

This is a **contextual** application

What's the difference?

The information below came from the Land Use Bylaw, please visit

for more information.



VS.



Contextual Single Detached Dwelling

These types of homes are classified as a **permitted use** and can only exist in developed areas. A permitted use means the building meets specific **Use Rules** and building design requirements that follow all the Land Use Bylaw rules. Because no relaxations can be requested and the property meets all the criteria, The City and the public **CANNOT** provide comments.

Who can comment on the application:

- ☒ The City
- ☒ The public

Single Detached Dwelling

These types of homes are classified as a **discretionary use** in developed areas. Relaxations on Land Use Bylaw Rules can be requested by applicants. A discretionary use means The City and the public **CAN** comment on the use of the building and how the design may impact or align with policies and the community context, i.e. setbacks, height, size, etc.

Who can comment on the application:

- ☒ The City
- ☒ The public

Tip: Anytime you see the word 'contextual,' it will be a permitted use = no comments, no relaxations.

Contextual Single Detached dwelling applications follow a strict set of rules, are restricted in size and placement based on the neighbouring properties and cannot propose any relaxations of the Land Use Bylaw. As part of the application process, The City completes a review on all applications to determine if all the contextual rules are being met.

What if the application does not meet the rules?

If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

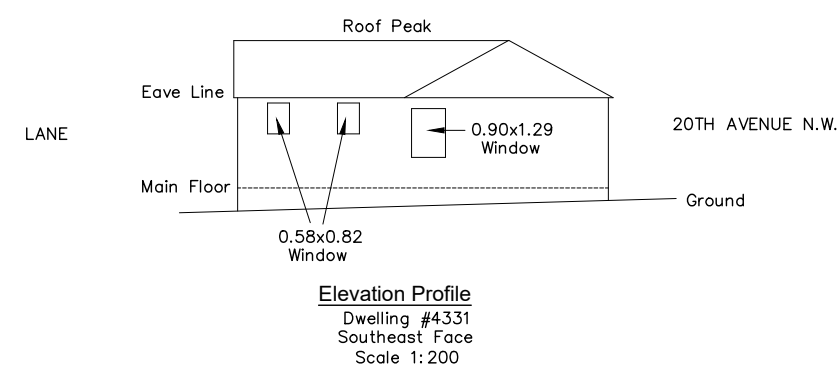
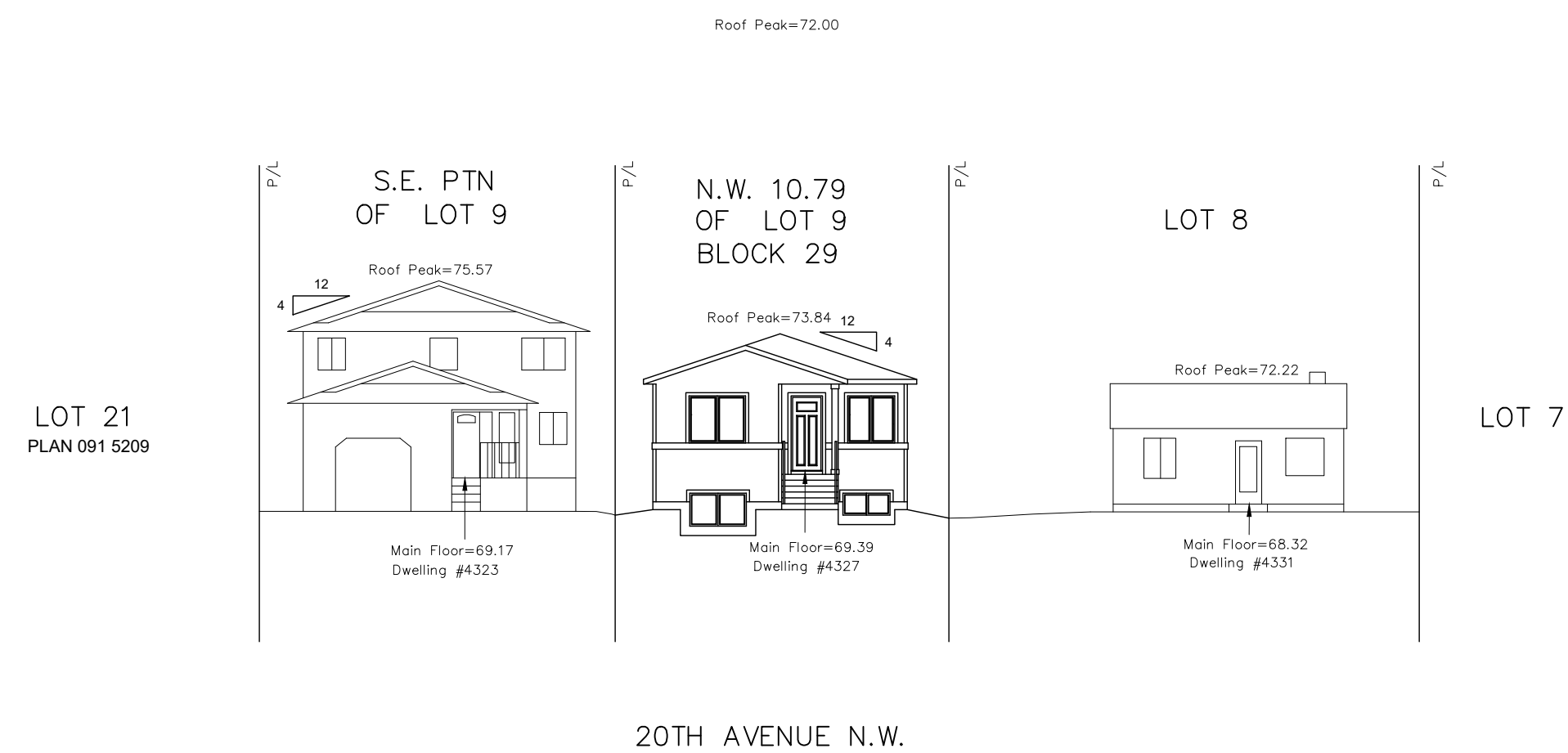
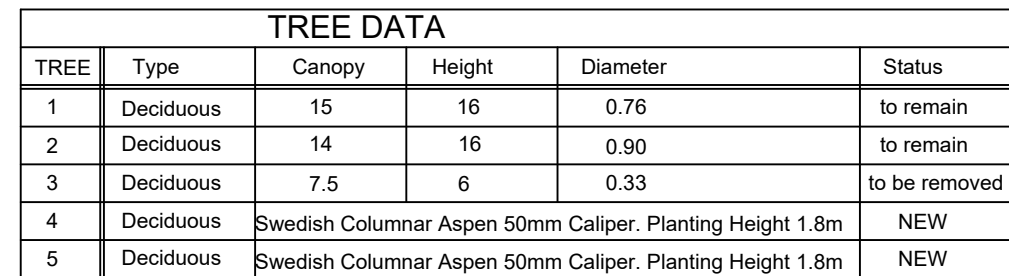
The City has reviewed this application and determined that it meets the contextual rules.

These plans and renderings are presented on the Development Map for information only without the ability to provide commentary.

Learn more at:
Calgary.ca/development



NEW STREETSCAPE



40TH AVENUE N.W.

L.O.C. = 5.47
B.O.C. = 5.09
B.O.W. = 4.02

FRONT SIDEWALKS TO BE HAND DUG ONLY TO PROTECT TREE ROOTS

LOT 8

N.W. 10.79 OF LOT 9 BLOCK 29

DWELLING
ROOF PEAK = 73.84
TOP OF JOISTS = 69.39
T.O.J. - U.S.J. = 0.38
UNDERSIDE OF JOISTS = 69.01
U.O.J. - U.O.S. = 2.86
UNDERSIDE OF SLAB = 66.16
A.T.F. = 66.16

DECK

TREE TO BE REMOVED

GARAGE
AREA = 76.645 m²
0.30m EAVES

GRAVEL APRON
AREA = 49.26 m²

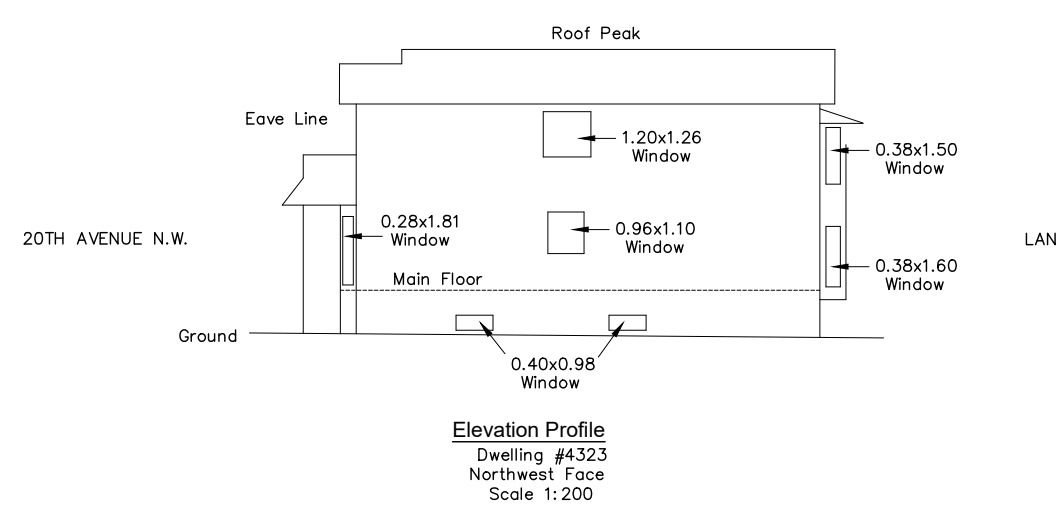
6.10 (GRAVEL) LANE

CONSTRUCTION ACCESS TO BE FROM LANE ONLY

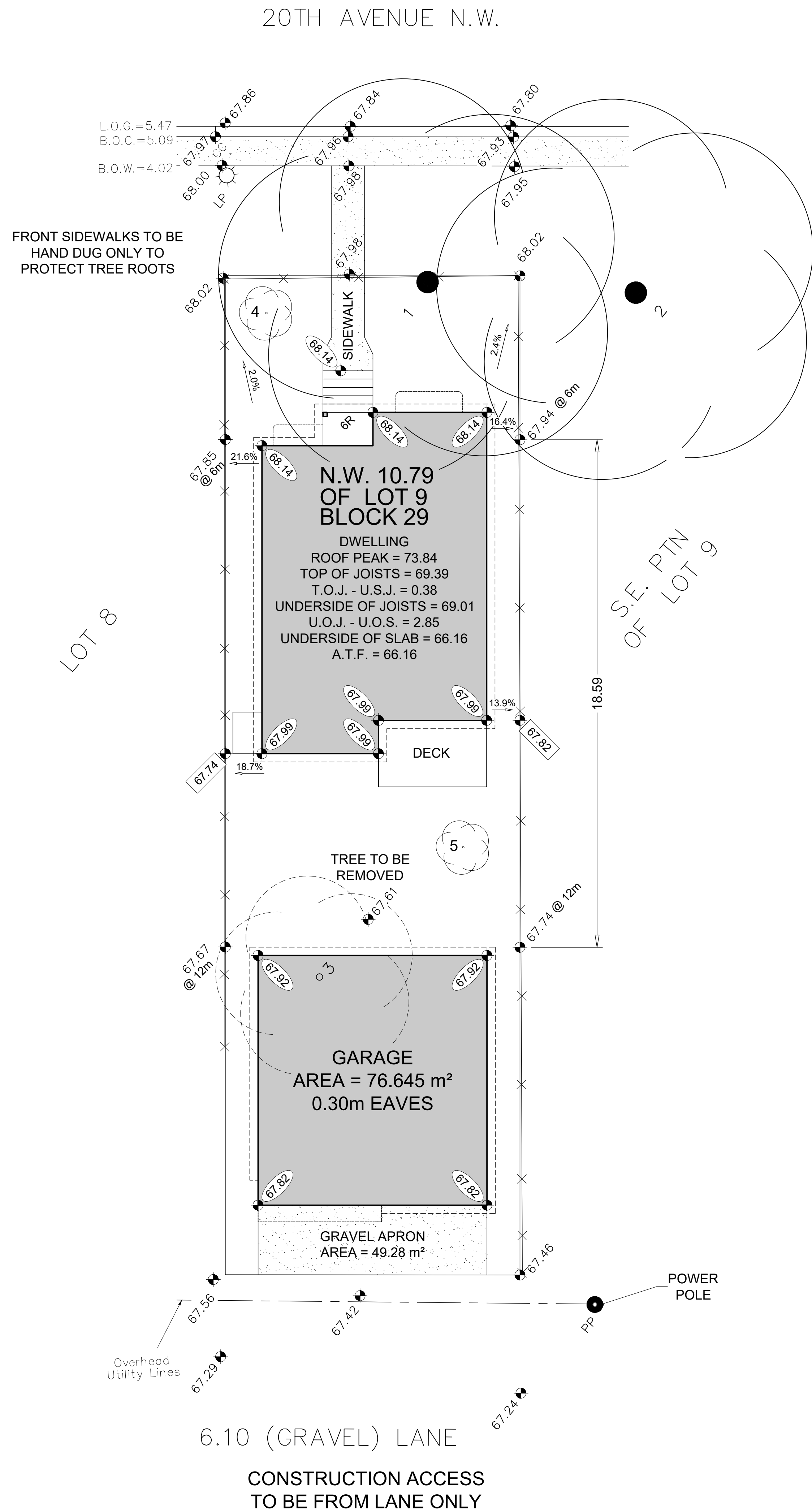
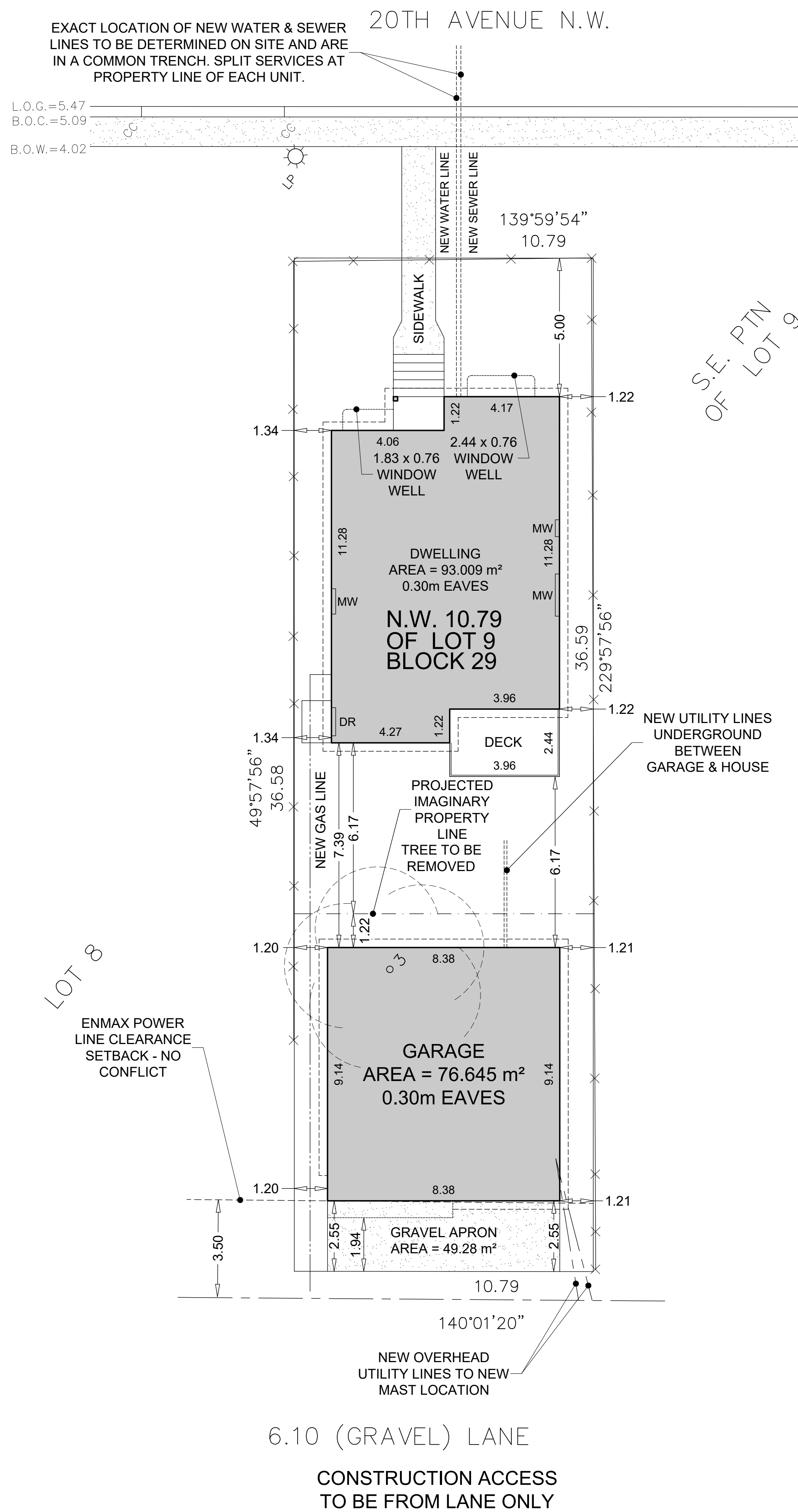
S.E. PTN OF LOT 9

POWER POLE

Overhead Utility Lines



dhc		DESIGN HOUSE OF CALGARY LTD																									
RESIDENTIAL DESIGN AND DRAFTING SERVICES																											
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SQUARE FOOTAGE		JOB																									
MAIN FLOOR 1002		26-002																									
TOTAL 1002		PERMIT NUMBER																									
BASEMENT 181		DP2026-*****																									
SECONDARY SUITE 571		SHEET																									
GARAGE 720		1 OF 3																									
BACKYARD SUITE 846																											
DATE																											
MARCH 9, 2026																											



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RESIDENTIAL DESIGN AND DRAFTING SERVICES

DRAWING

SITE PLAN

SURVEYOR

**Jones Geomatics Ltd.**
Alberta Land Surveyor

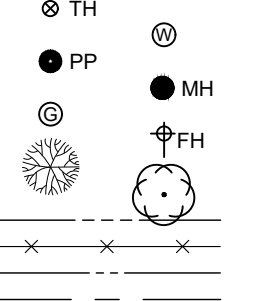
#20, 1323-44th Ave. N.E., Calgary, Alberta T2E 6L5
Ph. (403) 230-0778 Fax (403) 230-0714
E-mail: jonesgeo@telus.net Job No. F08172-25

SURVEYOR LEGEND

A.S.C.M.
B.O.C.
B.O.W.
CB
CC
Ck.M.
CL
H
L.O.G.
LP
m
M
Mkd.
PA
PL
PL
Rad.
Rge.
RW
SEC
SP
Twp.

DENOTES ALBERTA SURVEY CONTROL MARKER.
DENOTES BACK OF CURB.
DENOTES BACK OF WALK.
DENOTES CATCH BASIN.
DENOTES CURB CUT.
DENOTES CHECK MEASURED.
DENOTES CENTRE LINE.
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DENOTES LIP OF GUTTER.
DENOTES LAMP POLE.
DENOTES METRES.
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DENOTES MARKED.
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DENOTES PLACED.
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DENOTES RADIAL.
DENOTES RANGE.
DENOTES RIGHT-OF-WAY.
DENOTES SECTION.
DENOTES SIGN POST.
DENOTES TOWNSHIP.

TEST HOLE SHOWN THUS:
WATER VALVE SHOWN THUS:
POWER POLE SHOWN THUS:
MANHOLE SHOWN THUS:
GAS VALVE SHOWN THUS:
FIRE HYDRANT SHOWN THUS:
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FENCE IS SHOWN THUS:
GASLINE IS SHOWN THUS:
OVERHEAD UTILITIES SHOWN THUS:

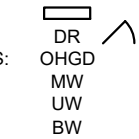


DATE: JANUARY 14, 2025
DATE OF SURVEY: JANUARY 12, 2025
SURVEYOR'S INITIALS: TSJ/GYK

NOTES:
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THEREOF UNLESS OTHERWISE SHOWN.
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TITLE SEARCH DATED 29/12/25

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NO REGISTERED INSTRUMENTS

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DOORS SHOWN THUS:
OVERHEAD GARAGE DOOR SHOWN THUS:
MAIN FLOOR WINDOWS SHOWN THUS:
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BASEMENT WINDOWS SHOWN THUS:



GEODETIC ELEVATIONS ARE SHOWN THUS:
EXISTING ELEVATIONS: + 45.88 = 1045.88 METERS
PROPOSED ELEVATIONS: 45.88 = 1045.88 METERS
INTERPOLATED ELEVATIONS: 45.88 = 1045.88 METERS

ALL UNDERGROUND UTILITIES ARE TO BE LOCATED IN THE FIELD BY THE CLIENT PRIOR TO CONSTRUCTION

0 1 2 3 4 5 10m
SCALE - 1 : 100 FOR SCALE PRINT ON 24x36 PAPER

CLIENT

MAXIMUS GENERAL
CONTRACTING LTD.

MUNICIPAL ADDRESS
4327 - 20TH AVENUE N.W.

LEGAL DESCRIPTION
N.W. 10.79 OF LOT 9, BLOCK 29, PLAN 7994 GF

COMMUNITY
MONTGOMERY

LAND USE DESIGNATION
R-CG
RESIDENTIAL - GRADE ORIENTED INFILL

LOT COVERAGE CALCULATION

LOT AREA	394.736 m ²
MAXIMUM 45% COVERAGE	177.631 m ²
PROPOSED HOUSE	93.089 m ²
PROPOSED GARAGE/ SUITE	76.645 m ²
TOTAL COVERAGE	43.000 %

LOT AREA PROVIDED BY THE REGISTERED ALBERTA LAND SURVEYOR. HOUSE AND GARAGE AREA INCLUDES ALL DECK AND PORCH AREAS COVERED BY A ROOF.

SQUARE FOOTAGE

MAIN FLOOR	1002
TOTAL	1002
BASEMENT	181
SECONDARY SUITE	571
GARAGE	720
BACKYARD SUITE	846

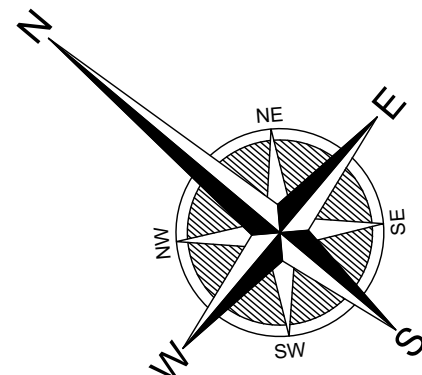
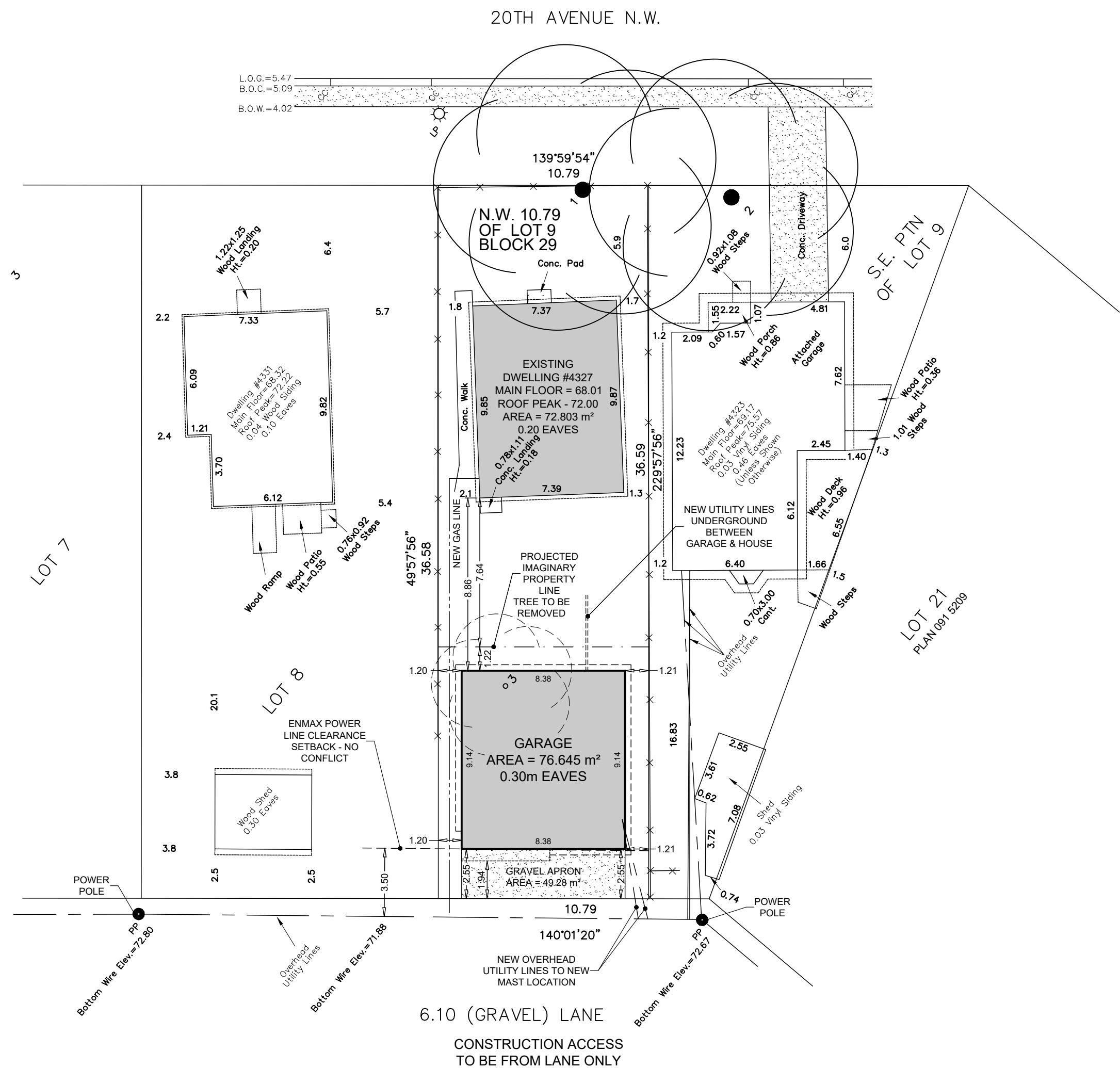
DATE
MARCH 9, 2026

JOB
26-002

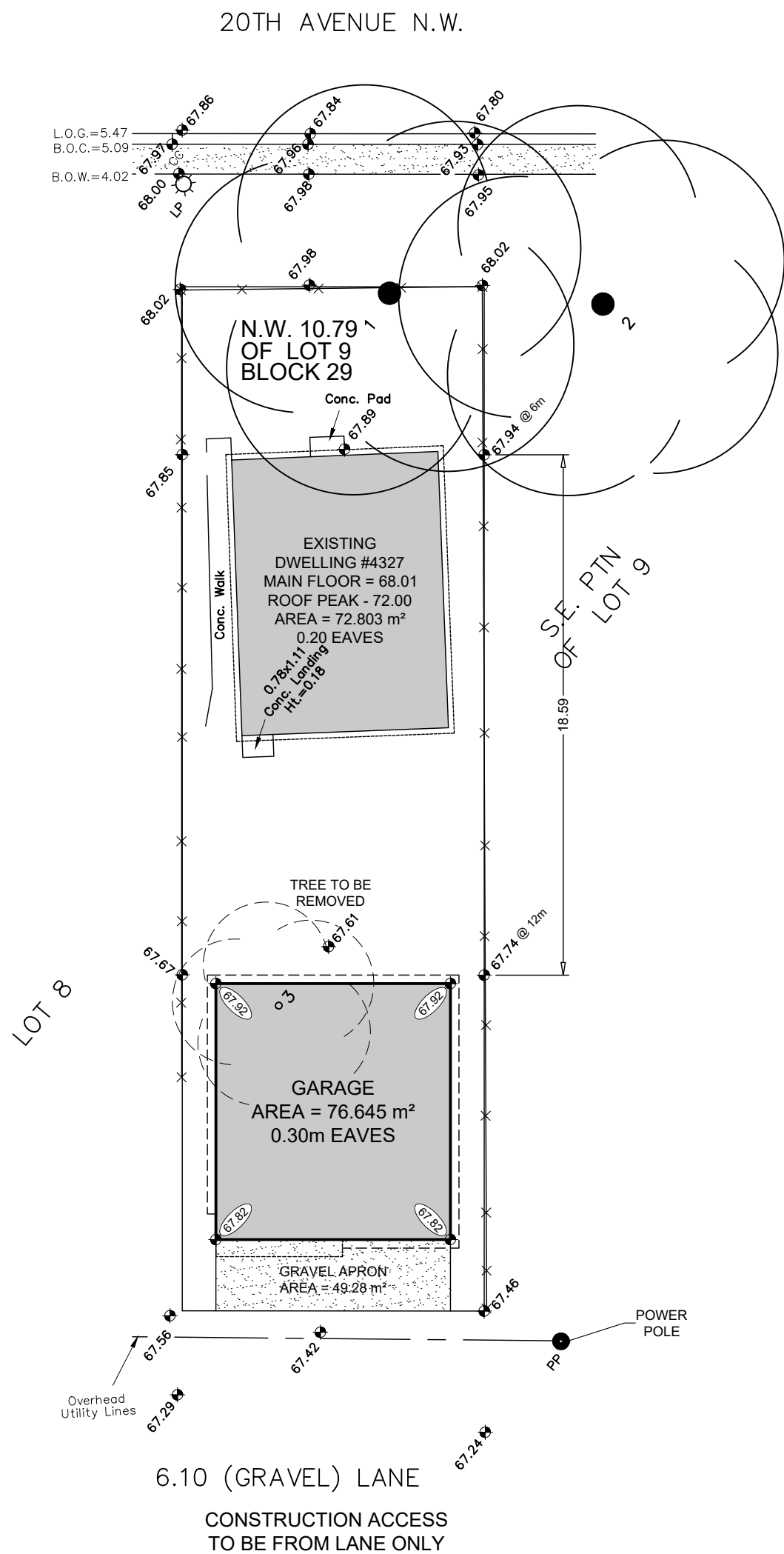
PERMIT NUMBER
DP2026-*****

SHEET
2 OF 3

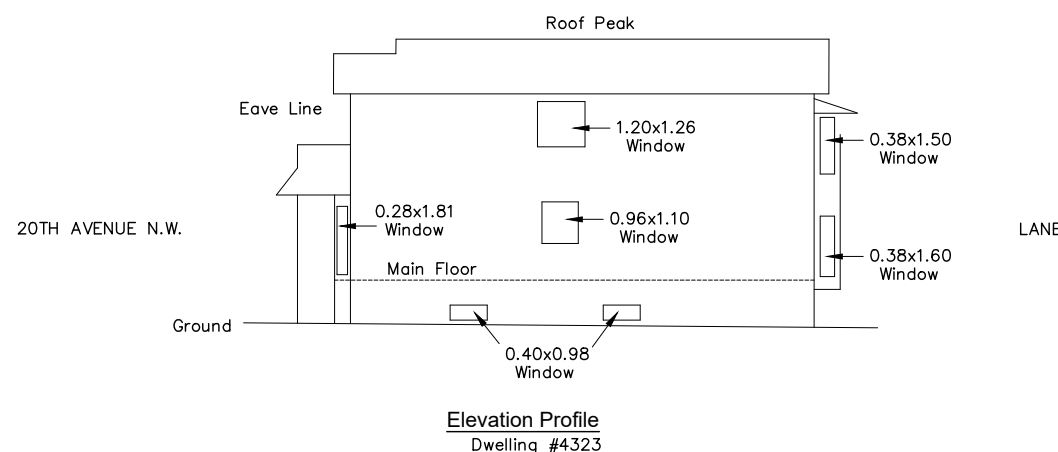
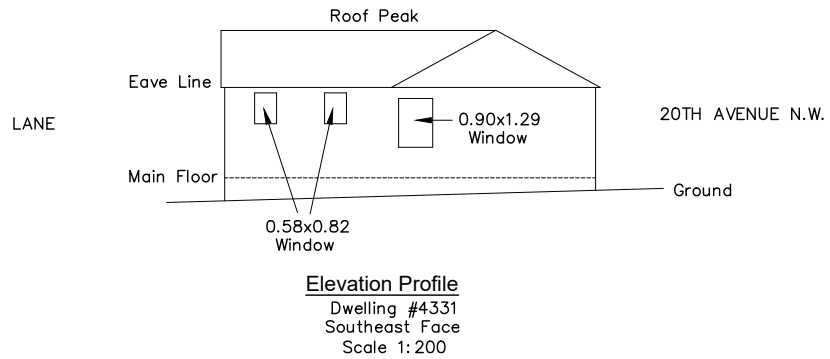
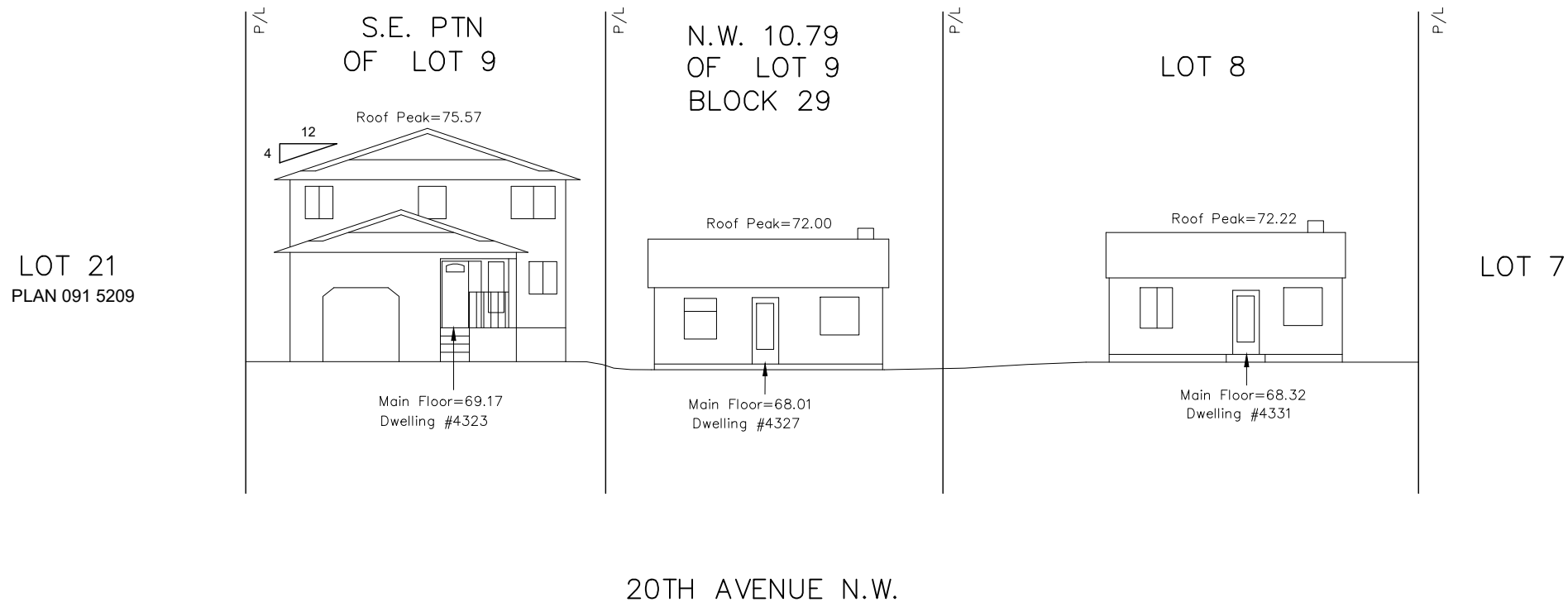
EXISTING BLOCK PLAN



TREE DATA					
TREE	Type	Canopy	Height	Diameter	Status
1	Deciduous	15	16	0.76	to remain
2	Deciduous	14	16	0.90	to remain
3	Deciduous	7.5	6	0.33	to be removed



EXISTING STREETSCAPE



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DRAWING
DEVELOPMENT PERMIT
EXISTING PLAN

SURVEYOR



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TH

WATER VALVE SHOWN THUS:



PP

POWER POLE SHOWN THUS:



MH

MANHOLE SHOWN THUS:



PP

GAS VALVE SHOWN THUS:



PP

FIRE HYDRANT SHOWN THUS:



PP

CONIFEROUS TREE SHOWN THUS:



PP

DECIDUOUS TREE SHOWN THUS:



PP

BURIED ELECTRICAL LINE SHOWN THUS:



PP

FENCE IS SHOWN THUS:



PP

GASLINE IS SHOWN THUS:



PP

OVERHEAD UTILITIES SHOWN THUS:



PP

WINDOWS SHOWN THUS:



DR

DOORS SHOWN THUS:



DR

OVERHEAD GARAGE DOOR SHOWN THUS:



OHGD

MAIN FLOOR WINDOWS SHOWN THUS:



MW

UPPER FLOOR WINDOWS SHOWN THUS:



UW

BASEMENT WINDOWS SHOWN THUS:



BW

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45.88

= 1045.88 METERS

PROPOSED ELEVATIONS:



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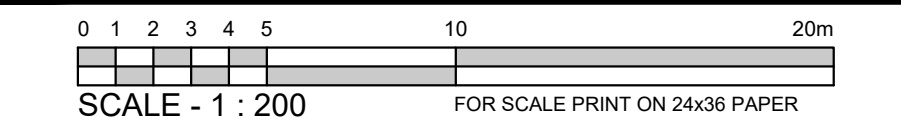
INTERPOLATED ELEVATIONS:



45.88

= 1045.88 METERS

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COMMUNITY

MONTGOMERY

LAND USE DESIGNATION

R-CG
RESIDENTIAL - GRADE ORIENTED INFILL

LOT COVERAGE CALCULATION

LOT AREA	394.736 m²
MAXIMUM 45% COVERAGE	177.631 m²
EXISTING HOUSE	72.803 m²
PROPOSED GARAGE/ SUITE	76.645 m²
TOTAL COVERAGE	37.869 %

LOT AREA PROVIDED BY THE REGISTERED ALBERTA LAND SURVEYOR. HOUSE AND GARAGE AREA INCLUDES ALL DECK AND PORCH AREAS COVERED BY A ROOF.

SQUARE FOOTAGE

MAIN FLOOR	1002
TOTAL	1002
BASEMENT	181
SECONDARY SUITE	571
GARAGE	720
BACKYARD SUITE	846

DATE
MARCH 9, 2026

JOB

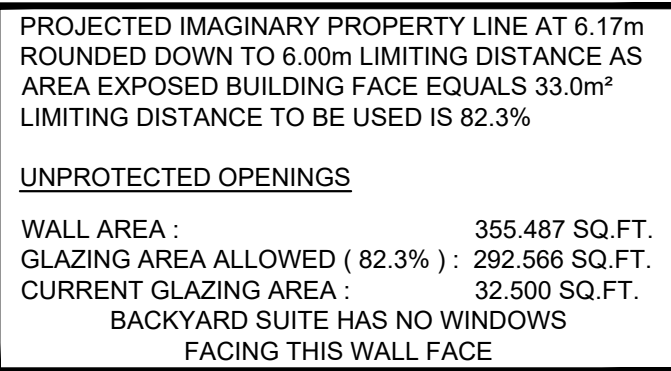
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PERMIT NUMBER
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SHEET
3 OF 3



REAR ELEVATION - SOUTH WEST



RIGHT ELEVATION - NORTH WEST

UNPROTECTED OPENINGS
OPEN TO BELOW AREA

TOTAL GLAZING ALLOWED :	34.100 SQ.FT.
GLAZING AREA ALLOWED (50%) :	17.050 SQ.FT.
CURRENT GLAZING AREA :	5.750 SQ.FT.



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JOB
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 FOR SCALE PRINT ON 24x36 PAPER
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1 OF **2**