

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?

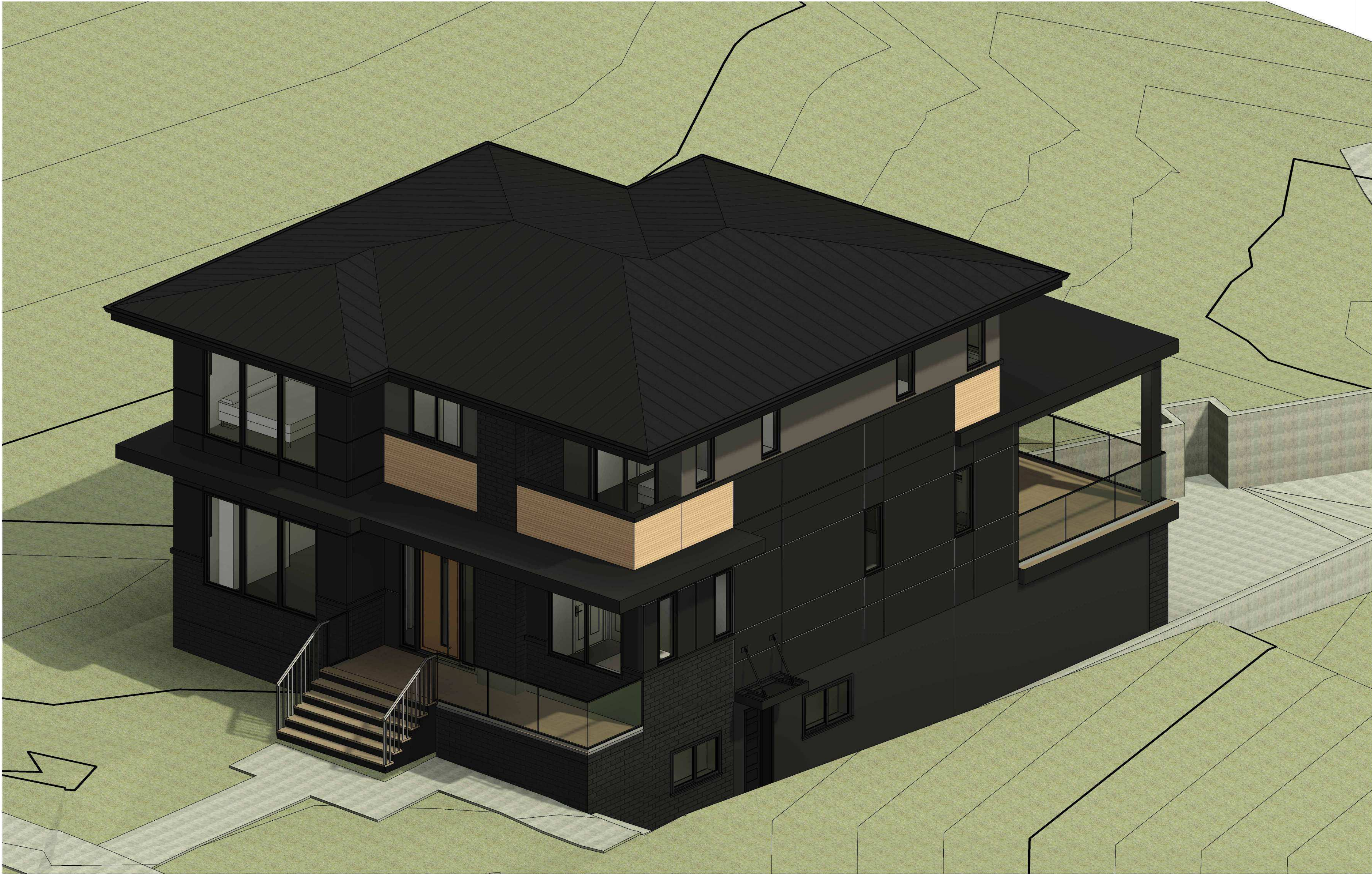
If the application does not meet the contextual rules, The City informs the applicant that they can change their application to meet the rules or the application will become a discretionary use **Single Detached** dwelling which would allow The City and the public to comment.

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





PROPOSED 2 STOREY DWELLING
412 46 AVE S.W.
CALGARY, AB
ISSUED FOR DEVELOPMENT PERMIT
2026-03-11



T: +1.403.681.2365
T: +1.403.970.7417
INFO@PRIMEDESIGNSYYC.COM
WWW.PRIMEDESIGNSYYC.COM
720 28 ST. N.E. UNIT #128 CALGARY, AB
CONSULTANT

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TRUE NORTH

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PROPOSED 2 STOREY
DWELLING

PROJECT NO. 0001

REVISIONS

No.	Description	YY-MM-DD

Cover page

SCALE:

A0.0

DATE: 2024-09-09

DRAWN BY: Author



PROPOSED 2 STOREY DWELLING
412 46 AVE S.W.
CALGARY, AB

PROJECT NO.

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3d Views

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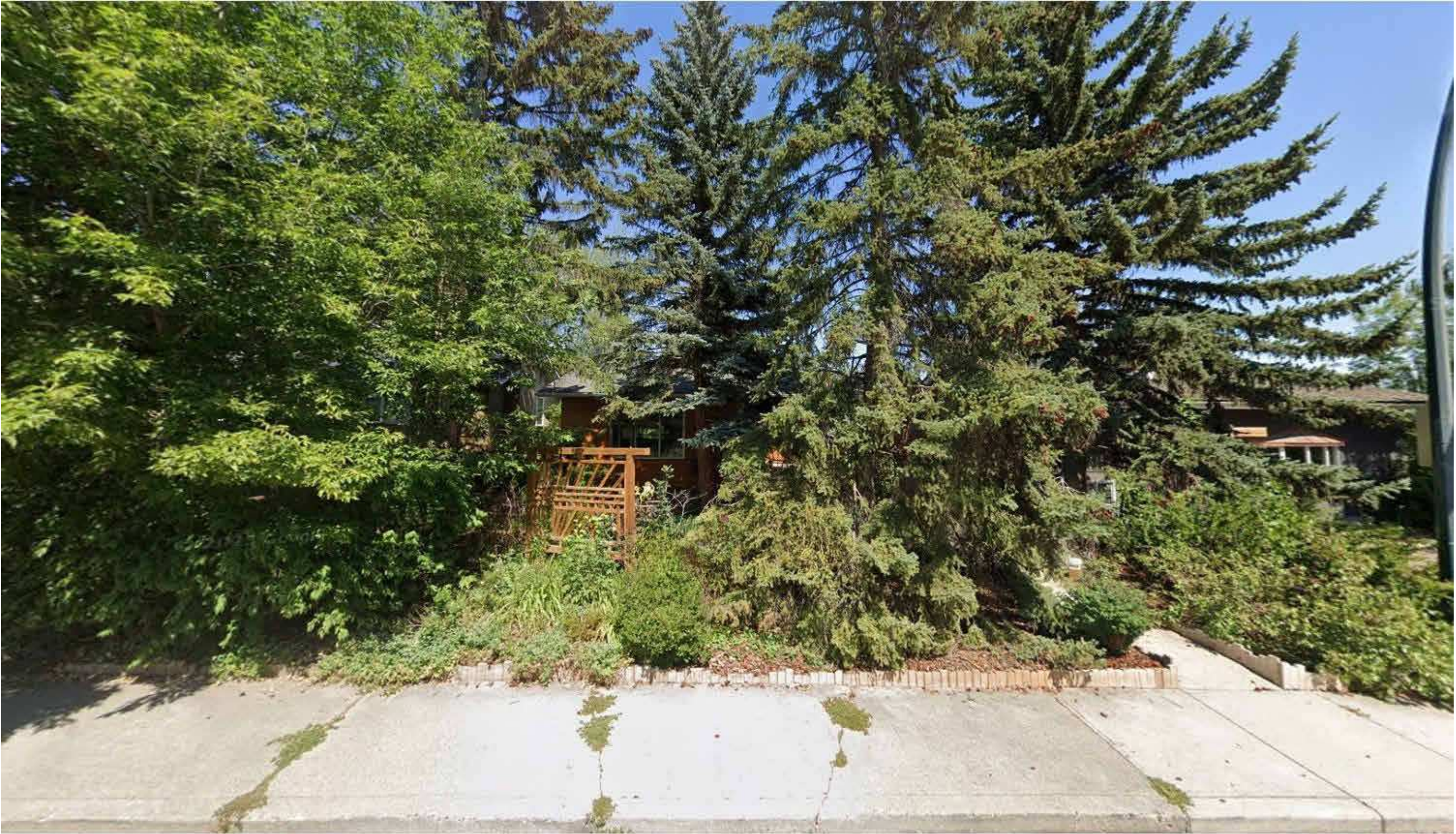
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DATE: 2026-03-11 3:36:15 PM

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1 EAST VIEW FROM 46 AVE SW



2 SOUTH VIEW FROM 412 46 AVE SW



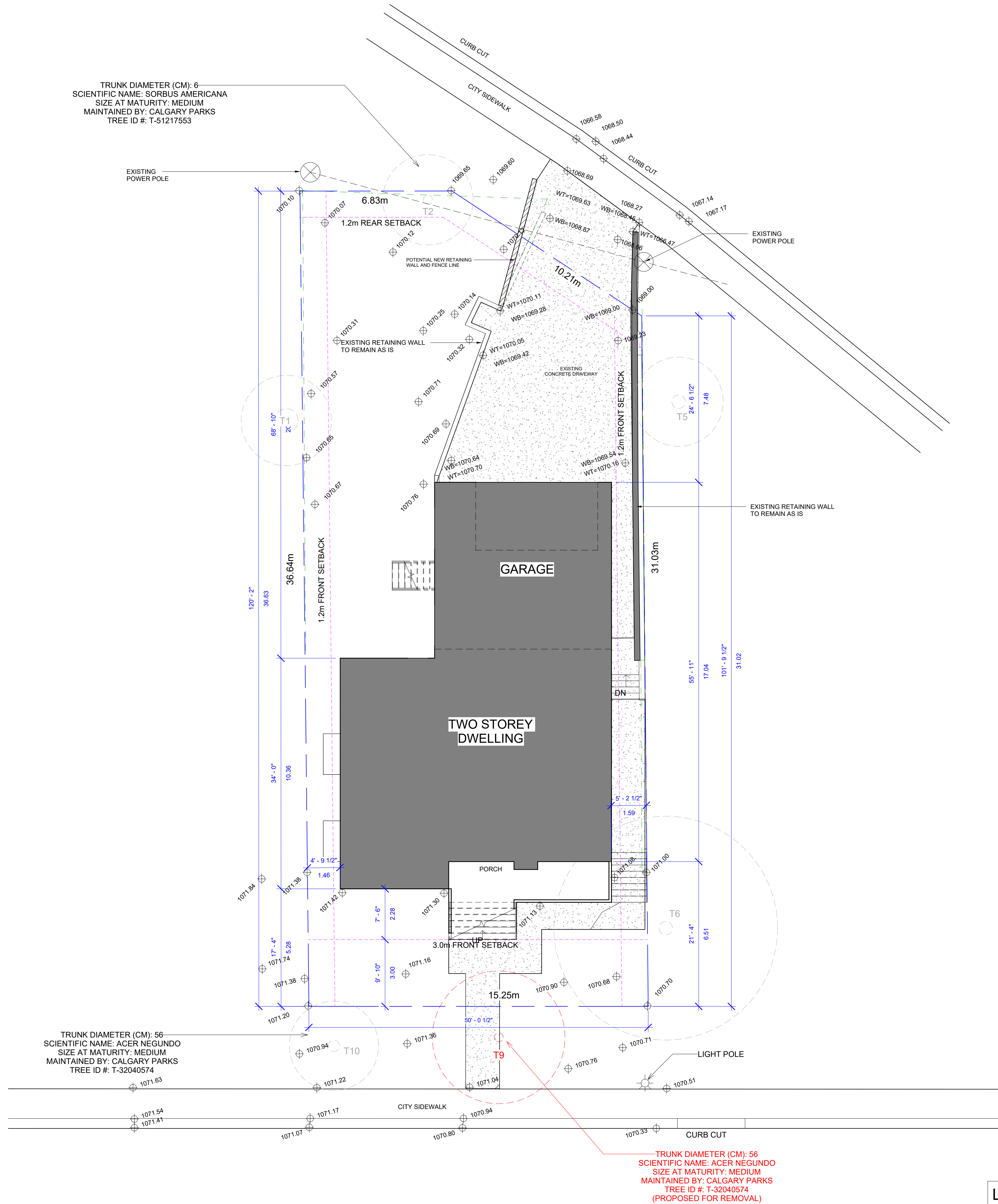
3 NORTH VIEW FROM LANE



4 WEST VIEW FROM 412 46 AVE SW

REVISION	DATE
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1 SITE PLAN
A1.0 1:100



LEGEND	
	EXISTING GRADE
	PROPOSED GRADE

NOT FOR CONSTRUCTION - PRELIMINARY REVIEW ONLY

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PROPOSED 2 STOREY DWELLING
412 46 AVE S.W.
CALGARY, AB

PROJECT NO.

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Site Plan

SCALE: As indicated

A1.0

DATE: 2026-03-11 3:36:18 PM

DRAWN BY: Author

SITE PLAN

MUNICIPAL ADDRESS:
412 46 AVENUE S.W.
CALGARY, ALBERTA

LEGAL DESCRIPTION:
LOT 4
BLOCK 27
PLAN 7887 GH

PREPARED FOR: Prime Design Solutions Ltd.

DATE OF SURVEY: September 23rd, 2025

SCALE: 1:200

- LEGEND:
- Subject Property Line
 - Right of Way Line
 - Eave Line
 - Fence Line
 - Sanitary Line
 - Storm Line
 - Water Line
 - Gas Line
 - Overhead Wire
 - A.G.T. Line
 - Door
 - Second Floor Window
 - Main Floor Window
 - Basement Floor Window
 - Calculation points
 - Power Pole
 - Power Anchor
 - Light Pole
 - Manhole
 - Catch Basin
 - Water Valve
 - Gas Valve
 - Sign
 - Fire Hydrant
 - Tree
 - Main Building Hatch
 - Detached Garage Hatch
 - Shed Hatch
 - Concrete and Asphalt Hatch
 - Wood Hatch
 - Roof Hatch
- '2F.'-Second Floor
'BC'-Back of Curb
'BW'-Back of Walkway
'Cant.'-Cantilever
'Conc.'-Concrete
'Elev.'-Elevation
'Enc.'-Encroach(es)
'L'-Length of Arc
'LG'-Lip of Gutter
'M.F.'-Main Floor
'MFE'-Main Floor Elevation
'R'-Radius
'R/W'-Right of Way
'Ret.'-Retaining
'RPE'-Roof Peak Elevation
'WB'-Bottom of Wall
'WT'-Top of Wall

NOTE:

1. The basis of this plan is as follows:
Datum: North American Datum 1983 (original)
Projection: 3° Transverse Mercator
Reference Meridian: 114° west longitude
Combined Scale Factor: 0.999735

2. Distances are in ground and are shown in metres and decimals thereof.

3. Distances along curves are arc distances.

4. Elevations are derived from ASCM 75135.

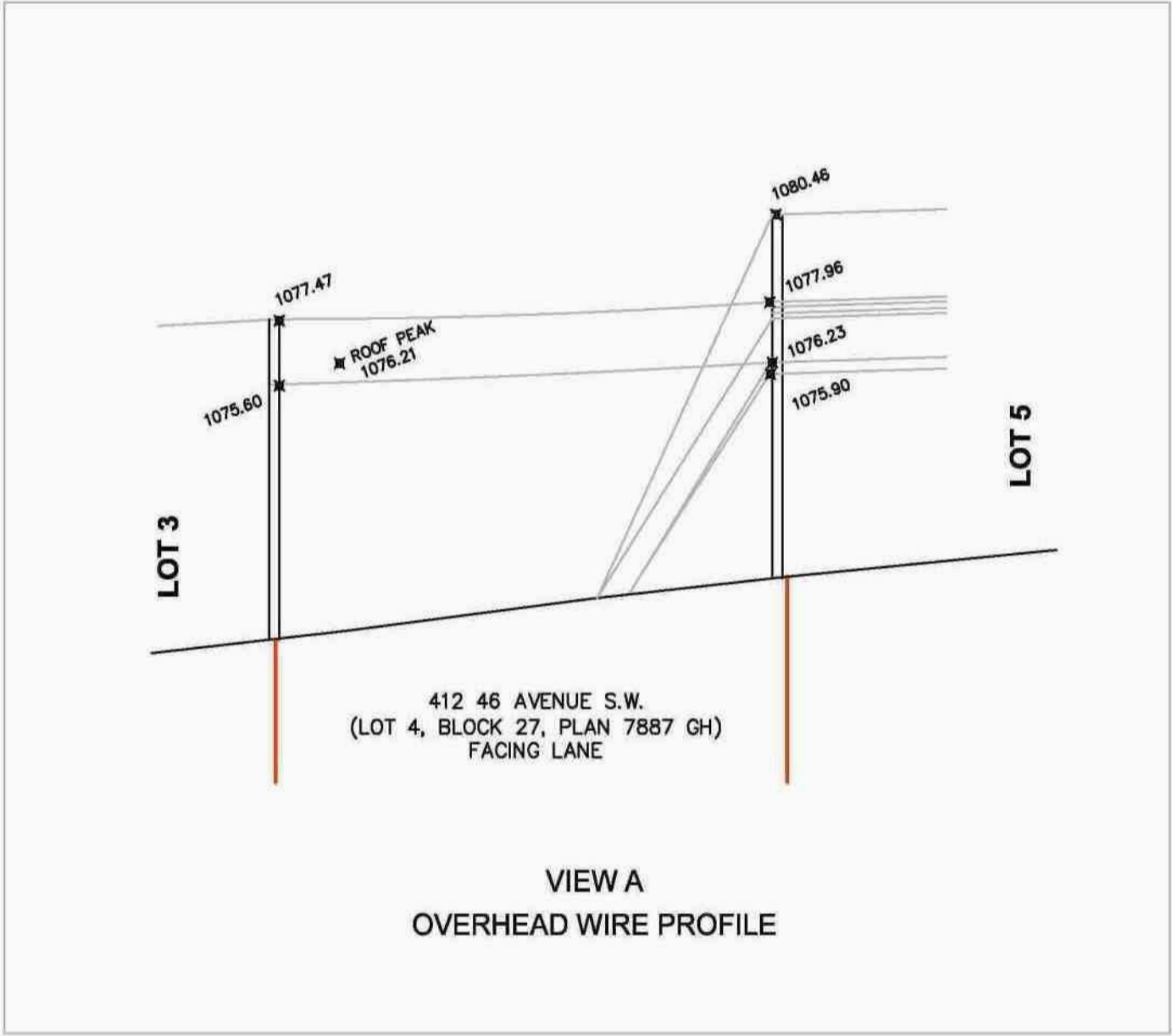
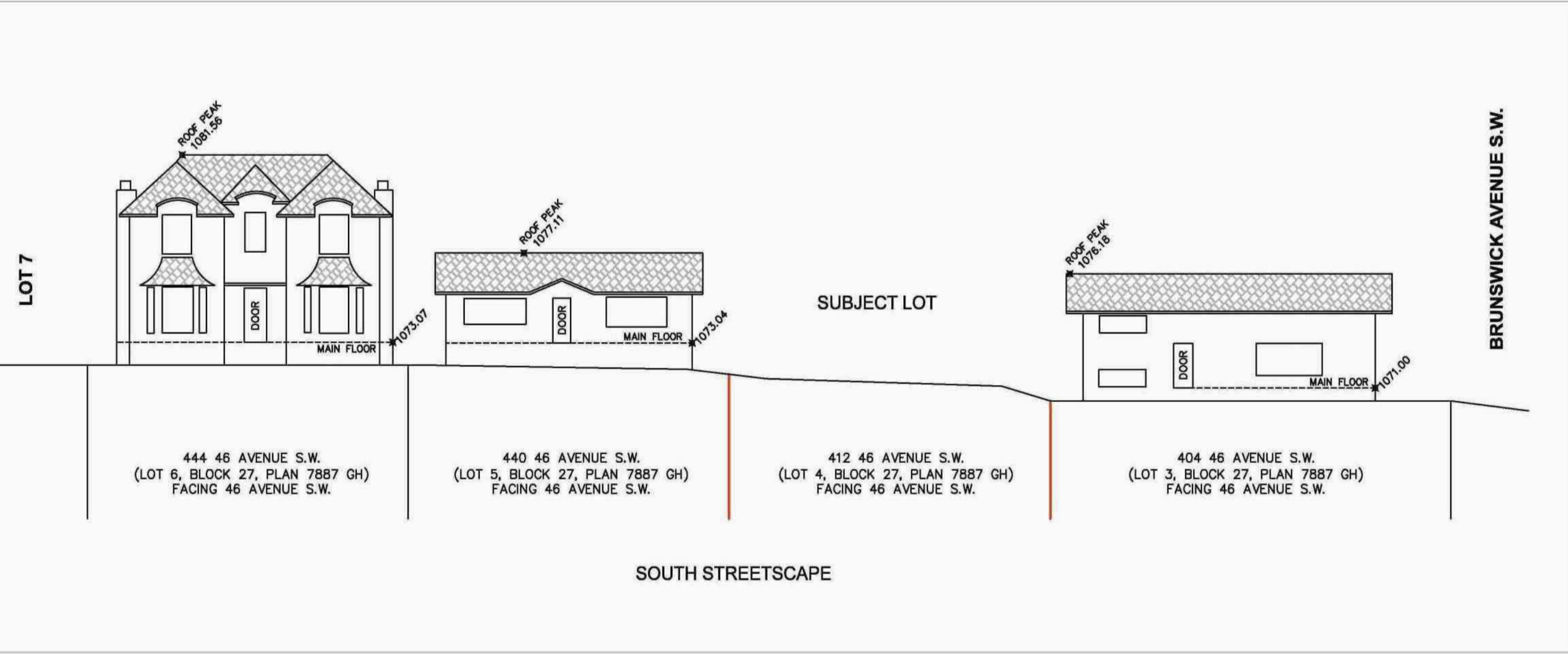
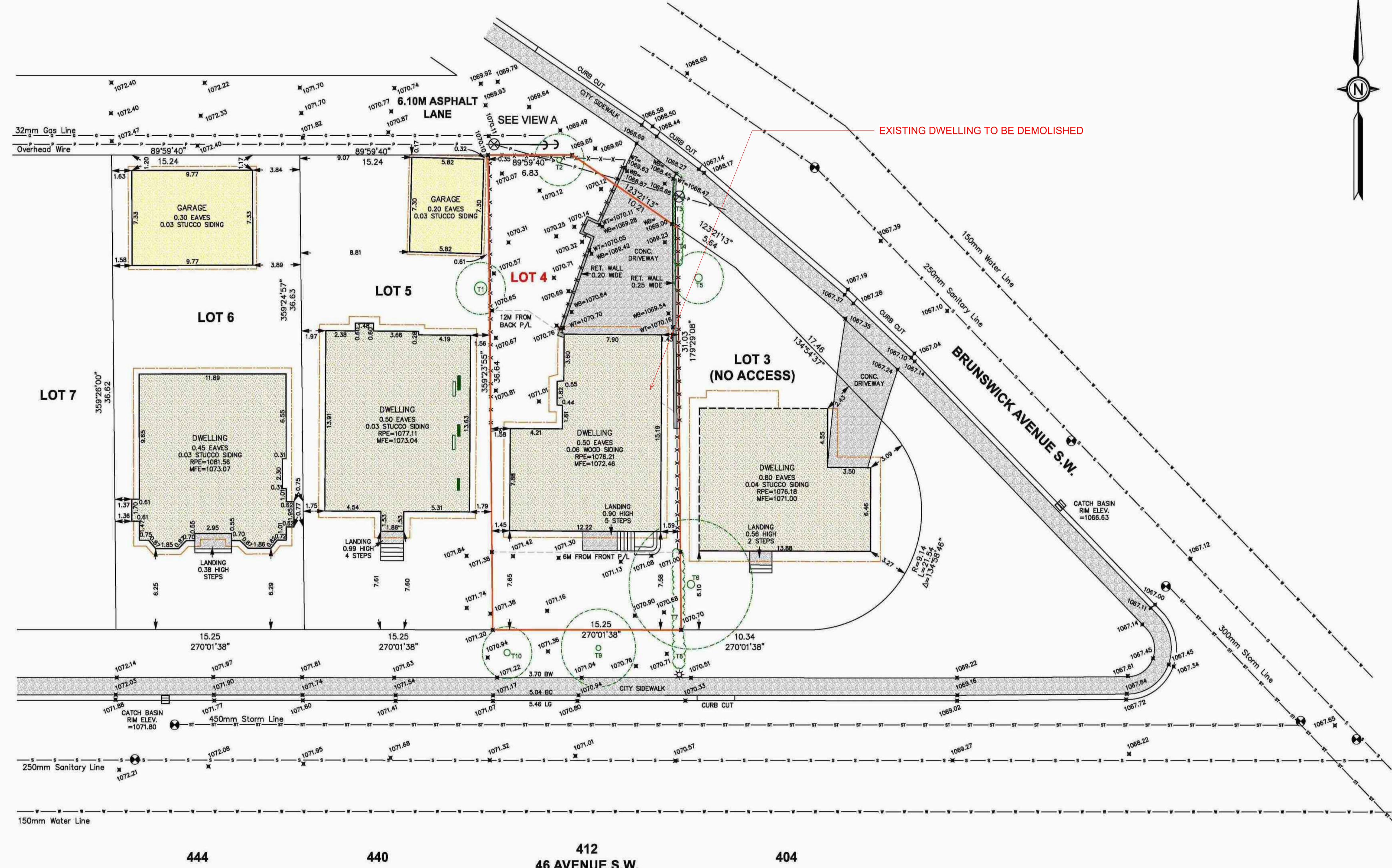
5. Existing spot elevations are shown thus: $\times$ 1060.00

6. The Certificate of Title 181 252 200 which was Searched on the 09th day of September, 2025 and includes the following instruments:
Restrictive Covenant No. 7824 GK
Mortgage No. 221 037 320

7. The utilities information is acquired from 'The City of Calgary Engineering Department' Drawing No. 102, 104, 105 & 106 in Sec.04-Twp.24-Rge.1-W.5M.
(Horizon Land Surveys Inc. accepts no responsibility for its accuracy. It is the responsibility of the developer and excavator to have all utilities located by Alberta One Call prior to conducting any excavation or ground disturbance.)

TREE SCHEDULE:

Tree No.	Variety	Trunk (±)	Canopy (±)	Height (±)	Location
T1	Deciduous	1.00	4.00	10.00	On Property Line
T2	Deciduous	0.40	4.00	10.00	In Subject Property
T3	Bush	—	0.80	1.50	In City Property
T4	Bush	—	0.80	1.50	On Property Line
T5	Deciduous	0.80	4.00	10.00	In Adjacent Property
T6	Coniferous	0.80	10.00	15.00	On Property Line
T7	Bush	—	1.00	1.20	On Property Line
T8	Bush	—	1.00	1.20	In City Property
T9	Coniferous	0.40	6.00	13.00	In City Property
T10	Deciduous	0.80	4.00	10.00	In City Property



SITE PLAN

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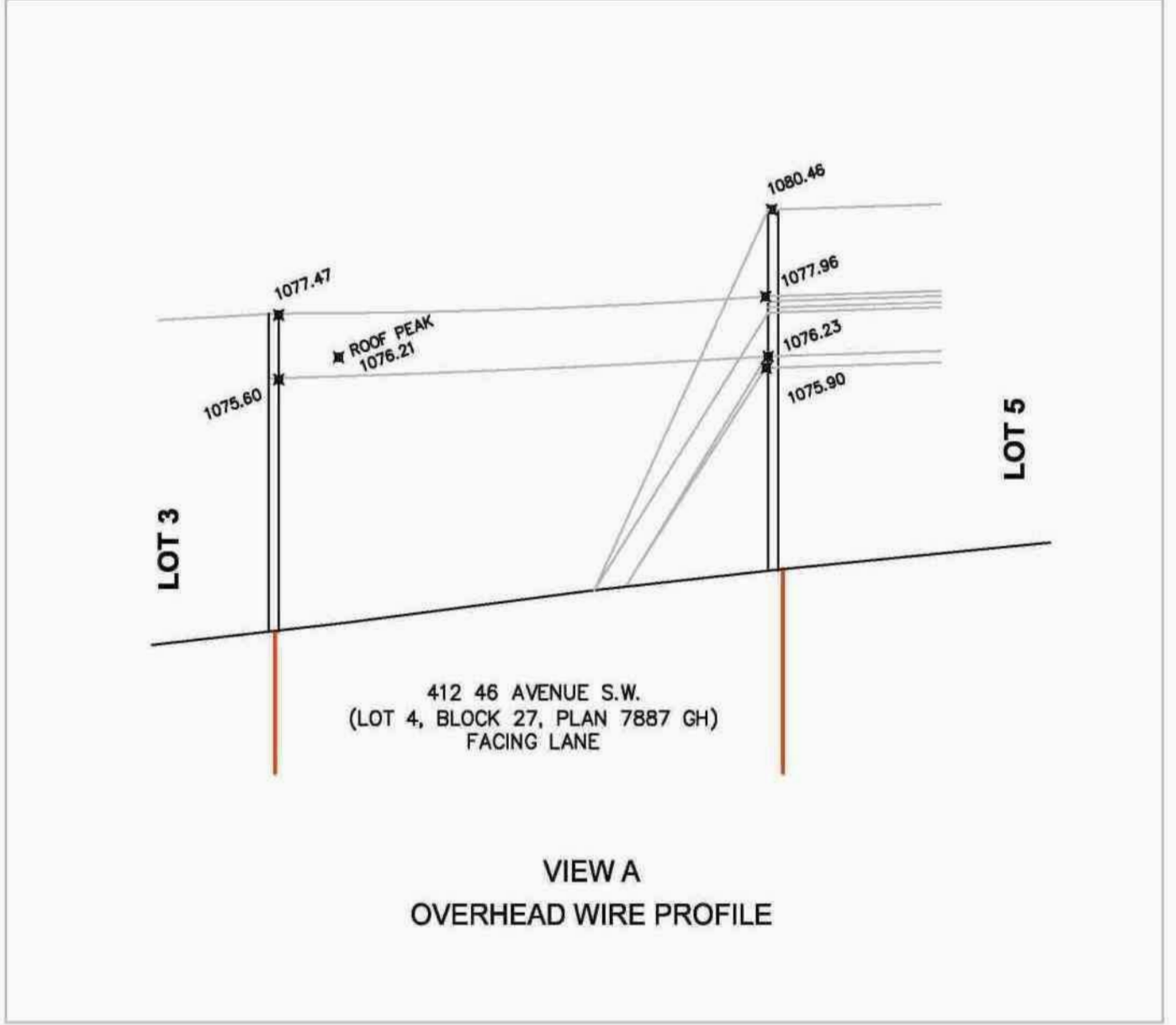
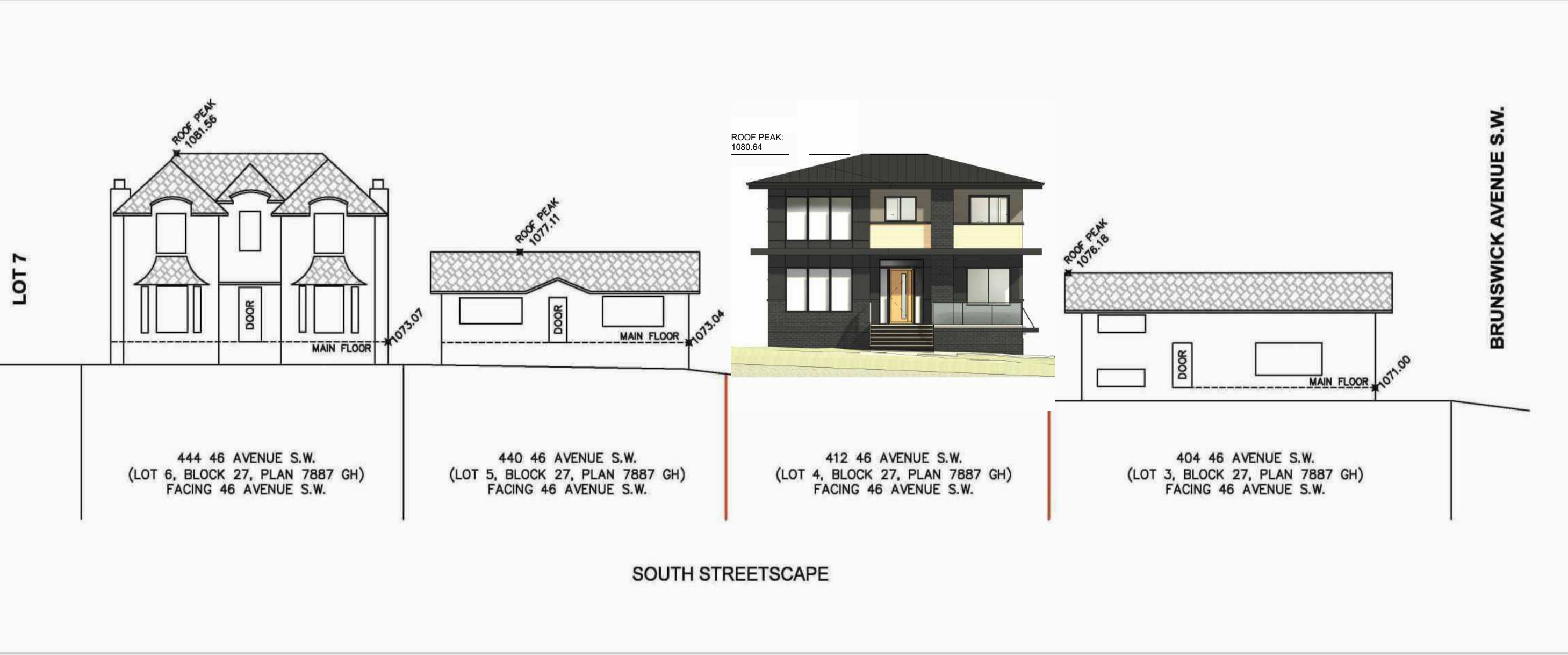
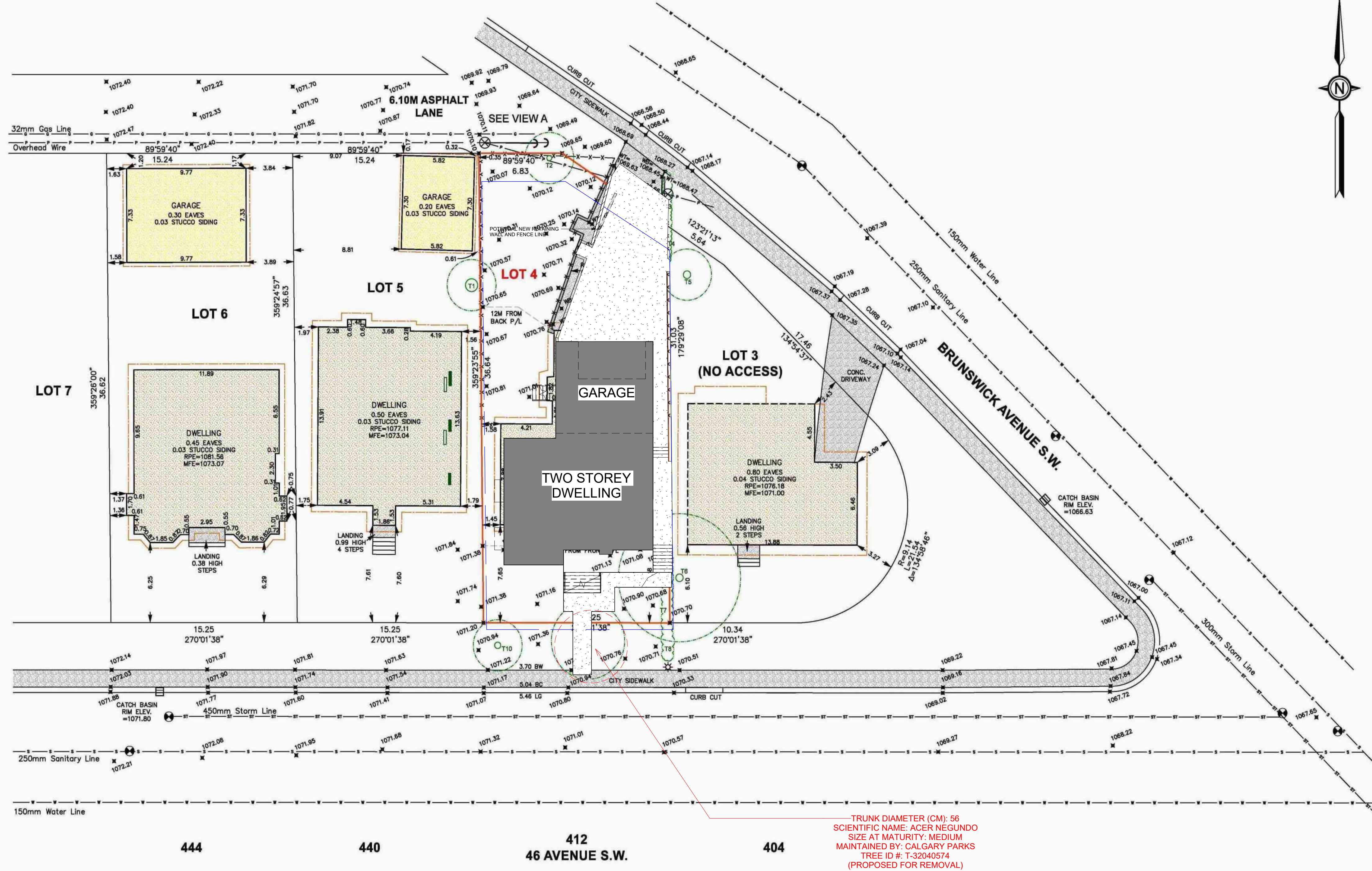
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T2	Deciduous	0.40	4.00	10.00	In Subject Property
T3	Bush	-	0.80	1.50	In City Property
T4	Bush	-	0.80	1.50	On Property Line
T5	Deciduous	0.60	4.00	10.00	In Adjacent Property
T6	Coniferous	0.60	10.00	15.00	On Property Line
T7	Bush	-	1.00	1.20	On Property Line
T8	Bush	-	1.00	1.20	In City Property
T9	Coniferous	0.40	6.00	13.00	In City Property
T10	Deciduous	0.60	4.00	10.00	In City Property

VIEW A
OVERHEAD WIRE PROFILE



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PROPOSED 2 STOREY DWELLING
412 46 AVE S.W.
CALGARY, AB

PROJECT NO.

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Proposed Block plan

SCALE: 1/16" = 1'-0"

A1.2



NOTES:

- GRADES SHOWN ARE APPROXIMATE AND FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO EXCAVATION.
- ALL VERTICALLY EXPOSED SURFACES OF THE DECK TO BE PAINTED TO MATCH FASCIA.
- UNDERSIDE OF THE DECK MUST BE FINISHED WITH ALUMINUM, WOOD OR COMPOSITE SOFFIT.

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Elevations

SCALE: 3/16" = 1'-0"

A3.0

DATE: 2026-03-11 3:36:40 PM

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