



This is a **contextual** application

What's the difference?

The information below came from the Land Use Bylaw, please visit calgary.ca/development 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

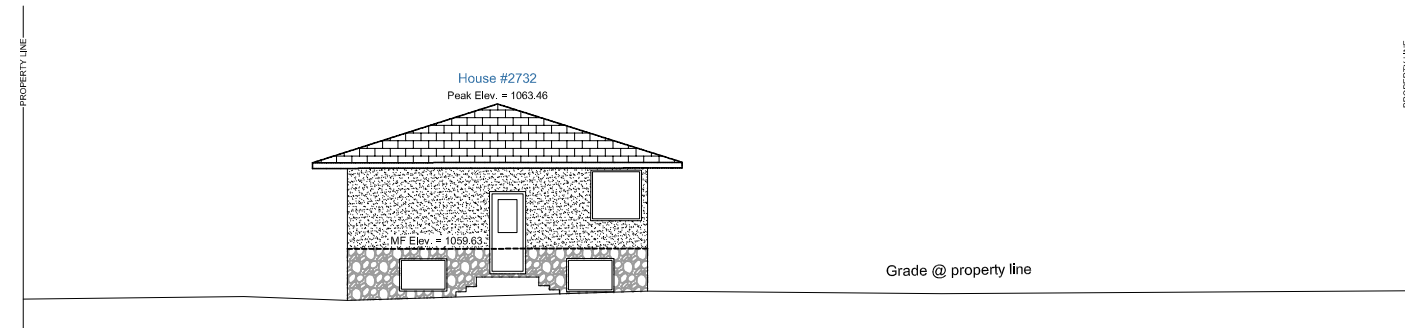
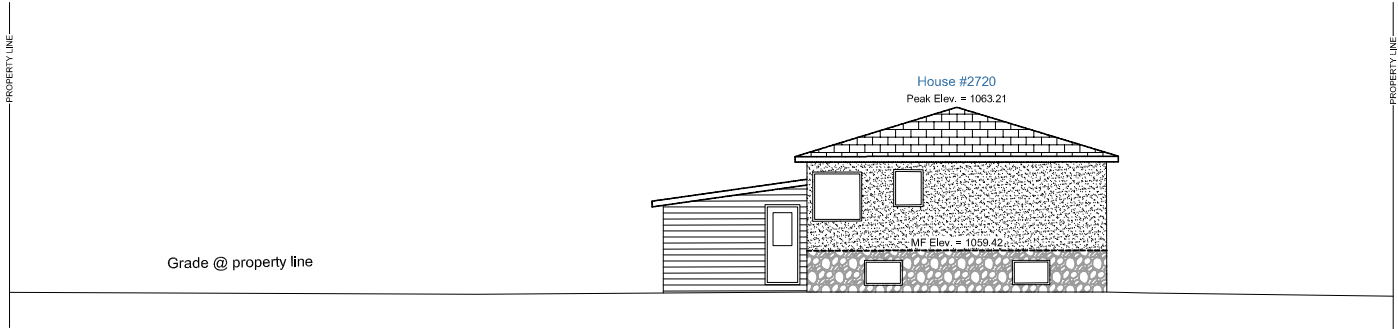




LOT 45

LOT 46

LOT 47



THESE PLANS ARE IN COMPLIANCE WITH THE 2023 AB BUILDING CODE

2782085 ALBERTA LTD.

DEVELOPMENT PERMIT

2728 & 2724 3 AVE NW,
CALGARY

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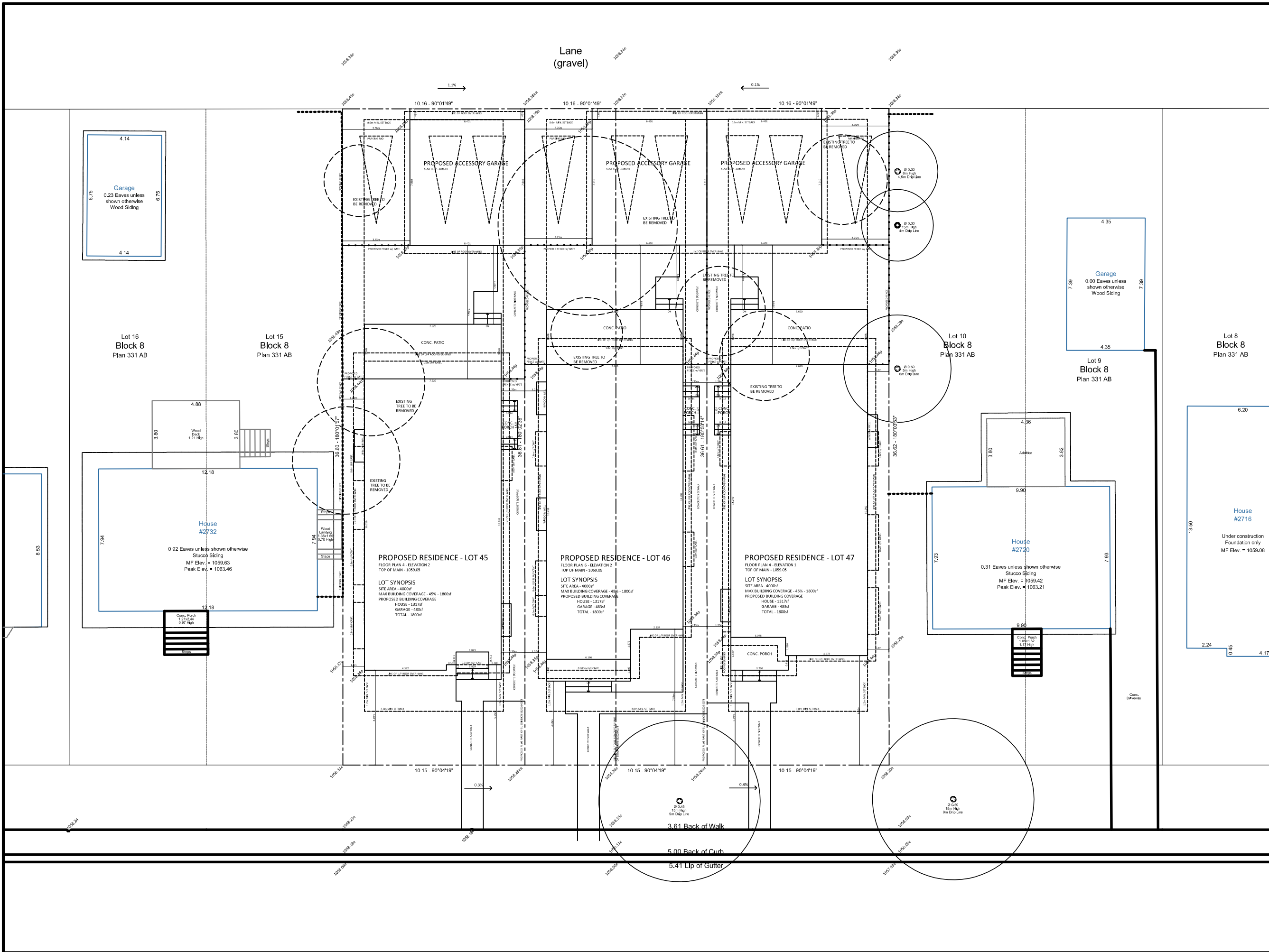
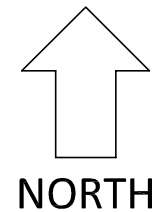
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OF: 6

DATE:	APRIL 17, 2026
REV. DATE:	MAY 14, 2026
SCALE:	1:200
DRAWN:	SM
PLAN No.:	-

JOB No.:

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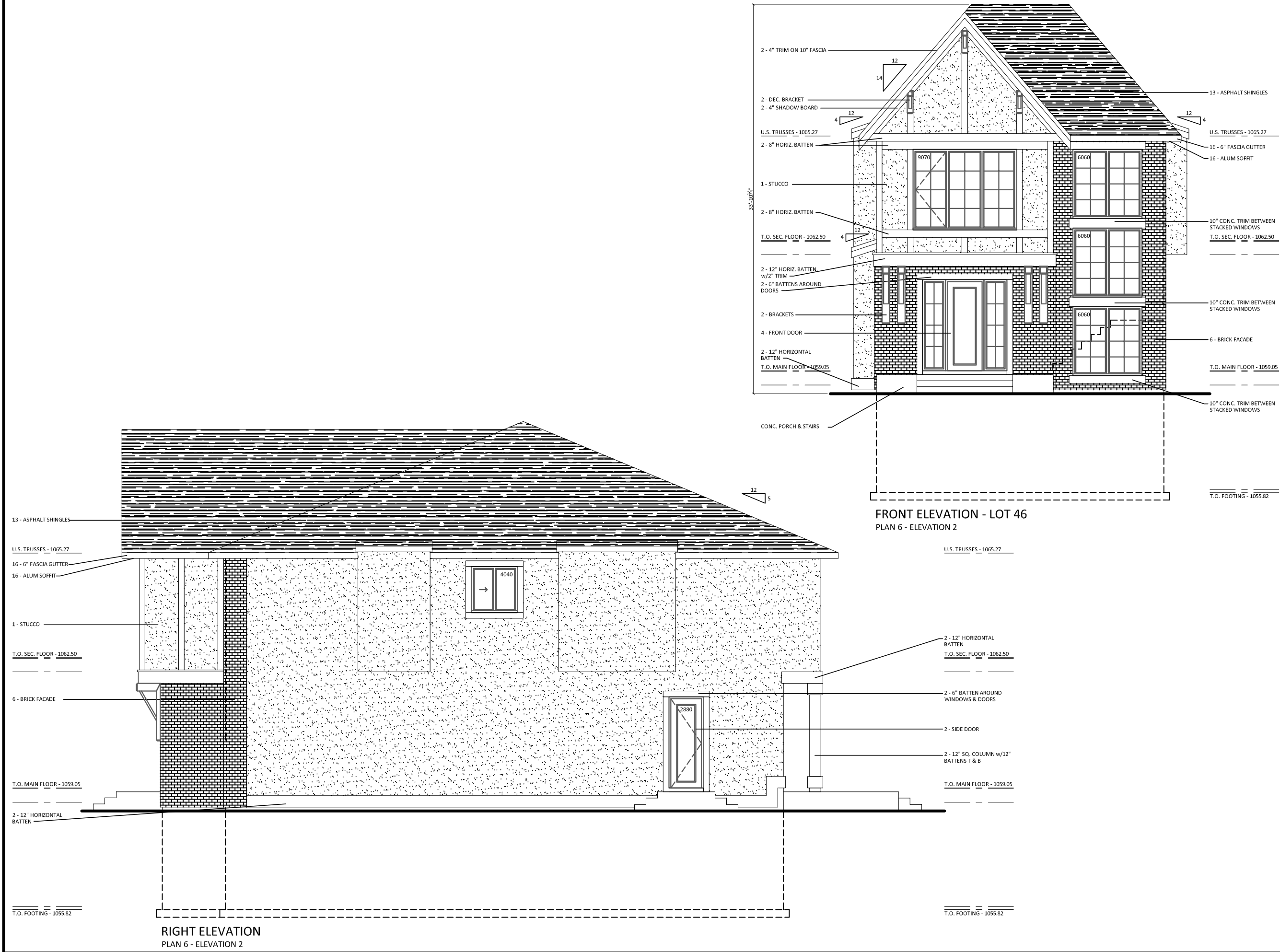
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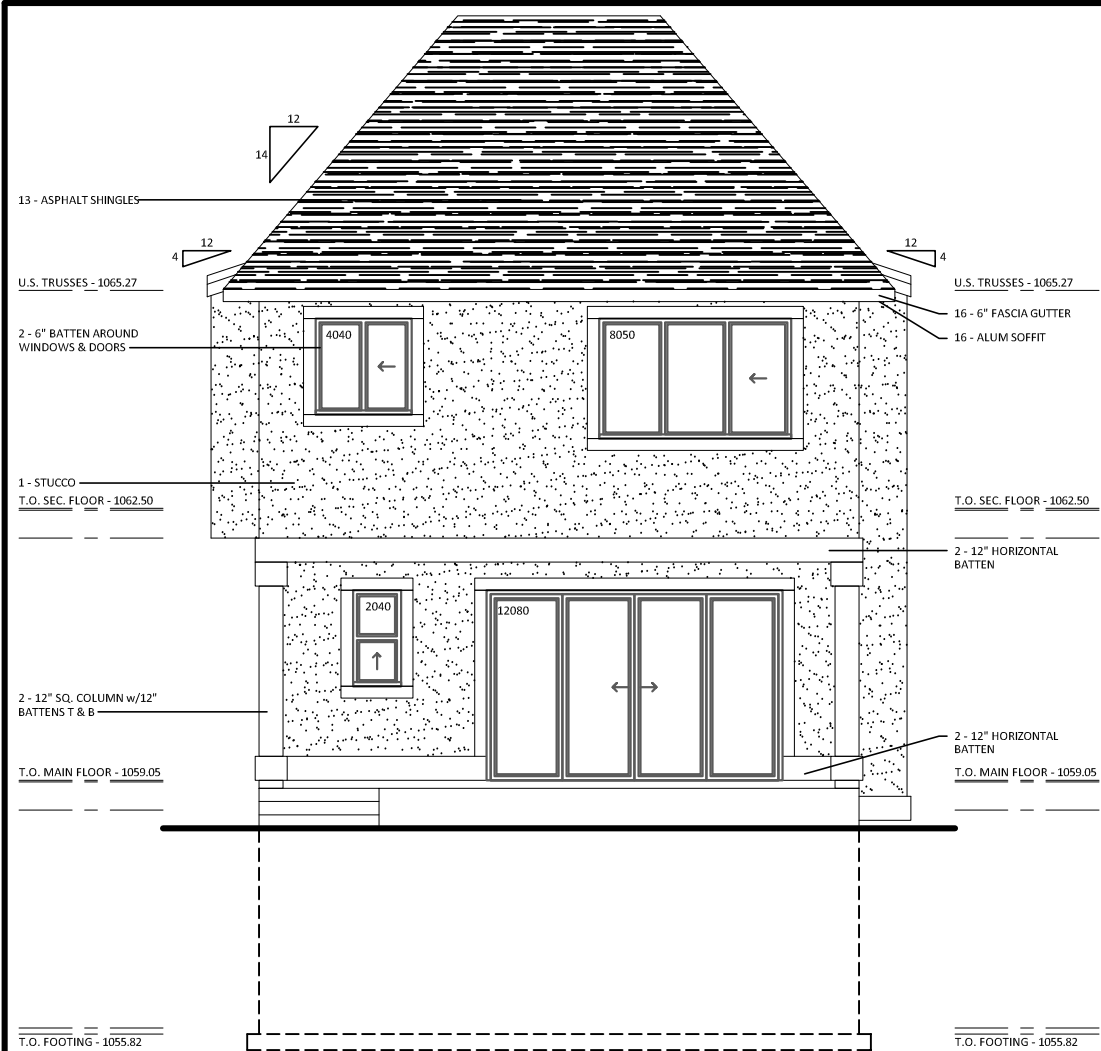
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CALGARY

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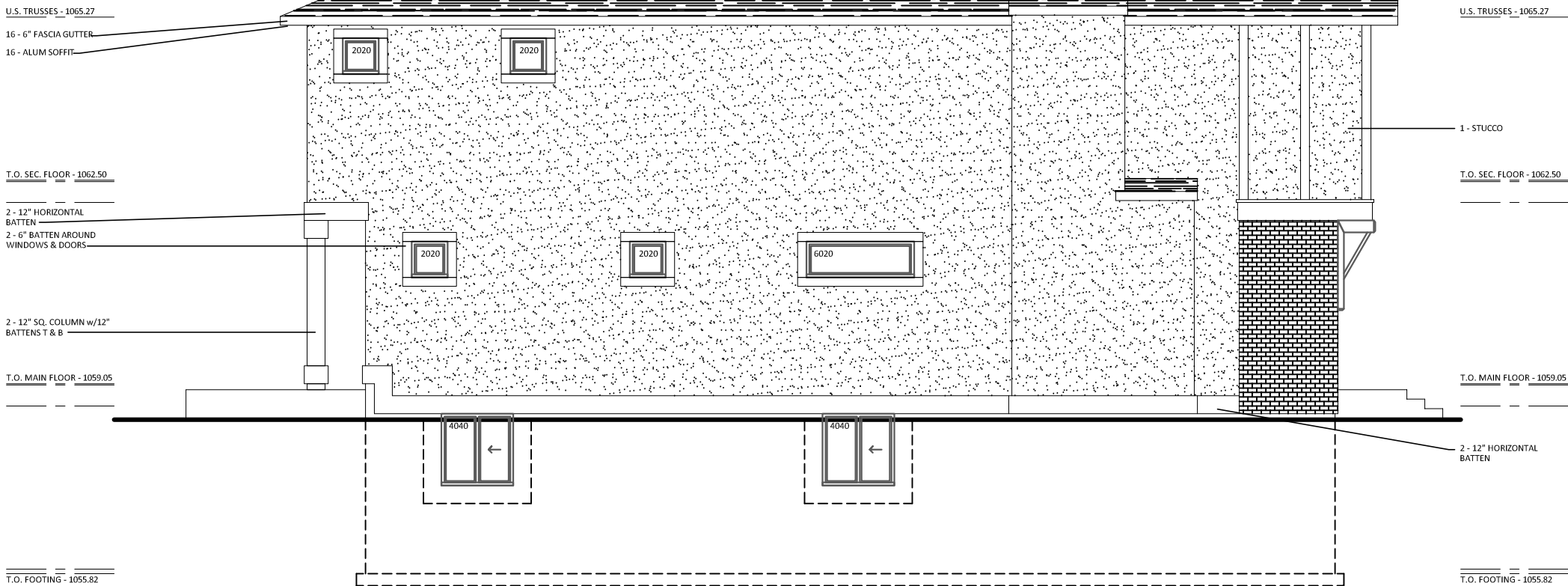
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REAR ELEVATION
PLAN 6 - ELEVATION 2



LEFT ELEVATION
PLAN 6 - ELEVATION 2

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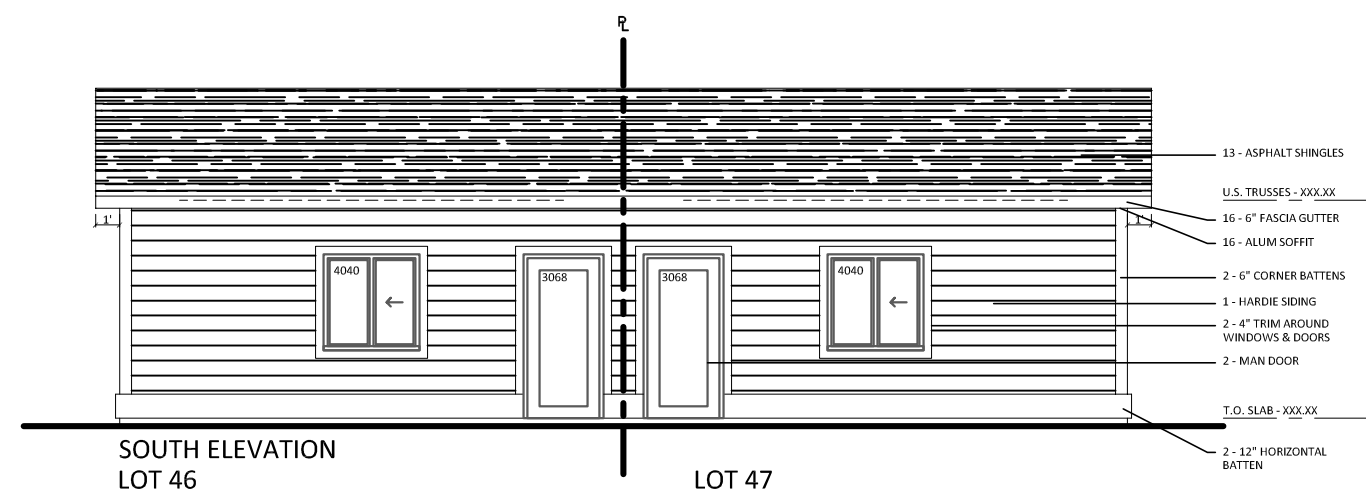
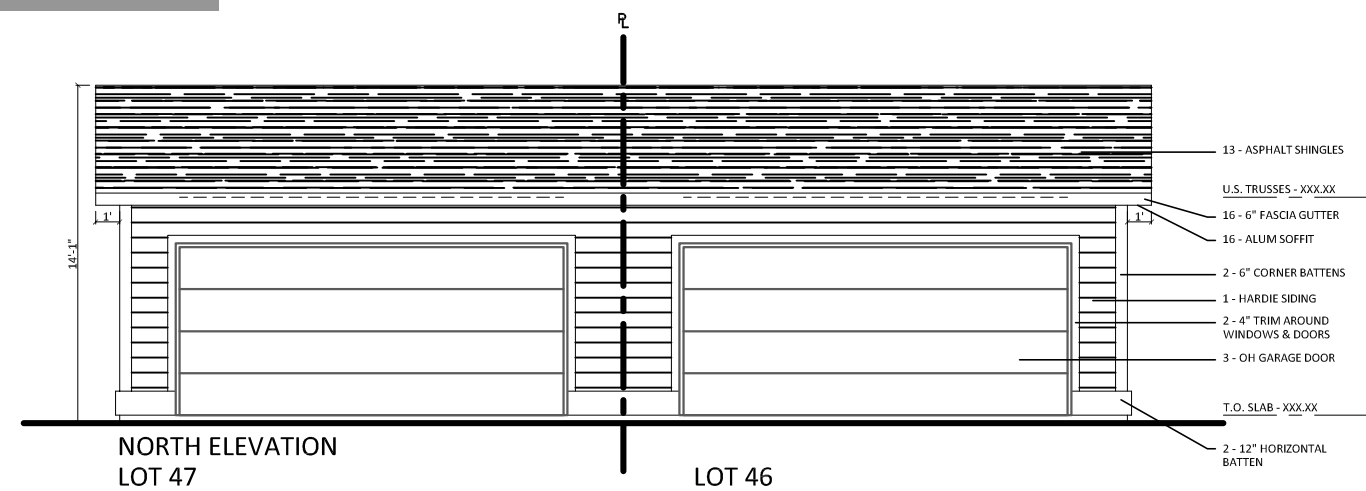
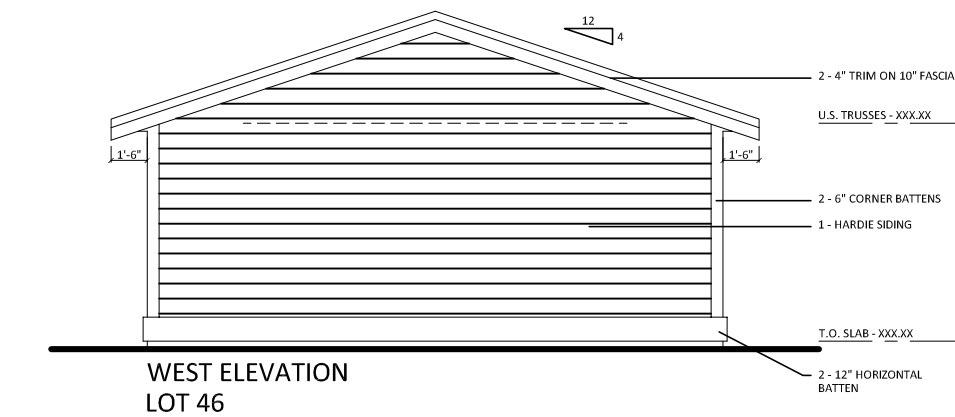
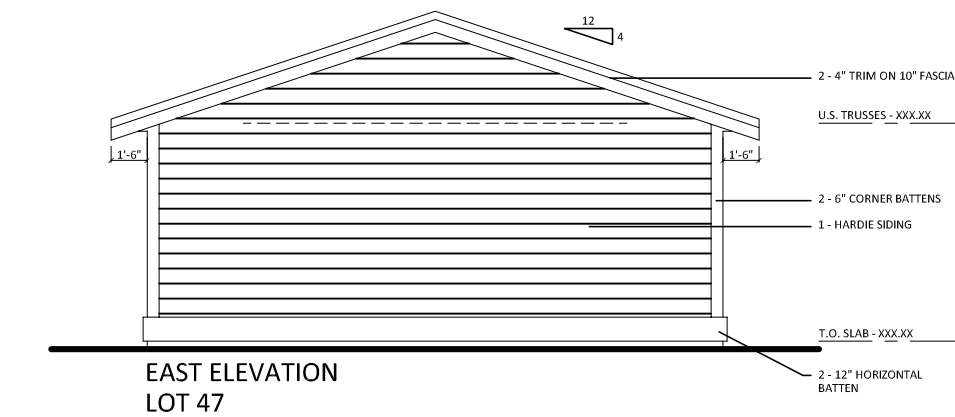
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