This is a **contextual** application

What's the difference?

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



Permitted use

vs.



Discretionary use

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

20-0006340-8322



FRONT ELEVATION



REAR ELEVATION

BUILDER/CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS & DETAILS BEFORE STARTING ANY CONSTRUCTION AND REPORT ANY ERROR IN ADVANCE TO DESIGNER. DESIGNERS LIABILITY LIMITED TO CORRECTION OF PLANS ONLY.

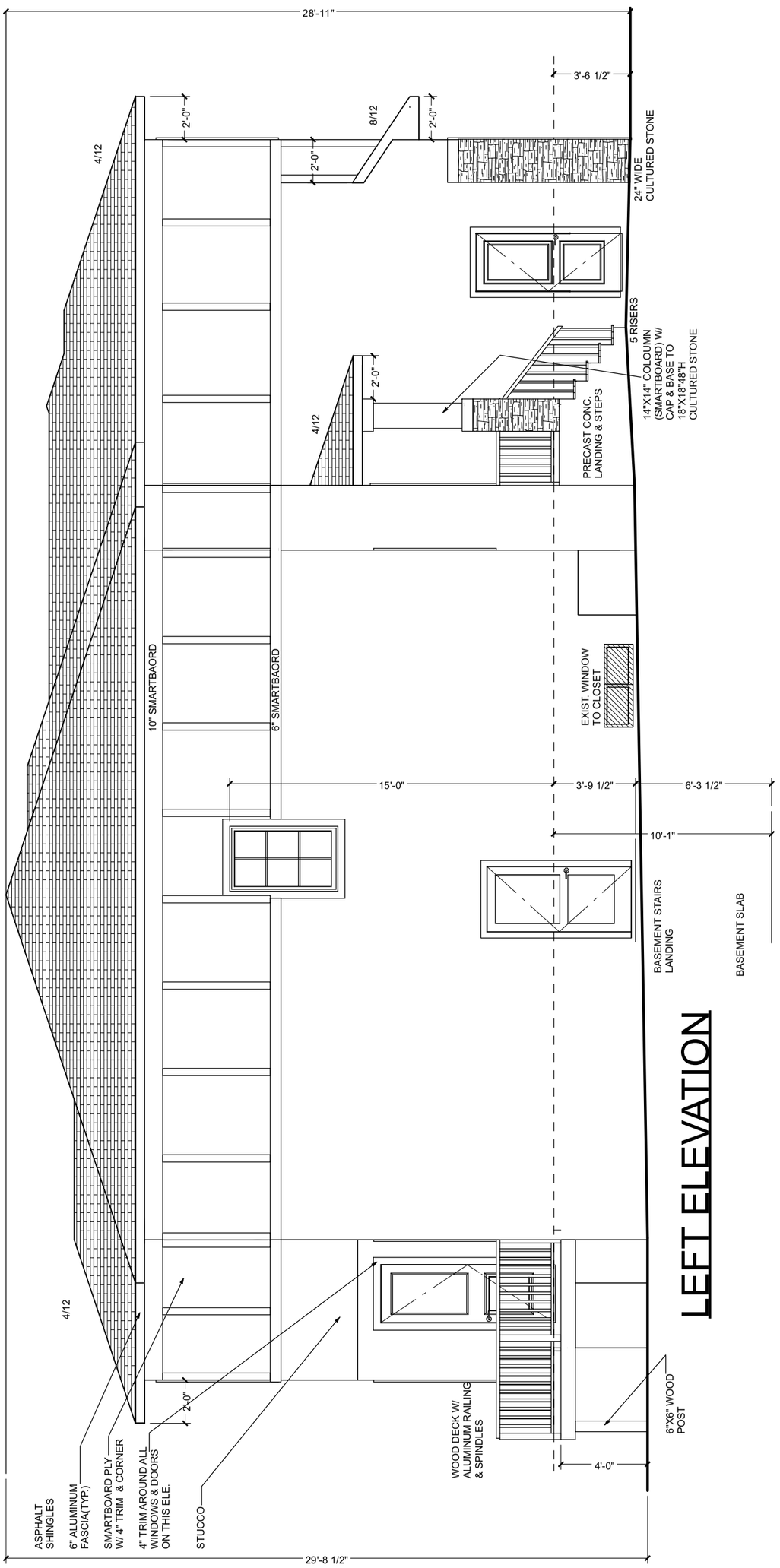
GLOBAL DESIGN
O: 403.454.4366, C: 403.472.4322
E: info@globaldesignz.ca, W: www.globaldesignz.ca
#105 - 10960 42St NE Calgary, AB T3N 2B8

PROJECT.
SINGLE DWELLING

MAIN FLOOR	=	1223 SQ.FT.
SECOND FLOOR	=	1660 SQ.FT.
TOTAL SQ.FT.	=	2883 SQ.FT.
GARAGE SQ.FT.	=	500.50 SQ.FT.
BASEMENT SQ.FT.	=	SQ.FT
PORCH	=	24 SQ.FT.
DECK	=	105 SQ.FT.

FOR:
RESIDENCE
LEGAL ADDRESS:
LOT 44, BLK 3;PLAN :011 165 187
CIVIC ADDRESS :
45 DEL RIO PLACE NE

FILE NO. 26-CLIENT
SCALE : 3/16"=1'- 0"
PAGE NO. 1 /7
DATE 2026-10-29



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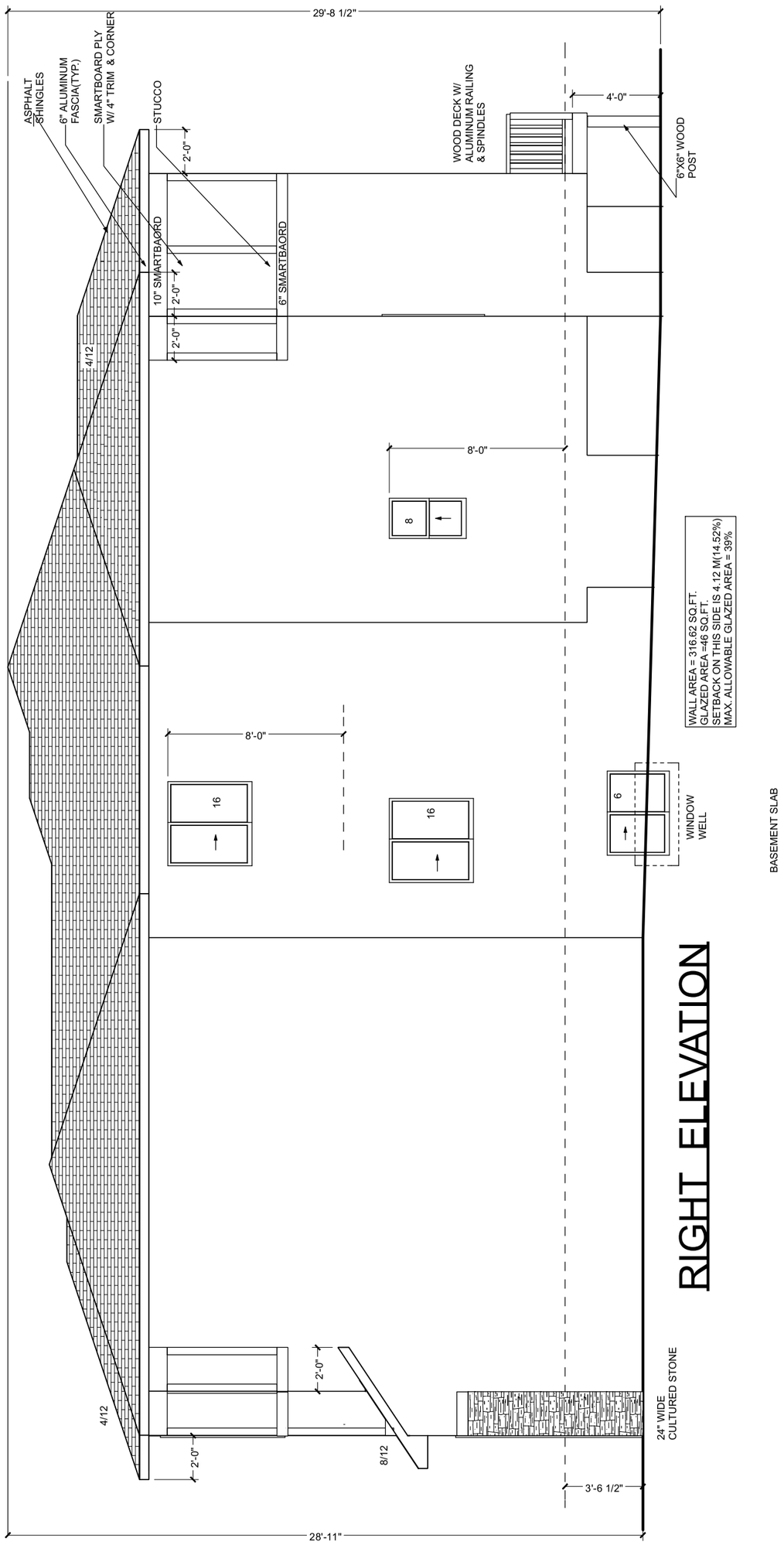
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FOR:
RESIDENCE
LEGAL ADDRESS:
LOT 44, BLK 3;PLAN :011 165 187
CIVIC ADDRESS :
45 DEL RIO PLACE NE

FILE NO. 26-CLIENT
SCALE : 3/16"=1'- 0"
PAGE NO. 2 /7
DATE 2026-10-29



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FOR:
RESIDENCE
LEGAL ADDRESS:
LOT 44, BLK 3;PLAN :011 165 187
CIVIC ADDRESS :
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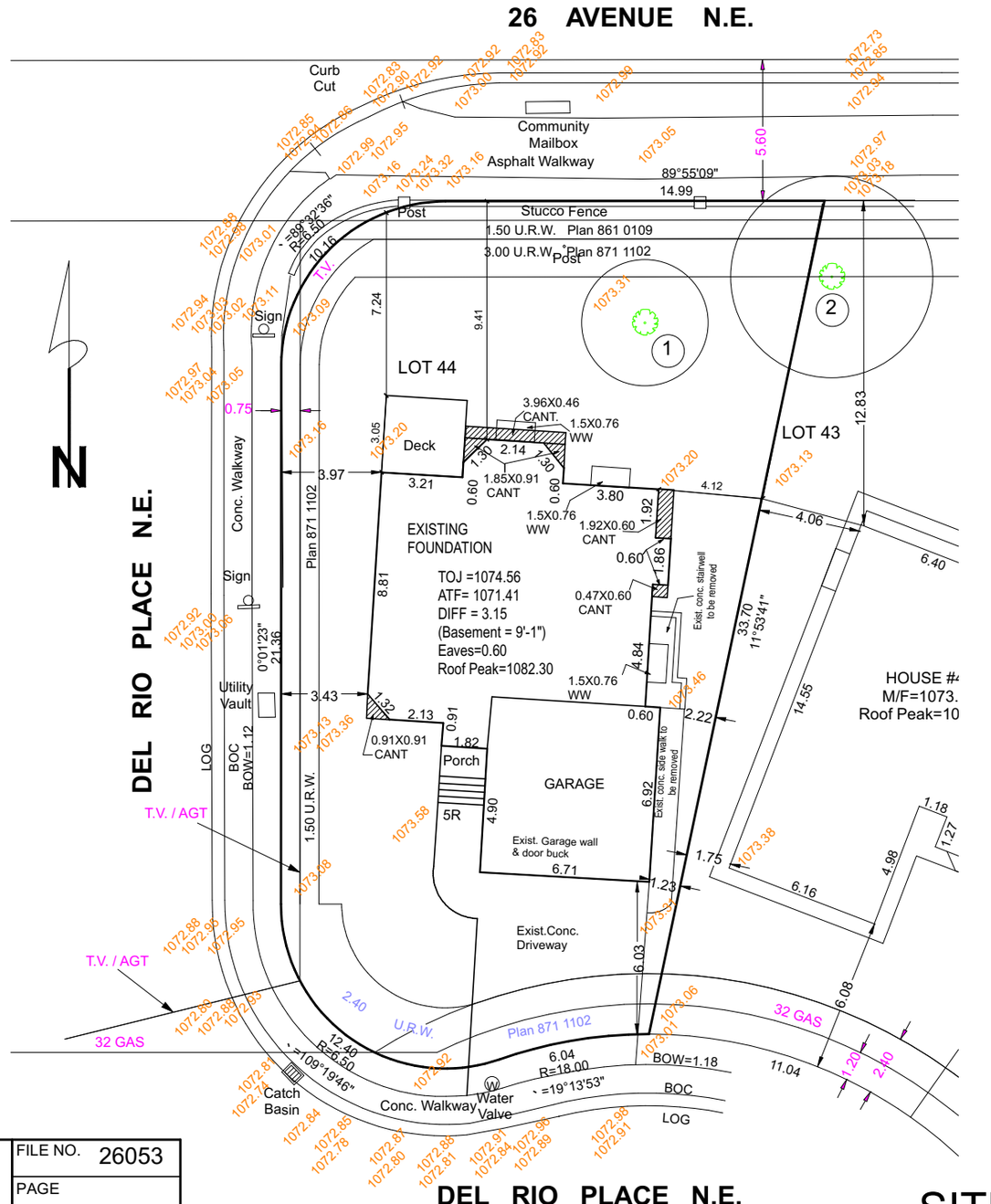
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SCALE : 3/16"=1'- 0"
PAGE NO. 3 /7
DATE 2026-10-29

LEGAL ADDRESS:
LOT 44; BLOCK 3; PLAN : 011 165 187

CIVIC ADDRESS:
45 DEL RIO PLACE NE

LOT AREA = 589.76 SQ.M.
COVERAGE = 157.75 SQ.M. (26.74%)

TREE SCHEDULE					
	Variety	Canopy (m)	Trunk (m)	Height (m)	
1.	DEC	5	0.2	5	Remain
2.	DEC	8	0.4	9	Remain



DEL RIO PLACE N.E.

SITE PLAN

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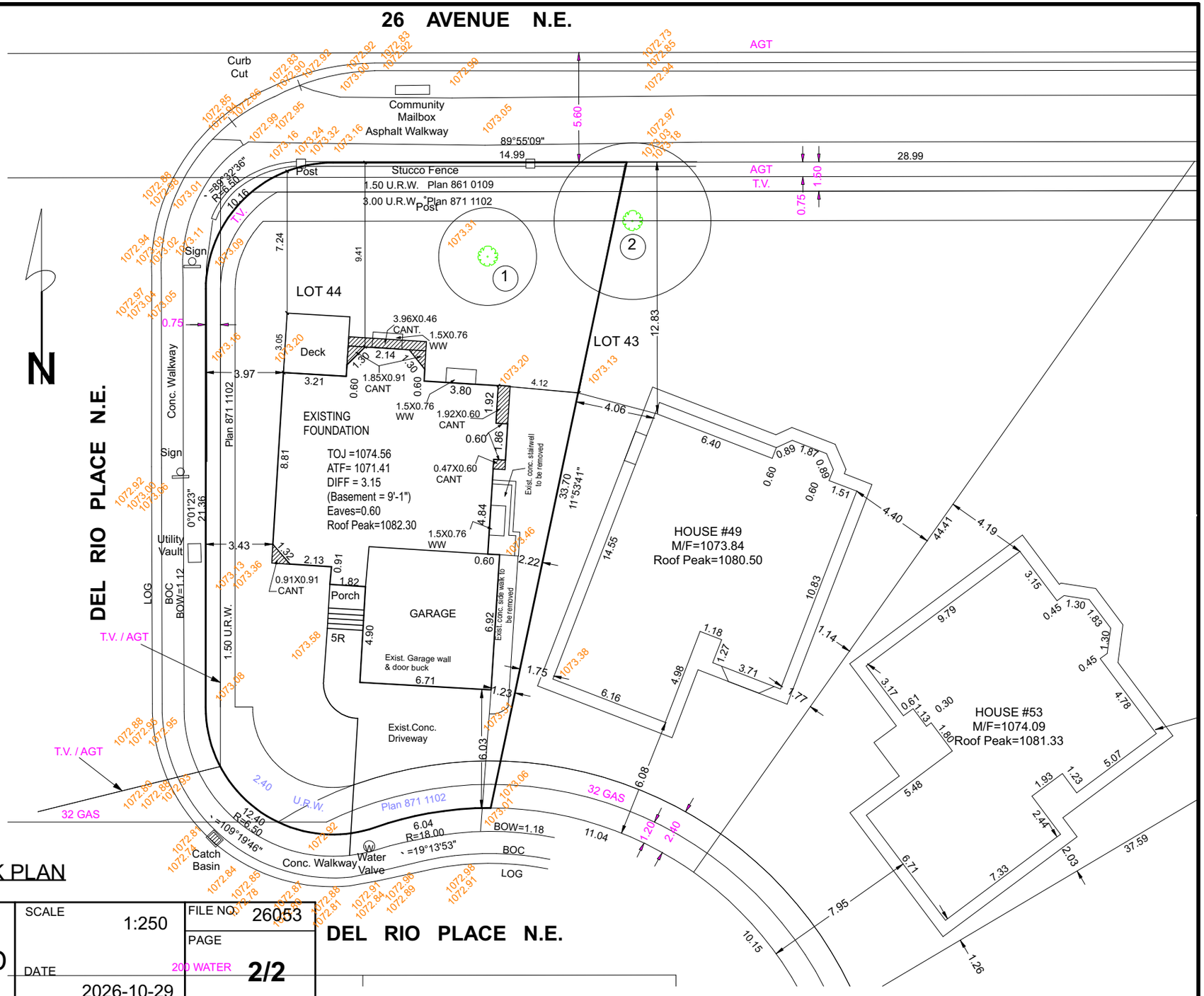
FOR
AVELOR HOMES LTD

SCALE 1:250

DATE 2026-10-29

FILE NO. 26053

PAGE 1/2



BLOCK PLAN

GLOBAL DESIGN O: 403.454.4366, C: 403.472.4322 E: info@globaldesignz.ca, W: www.globaldesignz.ca #105 - 10960 42St NE Calgary, AB T3N 2B8	FOR AVELOR HOMES LTD	SCALE 1:250 DATE 2026-10-29	FILE NO. 26053 PAGE 2/2