



# The City of Calgary

DEVELOPMENT AND BUILDING APPROVALS #8108

## REQUEST FOR COMMENT ON DEVELOPMENT PERMIT APPLICATION

Date: **February 27, 2014**

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: DP2014-0224 Land Use Bylaw 1P2007	
New: Semi-detached Dwelling	

**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	Thursday March 20, 2014
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**to the above sender.**

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

Wilson Cartagena (403) 268-1499 wilson.cartagena@calgary.ca

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

Gian-Carlo Carra, Ward 9 Councillor, #8001A

Bill Fischer, Erlton Community Association, 65 31 Ave SW

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.



# The City of Calgary

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

112142720-001  
Taken By: NM

Application Date: **Jan 21, 2014**

**APPLICATION NO: DP2014-0224**

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:	\$1109.00
Advertising Fee:	\$30.00
DCP Fee:	\$230.00
Grades Fee:	\$ 442.00
<b>Total Fee:</b>	<b>\$1811.00</b>

Applicant: **CALIFORNIA HOMES**  
Address: **#309, 10820-24TH ST SE**  
City: **Calgary, Alberta, T2Z4C9**  
Phone: **(403)258-2333**

Contact: **Janz, Bernie**  
Phone: **(403) 258-2333**  
Fax:  
e-mail: **info@californiahomesltd.com**

Parcel Address: **2329 ERLTON PL SW**  
Legal: **0915490;5;42**

Parcel **ZAHIR TEJA**  
Owner: **422 CANDLE PL SW**  
**CALGARY AB CANADA T2W 3B3**  
e-mail: **not provided**

(See title for additional owners.)

L.U.D.: **R-C2**

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

Description: **New: Semi-detached Dwelling**  
Proposed Development is: **Discretionary**  
Proposed Use: **Semi-Detached Dwelling**

Gross Floor Area: 6805 feet - squared  
Dwelling Units: 2

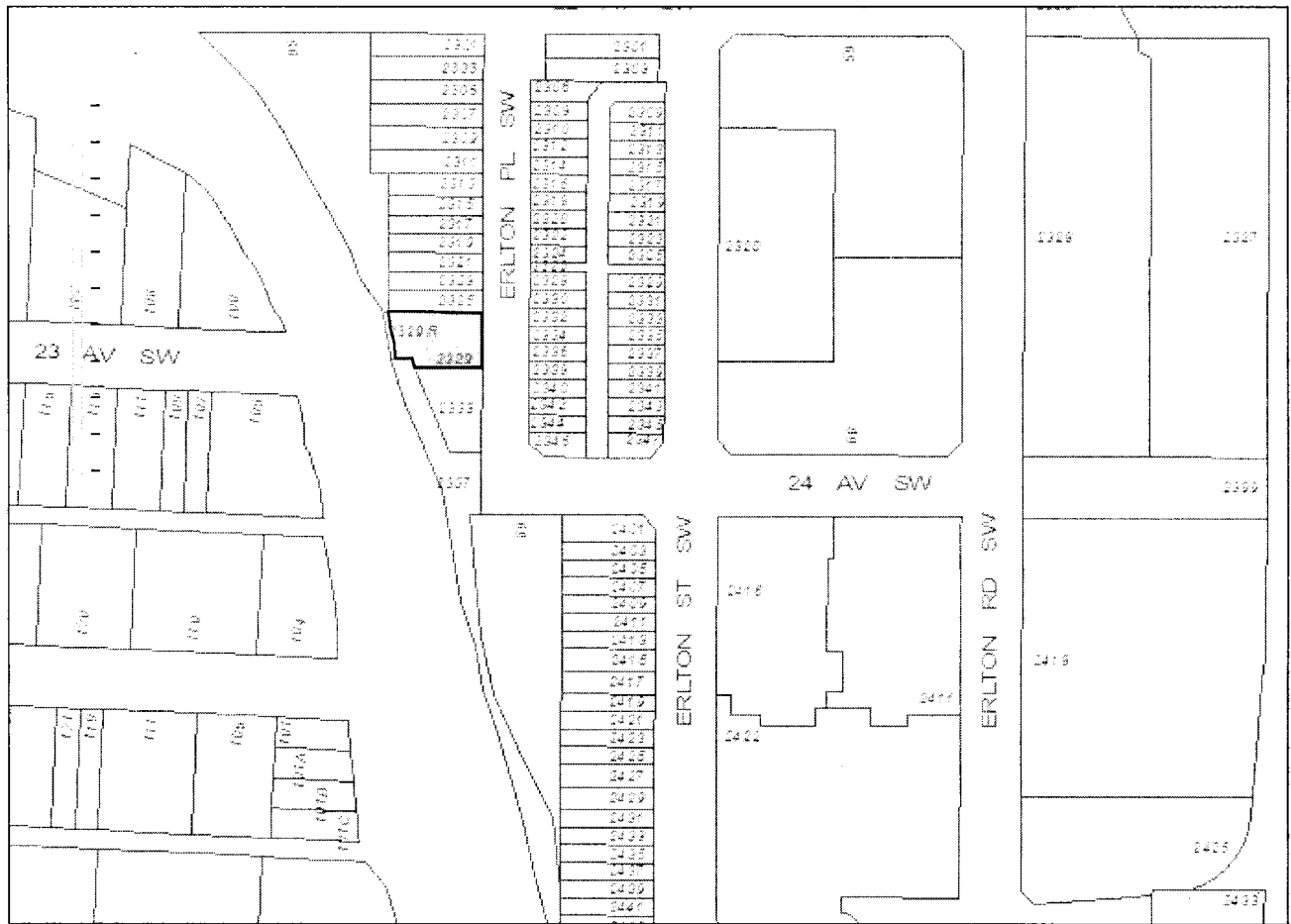
By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications. The administrative cancellation of Development Permit Applications is not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

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

Date: \_\_\_\_\_

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)**DP2014-0224-42720**  
or call Customer Advisory Services at (403)268-5311.



# LOT 44MR

property line

SIDEWALK

1.41 B.O.W.

## 2329 ERLTON PLACE SW

2.79'

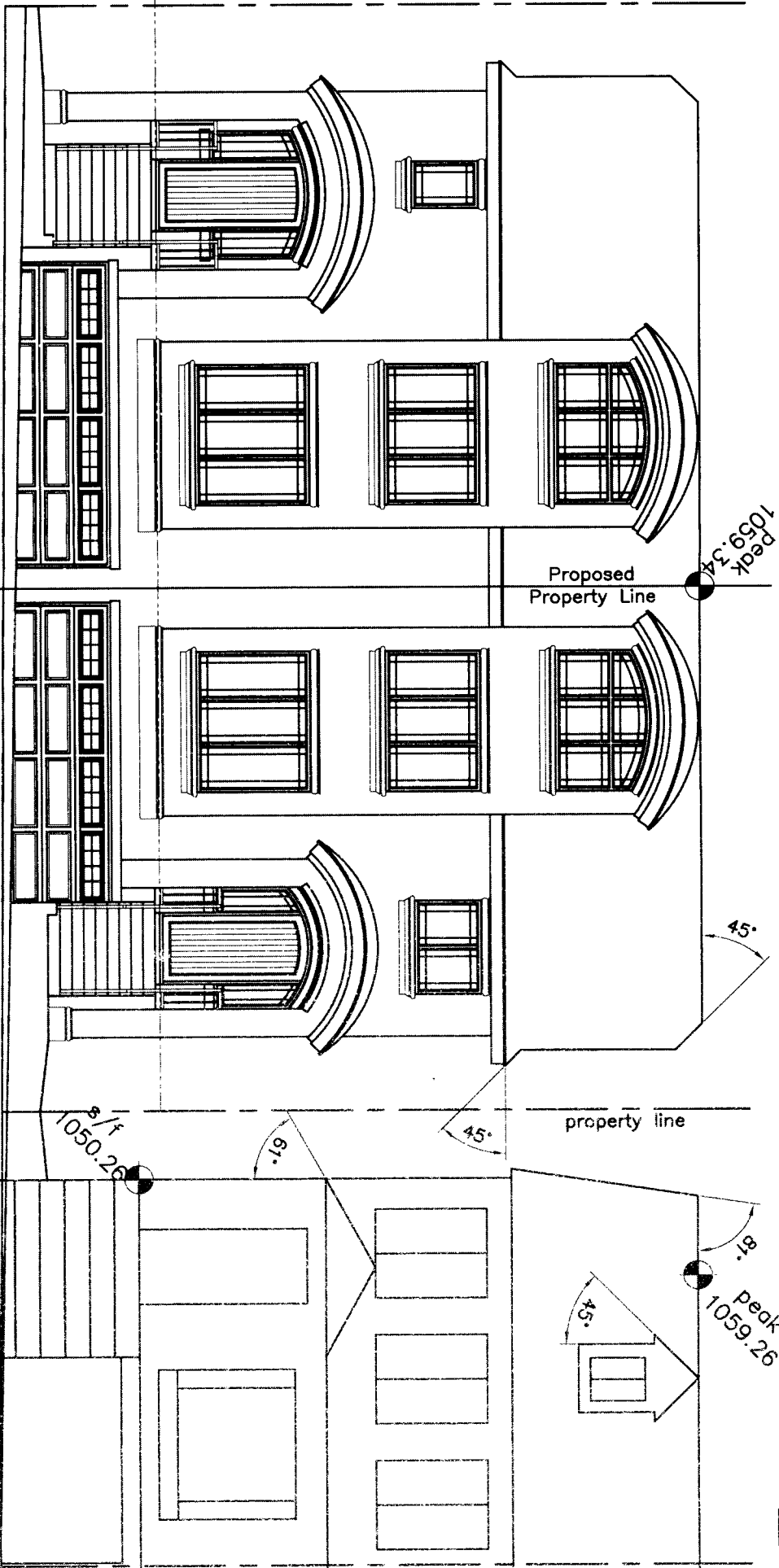
0°20'10"

6.70'

8.52'

7.41'

0°20'10"



PROPOSED UNIT A

PROPOSED UNIT B

### 2329 ERLTON PLACE SW

EXISTING #2325

# STH

21.65 90°26'08"

158°40'21"  
2.96

90°29'4  
4.99

90°29'40

8.42

50.8

30.46

90°20'2"

Proposed HOUSE  
MAIN FLOOR 1050.61  
ROOF PEAK 1059.34

Proposed HOUSE  
MAIN FLOOR 1050.61  
ROOF PEAK 1059.34

PROPOSED LOT 42 A

PROPOSED LOT 42 B

PROPOSED PROPERTY LINE

90°20'2"

VIEW (A)

30.46

PORCH

GARAGE

GARAGE

PORCH

retaining wall  
concrete walk

concrete DRIVEWAY

concrete DRIVEWAY

retaining wall  
concrete walk

2.79

5.73

3.35

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