

# The City of Calgary

## APPLICATION FOR A DEVELOPMENT PERMIT LAND USE BYLAW NO 1P2007

2013-07-15/13-Visa

1297.00

106946659-001  
Taken By: ANA

Application Date: **Jul 15, 2013**

**APPLICATION NO: DP2013-2865**

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

### Permit Fees

DP Base Fee:	\$1051.00
Advertising Fee:	\$28.00
DCP Fee:	\$218.00
<b>Total Fee:</b>	<b>\$1297.00</b>

Applicant: **NEW CENTURY DESIGN**  
Address: **SITE 23 BOX 25 RR#1**  
City: **DEWINTON, ALBERTA, T0L 0X0**  
Phone: **(403)969-3729**

Contact: **JENSEN, SHAWN**  
Phone: **(403) 969-3729**  
Fax: **(403) 938-0258**  
e-mail: **shawn@newcenturydesign.ca**

Parcel Address: **33 30 AV SW**  
Legal: **960AM;1;6,7**

Parcel Owner: **PATRICIA MCQUITT**  
**30 MEADOW POINTE DR**  
**DEWINTON**

e-mail: **Not Available**

(See title for additional owners.)

L.U.D.: **M-CG d72**

Community: **ERLTON**  
Sec. Number: **10C** Ward: **09**

Description: **New: Single Detached Dwelling, Accessory Residential Building (garage)**

Gross Floor Area: 2810 feet - squared  
Dwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**  
**Single Detached Dwelling**

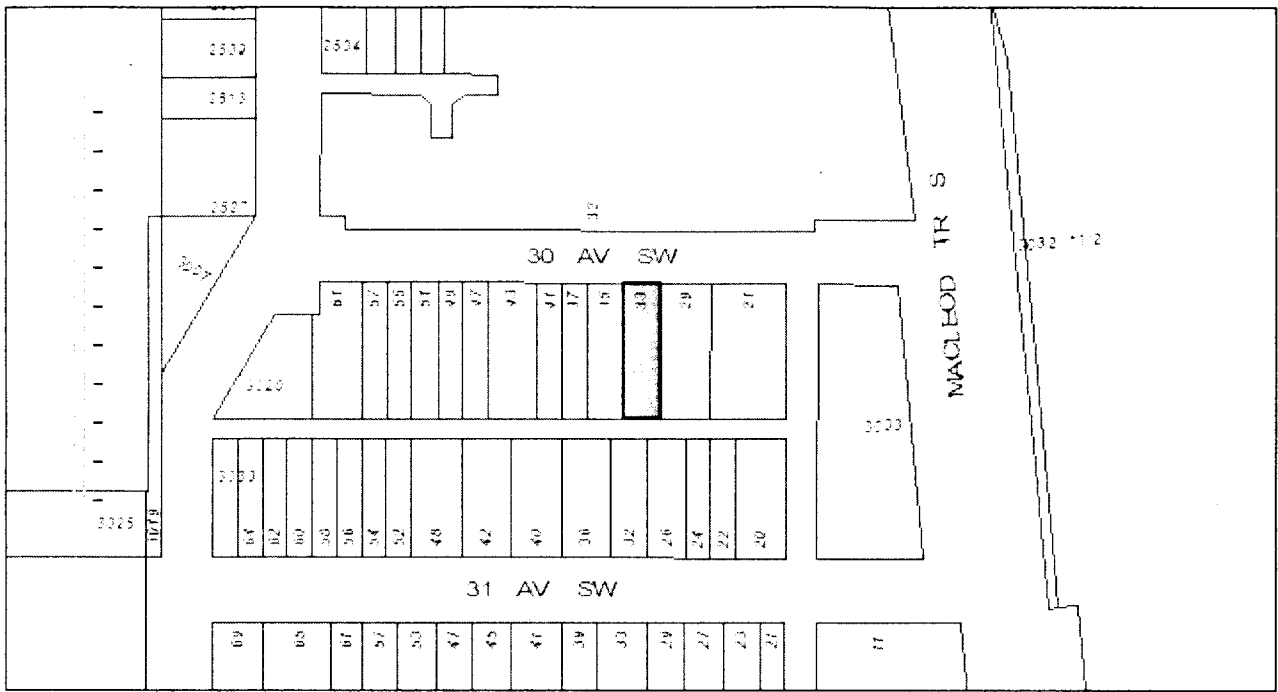
By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not applicable to applications in the City Centre (Part 10 of Bylaw 1P2007).

Applicant / Agent Signature: \_\_\_\_\_

Date: July 15/13

DP FOIP STATEMENT ~ The personal information on this permit application is collected under the authority of the Alberta Municipal Government Act, Section 683, the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c), and the Calgary Land Use Bylaw 1P2007, Part 1 Section 23. It will be used to communicate with the applicant during the permit application review & site inspection processes. As part of the review process it will be circulated as needed to relevant City Business Units, Calgary Police Services, Enmax, pertinent Community Association(s), Business Revitalization Zone(s), adjacent land owners, the property owner if he is not the applicant of record, Alberta Ministry of the Environment and Alberta Health Services. It may also be submitted to the Calgary Planning Commission (CPC) and/or the Subdivision and Development Appeal Board (SDAB). Correspondence received regarding the application may be included in public meeting agendas. The applicant's name and the nature of the permit will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact the FOIP Program Administrator, Development & Building Approvals, P.O. Box 2100, Stn. 'M', Calgary, AB T2P 2M5. Telephone 268-5301.

Track your application on-line with **VISTA**. Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) **DP2013-2865-46659**  
or call Customer Advisory Services at (403)268-5311.





# The City of Calgary

DEVELOPMENT & BUILDING APPROVALS  
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

## Planning Review Comments – Development Permit

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**Application Number:** DP2013-2865  
**Application Description:** New: Single Detached Dwelling  
**Land Use District:** M-CG (Multi-Residential – Contextual Grade-Oriented District)  
**Site Address:** 33 30 Avenue SW  
**Community:** Erlton  
**Applicant:** New Century Design (Shawn Jensen)

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August 15, 2013

Erlton Community Association  
Planning Representative

Dear Sir / Madam,

The following comprises the Planning Policy Review for the above stated Development Permit application. If you have questions please call me at 403.268.8858 or send an email to [Ian.Bamford@calgary.ca](mailto:Ian.Bamford@calgary.ca).

Yours truly,

Ian Bamford  
Planner, Planning Implementation  
Development and Building Approvals

## General Comments

The proposed development consists of “New: Single Detached Dwelling: Accessory Residential Building (garage)”. According to the Land Use Bylaw (1P2007), the site is designated M-CG (Multi Residential-Contextual Grade-oriented). The proposed development is discretionary within M-CG districts.

## Comments on Relevant City Policies

### Erlton Area Redevelopment Plan

According to this policy document, the site is designated “Low Density Residential”.

### The Low Density Residential Housing Guidelines for Established Communities (Infill Guidelines)

#### Building Setback from Front Property Line

“The setbacks of new development should respect the established street pattern”.

Building setback from the front property line refers to the distance from the front property line of the parcel to the nearest part of the building. The front of the proposed dwelling is in line with the existing dwellings to the east and west.

#### Building Setback from Side Property Line

“One side setback should be kept clear in order to provide unobstructed exterior access from the front to the rear of the house”.

The Land use bylaw (1P2007) requires a minimum setback from the side property line of 1.2 metres. The proposed development meets this requirement. Equally, the side yard provides an unobstructed side yard on the east side of the structure. It should be noted that the General rules for Multi-Residential Districts allows a landing to project into any setback area providing the area of the landing does not exceed 2.5 square metres. The approximate area of the landing is 1.64 square metres.

#### Building Setback from Rear Property Line

“The rear setback area, in addition to being the garage and/or other accessory building location, is an important amenity space that should allow for outdoor activity and maintain the pattern of rear space typical of the surrounding community”.

The proposed development meets the requirements of this policy.

**Parcel Coverage**

The Land Use Bylaw (1P2007) allows for a maximum site coverage of 45%. The proposed dwelling and garage have a site coverage of 37.5%.

**Parking**

“Two on-site parking spaces should be provided for each new dwelling unit”

The proposed single family dwelling provides two parking spaces within a detached garage. The detached garage is accessed from the lane.

**Building Height**

The Land Use Bylaw (1P2007) allows for a maximum building height of 12 metres within M-CG districts. The proposed dwelling has a height of 8.07 metres.

**Entry Treatment / Entrances**

“The principal entry should be clearly identifiable from the street and located in a manner which respects the privacy of the neighbours”.

A development should have its principal entry clearly identifiable from the street. Such an entrance provides a street friendly appearance and safety. The proposed development has a front entrance that is clearly identifiable from the street.

