



# The City of Calgary

## DEVELOPMENT AND BUILDING APPROVALS #8108

### REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **September 4, 2013**

To: Erlton Community Association  
Bill Fischer  
65 31 Ave SW  
Calgary, Alberta  
T2S 2Y7

**Return To: Development Circulation Controller**  
Development and Building Approvals #8201  
P.O. Box 2100 Station M  
Calgary AB T2P 2M5  
Phone: 268-5744 Fax 268-1997  
EMail: DP.Circ@calgary.ca

*NOTE: The community contact person and address are only as current as the information provided to this office by the Community Association. If there are any changes please contact the Circulation Controller at the address to the right.*

D.P. NUMBER: DP2013-3464 Land Use Bylaw 1P2007	
New: Semi-detached Dwelling, Accessory Residential Building (garage)	

**To acknowledge receipt of this material and to avoid unnecessary delays, please check one of the boxes below and fax this sheet back to us immediately at 268-1997.**

**No Comment**
 **Comments to Follow**

---

NAME	DATE		
------	------	--	--

Attached are the proposed plans and application material for this Development Permit. If you have any comments, please forward them by **DUE DATE** Wednesday September 25, 2013 **to the above sender.**

If you want to discuss this application further, please contact the File Manager:

Lindsey Glover (403) 268-2470 lindsey.glover@calgary.ca

This Development Permit Application has been circulated to the following parties:

- Circulations and Permits, Enmax Power Corporation,
- Gian-Carlo Carra, Ward 9 Alderman, #8001
- Bill Fischer, Erlton Community Association, 65 31 Ave SW
- Residential Controller, Development & Building Approvals

Please note that any written submissions made in response to this application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**FILE:** DP 2013-3464

**LAND USE:** M-CG d72 (R-C2 Rules)

**ADDRESS:** 9 27 AV SW

**PROJECT DESCRIPTION:** New: Semi-detached Dwelling, Accessory Residential Building (garage)

### Bylaw Discrepancies

Regulation	Standard	Provided
340 Balconies	(3) A balcony attached to a Semi-detached Dwelling, Rowhouse or Townhouse within 1.2 metres of a party wall must have a privacy wall that: (a) is a min. of 2.0 m. in height;	Plans indicate the balcony privacy wall as being 1.98m (-0.02)

### Permitted Contextual Use Rules

*DOES NOT APPLY (Multi-Residential District)*



# The City of Calgary

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

107932411-001  
Taken By: AP

Application Date: **Aug 20, 2013**

**APPLICATION NO: DP2013-3464**

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
Grades Fee:	\$ 419.00
<b>Total Fee:</b>	<b>\$1716.00</b>

Applicant: **JOHN HADDON DESIGN**  
Address: **334 24 AV SW**  
City: **Calgary, Alberta, T2S 0K2**  
Phone: **(403)245-2443**

Contact: **KIEBOOM, ROB**  
Phone: **(403) 245-2443**  
Fax: **(403) 244-3679**  
e-mail: **rob@johnhaddondesign.com**

Parcel Address: **9 27 AV SW**  
Legal: **2865AC;2;1,2**  
Building Address: **9 27 AV SW**  
Legal:

Parcel Owner: **MANJOT SEHGAL**  
**2211 BROADVIEW RD NW**  
**CALGARY AB CANADA T2N 3J3**  
e-mail: **Not Available**

(See title for additional owners.)

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

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

Description: **New: Semi-detached Dwelling, Accessory Residential Building (garage)**

Gross Floor Area: 5648.3 feet - squared  
Dwelling Units: 2

Proposed Development is: **Discretionary**

Proposed Use: **Accessory Residential Building**  
**Semi-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: \_\_\_\_\_

Aug 20/13

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.

