advisory Services (CAS) Division of Calgary Building Services.
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