

# **Cambrian Heights Planning Committee**

## **Development Review Process**

If you are planning new construction then you should be aware that you will require a development permit from the City Of Calgary. If you are planning an addition (such as attached garages and carports, pergolas, greenhouses, sunrooms, covered decks and porches) you may require a development permit (there is a very good chance you will) and it is important to check with the City Of Calgary in this regard.

In cases where a development permit is required, there are 2 paths to follow in Cambrian Heights to get the necessary approval:

### 1. Permitted Use

The first path is to follow the “Contextual Development Guidelines”. If the City approves the application as conforming to the Guidelines, the Community Association (through the Cambrian Heights Planning Committee) is not consulted.

The Cambrian Heights Planning Committee encourages residents to follow this path.

### 2. Discretionary Use

The second path involves a discretionary use application. In this case the community association (through the Cambrian Heights Planning Committee) will be consulted. In reviewing these applications, the Planning Committee uses the “Contextual Development Guidelines” as a basis. In addition, the Planning Committee also considers the individual application in relation to the community and any feedback received from the neighbours.

Regardless of the path followed, the Cambrian Heights Planning Committee encourages anyone considering a development to engage with their neighbours. This should be done from the outset of the project planning process and includes keeping them informed as the project progresses. In addition to helping to build a better relationship with neighbours, it provides an opportunity to identify issues/concerns that could be proactively addressed during the planning process.

A couple of great development reference documents that can be accessed through the Cambrian Heights Community Association website are:

- Community Engagement Where To Start (from City Of Calgary)
- Lessons Learned For Harmonious Re-development In Cambrian Heights (from Cambrian Heights Planning Committee)