

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

| | |
|---|---|
| DATE: April 17, 2025 | APPEAL NO.: SDAB2025-0020 FILE NO.: DP2025-00069 |
| APPEAL BY: Ashraf Salehin | |
| FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Backyard Suite was approved at <u>108 Saddlebrook Common NE.</u> | LAND USE DESIGNATION: R-2M Discretionary |
| COMMUNITY OF: Saddle Ridge | DATE OF DECISION: February 10, 2025 |
| APPLICANT: Hemang Parikh | OWNER: Amish Bhagat |

The Board opened the hearing on March 27, 2025, with consideration of procedural and jurisdictional matters. The Board adjourned the hearing to April 17, 2025.

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

| | |
|---|--|
| Municipal Address of Site Under Appeal [required] | 108 SADDLEBROOK CM NE |
| Development Permit/Subdivision Application/File Number [required] | DP2025-00069 |
| Name of Appellant [required] | Ashraf Salehin |
| Agent Name (if applicable) | |
| Street Address [required] | 104 Saddlebrook Common NE |
| hdnFullAddress | 104 Saddlebrook Common NE Calgary AB T3J 0J6 |
| City [required] | Calgary |
| Province [required] | Alberta |
| Postal Code [required] | T3J 0J6 |
| Residential Phone # [required] | (403) 874-5561 |
| Business Phone # | |
| Email Address [required] | ashraf632@yahoo.com |

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

- 1) Privacy concerns. The proposed structure overlooks over my fence and into my yard.
- 2) The proposed structure is larger than the main house. It will also cast a shadow on my property. The proposed property runs the entire length of the backyard hence will cast a very large shadow.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time

Will you be using an agent/legal counsel? [required]

Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]

Unknown

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

Unknown

If yes, how many will you be bringing?

I confirm and acknowledge that

- *I have read and understood this form;*
- *The information I have provided is accurate to the best of my knowledge; and*
- *I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date

2025-02-27 17:05:02 MST

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.

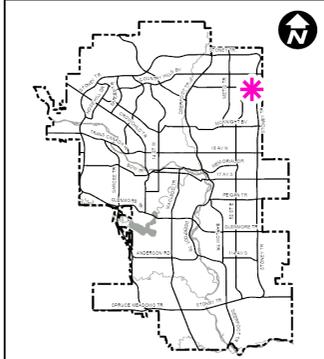
If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

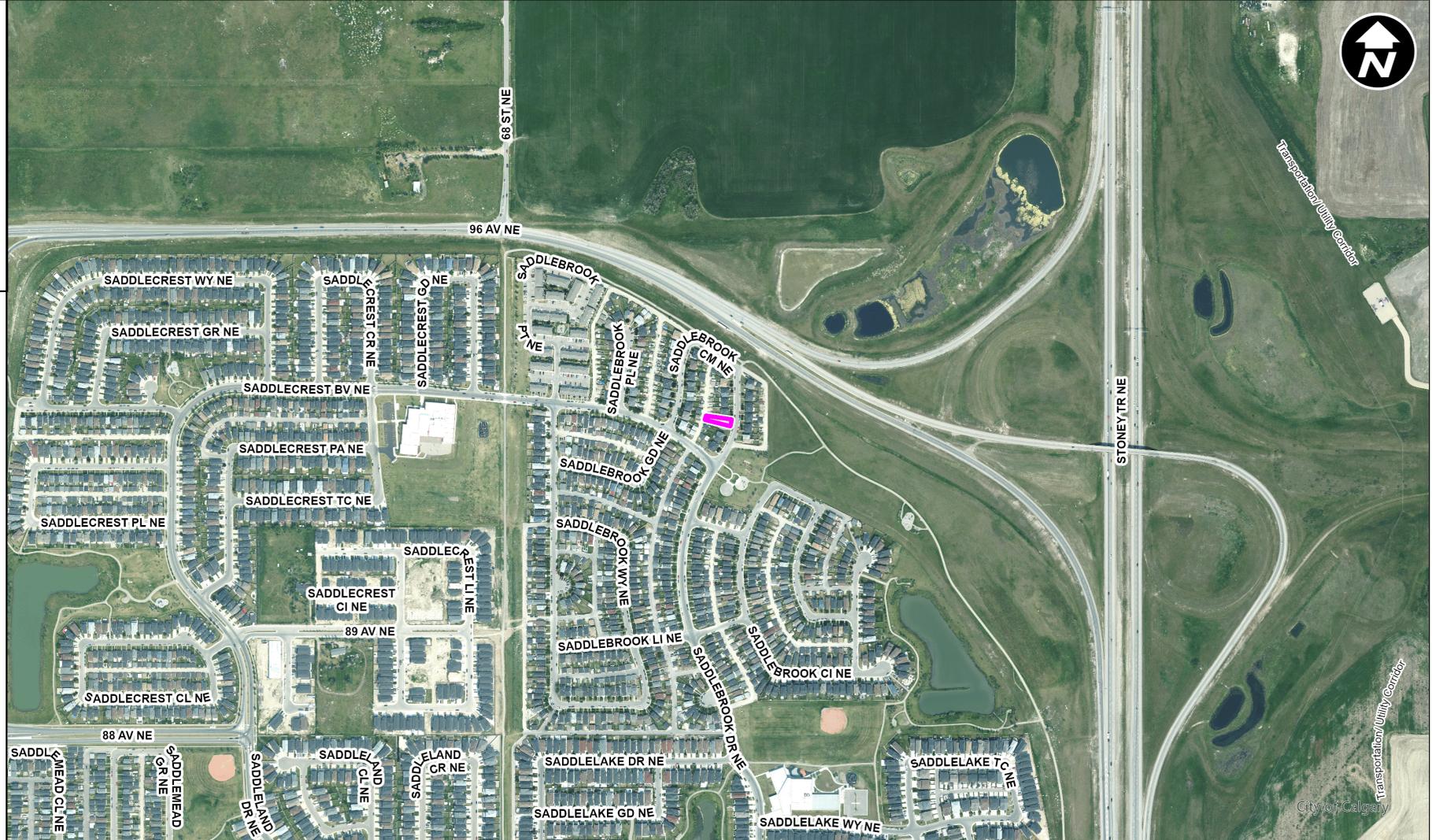
Phone: (403) 268-5312

Email: info@calgarysdab.ca

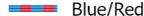
Community Context SDAB2025-0020

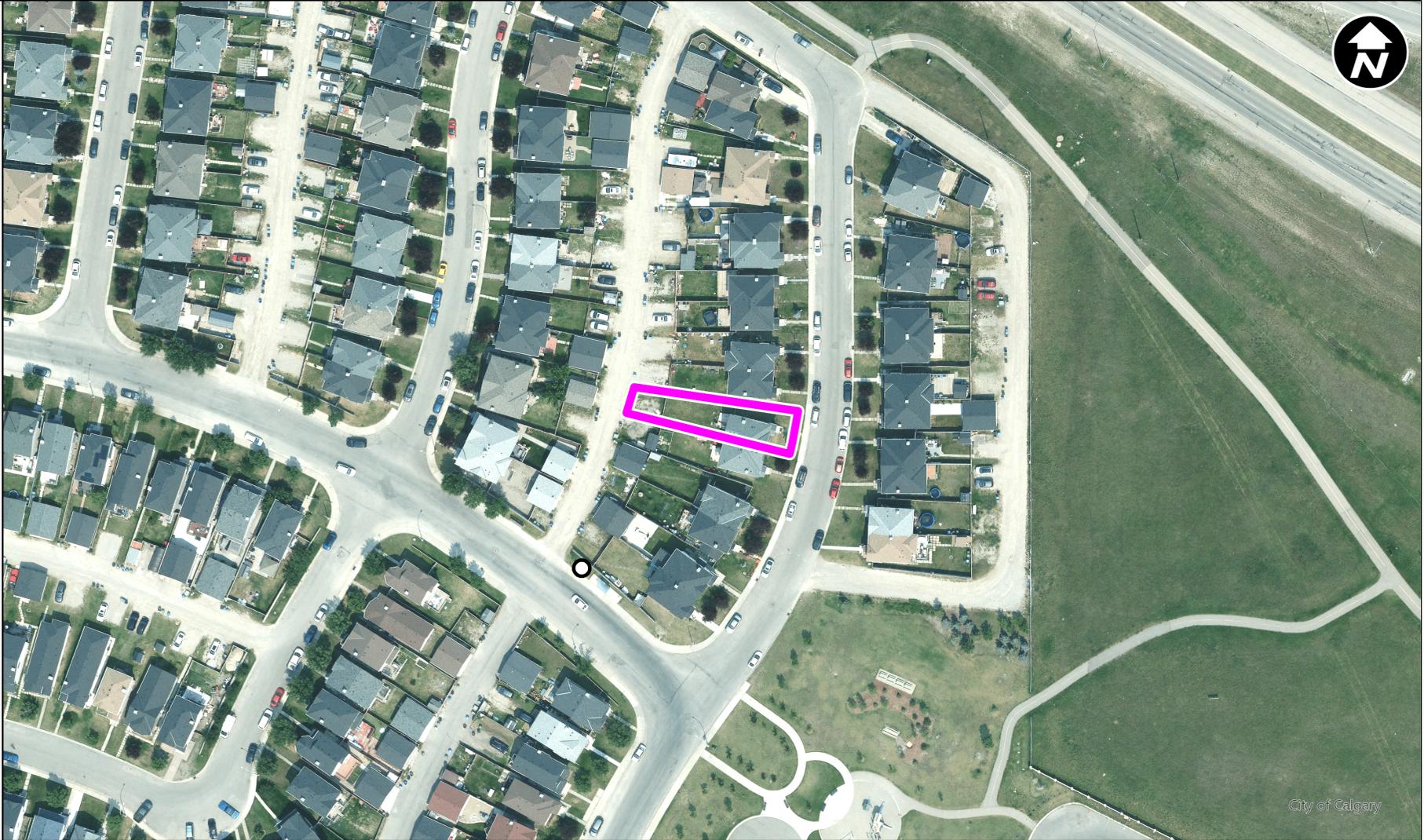


- Subject Site
- 600m buffer from LRT Station
- City Limits
- LRT Stations
 - Blue
 - Blue/Red (Downtown)
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - MAX Multi



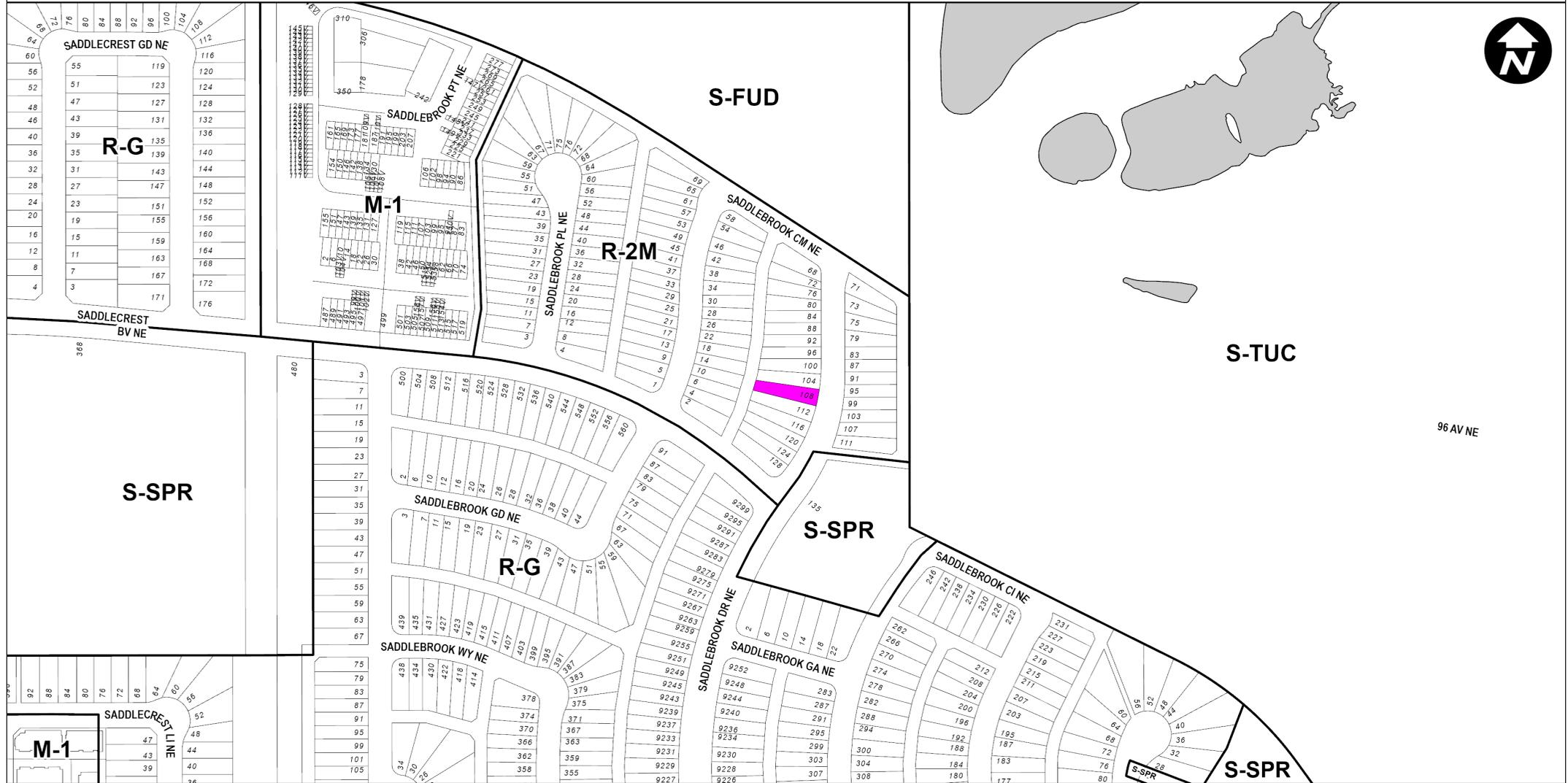
Site Context SDAB2025-0020

-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
 -  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



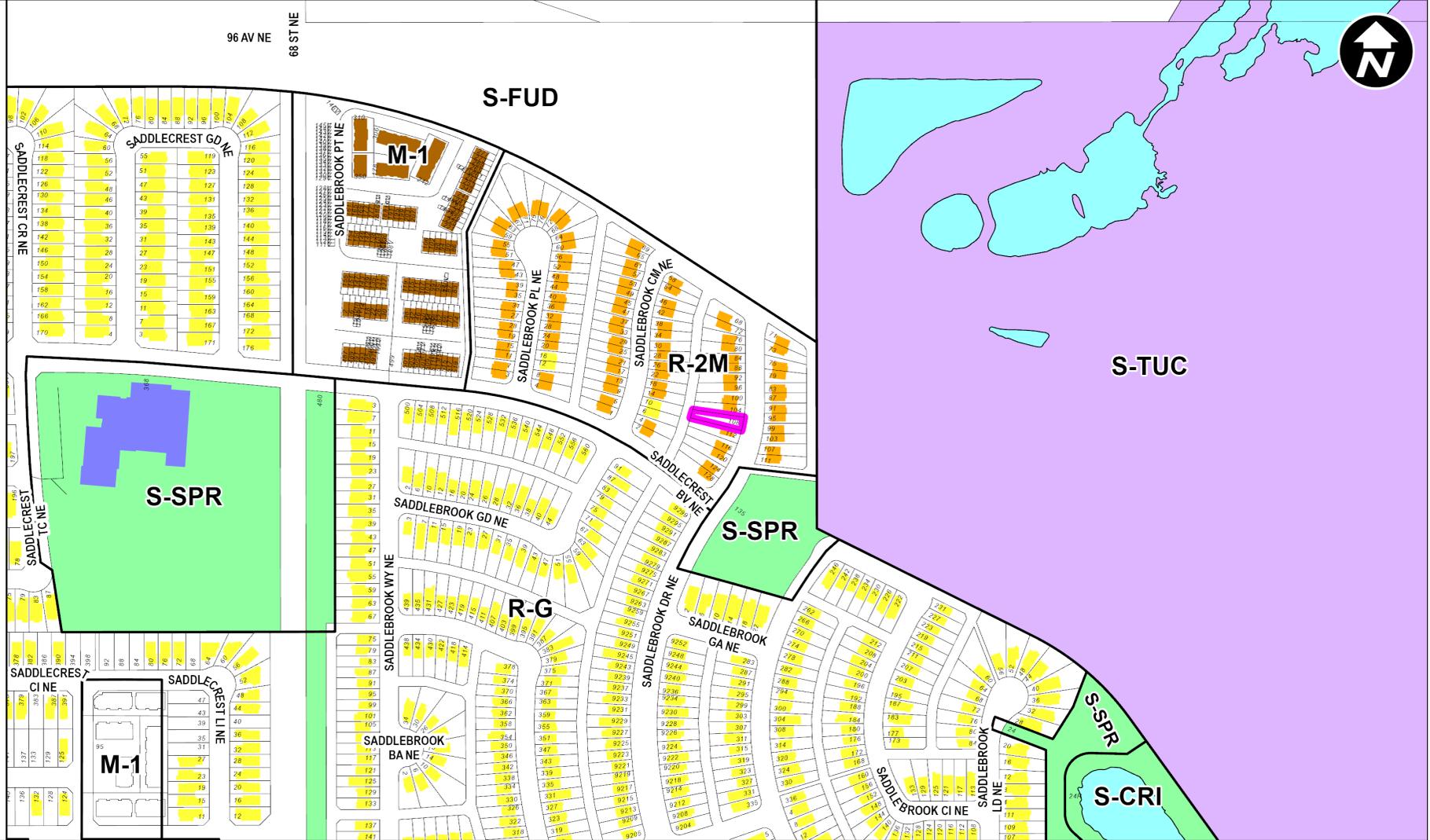
City of Calgary

Land Use Districts SDAB2025-0020



Surrounding Land Use SDAB2025-0020

- Subject Site
- Land Use Designation Polygons
- Single Detached Dwelling
- Semi-Detached/Duplex Dwelling
- Rowhouse/Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks & Openspace
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Public Service





February 11, 2025

CONTRIVE ENGINEERING AND PROJECT MANAGEMENT SERVICE
HEMANG PARIKH



Dear Applicant:

RE: Notification of Decision: DP2025-00069
Subject: New: Backyard Suite
Address: 108 SADDLEBROOK CM NE

This is your notification of decision by the Development Authority to approve the above noted application on February 10, 2025.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by February 10, 2027 or the development permit shall cease to be valid. The decision will be advertised beginning February 13, 2025 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight March 6, 2025. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

If you wish to appeal, submit your appeal with reasons and the \$200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at www.calgarysdab.ca or in person or by mail.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-651-9153 or by email at Samuel.Law@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Samuel Law
Senior Planning Technician
Planning and Development
Attachment(s)



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2025-00069

This permit relates to land in the City of Calgary municipally described as:

108 SADDLEBROOK CM NE

Community: **Saddle Ridge**

L.U.D.:**R-2M**

and legally described as:

0610548;6;27

and permits the land to be used for the following development:

New: Backyard Suite

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **February 10, 2025**

Development Authority: **Maurie Loewen**



File Manager: **Samuel Law**

Release Date: _____

This permit will not be valid if development has not commenced by: February 10, 2027

This Development Permit was advertised on: **February 13, 2025**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **CONTRIVE ENGINEERING AND PROJECT
MANAGEMENT SERVICE**

Address: **99 SILVERADO SKIES DR SW**

City: **CALGARY, AB, T2X0J6**

Phone:



**DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

DP2025-00069

Complete Address and Legal Description listing for Development Permit DP2025-00069

| Address Type | Address | Legal Description |
|---------------------|-----------------------|--------------------------|
| Building | 108 SADDLEBROOK CM NE | |
| Parcel | 108 SADDLEBROOK CM NE | 0610548;6;27 |



Conditions of Approval – Development Permit

| | |
|---------------------------------|---|
| Application Number: | DP2025-00069 |
| Application Description: | New: Backyard Suite |
| Land Use District: | Residential - Low Density Multiple Dwelling |
| Use Type: | Discretionary |
| Site Address: | 108 SADDLEBROOK CM NE |
| Community: | SADDLE RIDGE |
| Applicant: | CONTRIVE ENGINEERING AND PROJECT MANAGEMENT SERVICE |
| Planning: | SAMUEL LAW 403-651-9153 Samuel.Law@calgary.ca |

Permanent Conditions

The following permanent conditions shall apply:

Planning

1. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
2. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
3. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 1 of 2

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

4. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
5. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
6. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
7. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
8. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



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

561755640-001
Taken By:

Application Date **Jan 6, 2025**

APPLICATION NO DP2025-00069

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.

Total Fees: \$0.00

Cart #:

Applicant: **CONTRIVE ENGINEERING AND PROJECT MANAGEMENT SERVICE**

Contact: **PARIKH, HEMANG**

Address: **99 SILVERADO SKIES DR SW**

Phone: **(403) 268-3333**

City: **CALGARY, AB, T2X0J6**

Fax:

Phone:

e-mail:

Parcel Address: **108 SADDLEBROOK CM NE**

Legal: **0610548;6;27**

Building Address: **108 SADDLEBROOK CM NE**

Legal:

L.U.D.: **R-2M**

Community: **SADDLE RIDGE**

Sec. Number: **13NE** Ward: **05**

Description: **New: Backyard Suite**

Wdwelling Units: 1

Proposed Development is: **Discretionary**

Proposed Use: **Backyard Suite**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

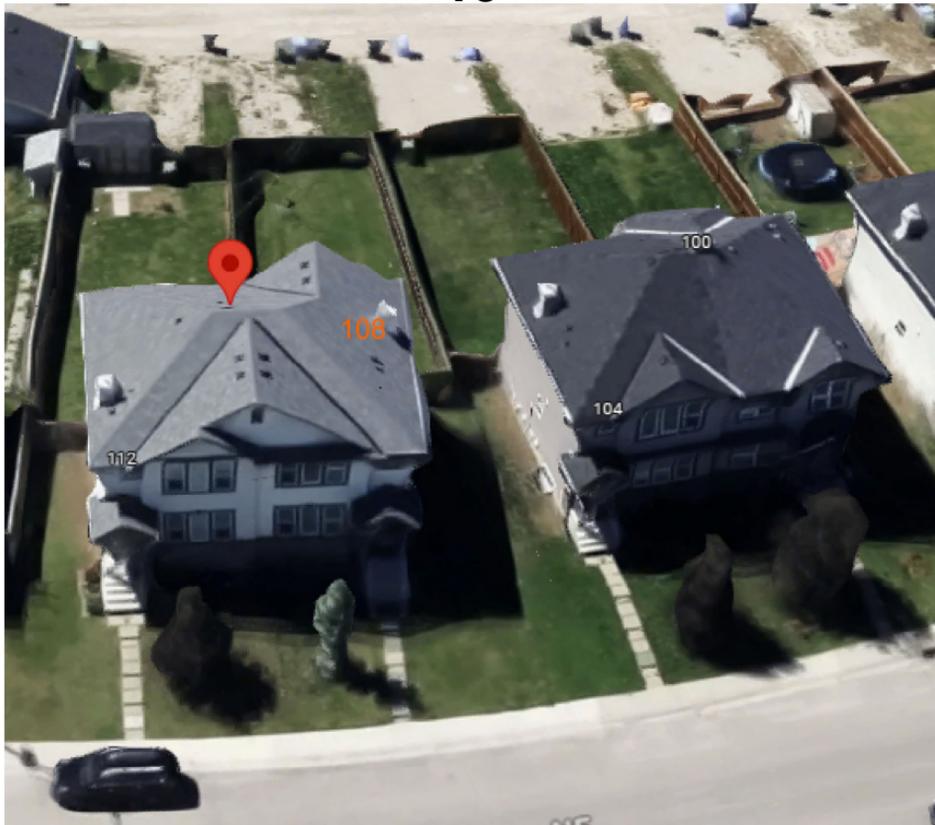
Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2025-00069-** or call our Planning Support Centre at (403)268-5311.

SDAB2025-0020

15



SDAB2025-0020





RIGHT

108 saddlebrook CM
rear elevation

18



SDAB2025-0020



REAR
ELEVATION



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 108 Saddlebrook Common NE, Calgary, AB

Legal Description: _____

The *Municipal Government Act's Subdivision and Development Regulations (Alberta Regulation 160/2012)* requires developers to identify abandoned oil and gas wells and, where present, to comply with setback requirements as identified in the Energy Resources Conservation Board (ERCB) [Directive 079: Surface Development in Proximity to Abandoned Wells](#).

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiries and a thorough inspection and review.

- Provide a map of the subject parcel showing the presence or absence of abandoned wells.
 - [User Guide to Finding Abandoned Wells on GeoDiscover Alberta's Map Viewer](#)
 - [Abandoned Well Locations on GeoDiscover Alberta's Map Viewer](#)

NOTE: The map must show the actual well location, as identified in the field, including the surface coordinates (available on the Abandoned Well Map Viewer or by contacting the ERCB Customer Contact Centre at 1-855-297-8311) and the 5 metre setback established in [ERCB Directive 079](#) in relation to existing or proposed building sites.

- Are there abandoned Oil/Gas wells located within 5 m of the site? Yes No
If you answered 'yes', please answer question 3 and include the well location(s) on the site plan.
- Have you contacted the licensee of the well(s) to confirm the exact location? Yes No
If you answered 'yes', you must have written confirmation included with your application.

Licensee Company Name _____ Licensee Contact _____

NOTE: Where a well is identified, the Development Authority must refer a copy of the application to the Licensee(s) of Record. The referral will include the applicant's contact information.

- Who is submitting the Abandoned Well Declaration for this development?

Applicant Owner Builder Other _____

Company Name Contrive Engineering and Project management services _____ Contact Person **Hemagn Parikh**

Address **99 Silverado skies, Dr, SW, Calgary**

Phone **[REDACTED]** Cell Phone _____ Email **[REDACTED]**

5. Will the development result in construction activity within the setback area? Yes No
If you answered 'yes':

- Provide a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction; and
- Describe what measures will be taken to prevent contact during construction.

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the owner, authorized agent, authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property.

Jan 4 2025

Date



Hemang parikh

Applicant Signature

Hemang Parikh

Applicant Name (Please Print)

Contrive engineering and project mangement

Company Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

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SDAB2025-0020



Site Contamination Statement

Application # _____
for office use only

Site Address: 108 Saddlebrook Common , _____

Legal Description: _____

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. **Please be aware that further site assessments may be required as part of the review of your application.**

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?

Yes No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site? (i.e. development permit, land use redesign or subdivision)

Yes No

If yes please provided a brief description and the associated development application number(s):

3. Has there been site remediation or a request for such on the site?

Yes No

If yes, please provide a brief description:

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

Yes No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

If yes, please describe and provide copies of relevant documents:

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits)

Yes No

If yes, please describe:

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

Yes No

If yes, please provided a brief description:

NOTE: This form is to be signed by the titled owner(s) of the property or their authorized agents or consultants.

I, the owner, authorized agent, authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

06-01-2025

Date

Amish Bhagat

Applicant Signature

Amish Dineshbhai Bhagat

Applicant Name (Please Print)

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Company Name (Please Print)



Public Tree Disclosure Statement

The City of Calgary Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) protect trees growing on City (public) land. An approved Tree Protection Plan is required when construction activities occur within 6m of a public tree. More information regarding protecting trees during construction and development is found here. Public trees are required to be shown on plans submitted for this application.

1. Are there public trees on the City lands within six meters of and/or overhanging the development site? Yes No

If you answered yes, ensure all trees identified are shown on the submitted plans.

Note: if you are not sure how to determine which trees are yours and which are public, you can:

- a. Use the [City's tree map](#) (may not be up to date for your property)
- b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- c. Send inquiries to tree.protection@calgary.ca

2. Who will be submitting the Tree Protection Plan for this development?

Applicant Owner Builder Other:

If Other: Name: _____ Phone: _____

Email: _____

The Tree Protection Plan must be submitted directly to Urban Forestry at tree.protection@Calgary.ca following the [Tree Protection Plan Guidelines](#).

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



January 31, 2025

CONTRIVE ENGINEERING AND PROJECT MANAGEMENT SERVICE
PARIKH, HEMANG



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2025-00069

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than March 2, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-651-9153 or by email at Samuel.Law@calgary.ca.

Sincerely,

SAMUEL LAW
Senior Planning Technician



Detailed Review 1 – Development Permit

| | |
|---------------------------------|---|
| Application Number: | DP2025-00069 |
| Application Description: | New: Backyard Suite |
| Land Use District: | Residential - Low Density Multiple Dwelling |
| Use Type: | Discretionary |
| Site Address: | 108 SADDLEBROOK CM NE |
| Community: | SADDLE RIDGE |
| Applicant: | CONTRIVE ENGINEERING AND PROJECT MANAGEMENT SERVICE |
| Date DR Sent: | January 31, 2025 |
| Response Due Date: | March 2, 2025 |
| Planning: | SAMUEL LAW 403-651-9153 Samuel.Law@calgary.ca |

General Comments

Due to the building position within the property that does not align with other structures/buildings within the blockface, the backyard suite is to comply with all land use bylaw rules. See below for bylaw discrepancies

| Bylaw Discrepancies | | |
|----------------------------|---|--|
| Regulation | Standard | Provided |
| 352 Backyard Suite | (2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite. | Plans indicate the Backyard Suite is 1.0m (-0.2m) from the side (South) property line. <i>Relaxation not supported: amend plans to meet bylaw setbacks</i> |
| | (3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite. | Plans indicate a separation distance of 3.90m (-1.10m) where the conditions of subsection 3.1(b) have not been met. <i>Relaxation not supported: amend plans to meet bylaw setbacks</i> |

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission and amended plans prior to a decision by the Approving Authority:

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Permanent Conditions

The following permanent conditions shall apply:

Planning

2. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
3. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
4. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

5. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
6. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
7. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
8. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
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| Page 2 | | Residential – Low Density Multiple Dwelling | | | | D.P. # 2025-00069 | | | |
|-----------------------------|---|---|-------------|--------|--------------|--------------------|----------------|----------------|--|
| Rule | Requirements | | | | Evaluation | | | | |
| | | | | | Notes | | | | |
| | | | | | | Provided/Variance | | | |
| Secondary Suites | If applicable please refer to Secondary Suites Form | | | | | See Attached | N/A | N/I | |
| 153.1(a)(vi) Backyard Suite | A Backyard Suite Must not be located on the same parcel or bare land unit as either a Rowhouse Building or a Townhouse use. | | | | | C | N/C | N/A | |
| 295(a) Secondary Suite | (v) is considered part of and secondary to a Dwelling Unit; | | | | | C | N/C | N/A | |
| Accessory Building | If applicable please refer to Accessory Residential Building Form | | | | | See Attached | N/A | N/I | |
| 497 Parcel Coverage | (a) 45.0% of the area of the parcel for each Single Detached Dwelling; | | | | | Applies | N/A | | |
| | (b) 50.0% of the area of the parcel for each Semi-detached Dwelling and Duplex Dwelling; and | | | | | Applies | N/A | | |
| | (c) 60.0% of the area of the parcel for each Rowhouse Building or Townhouse. | | | | | Applies | N/A | | |
| | 50.0% | 357.19 | 2 | 136.60 | | % | % | | |
| | applicable % | X | Parcel Area | minus | Req'd Stalls | X 21m ² | = | Max. Coverage | |
| | Parcel Coverage Totals | | | | | | m ² | m ² | |
| | House | Proj. > 1.0m | Garage(s) | Other | Total | | | | |
| 59.27 | | 74.02 | | 133.29 | | 133.29 | -3.31 | | |

| | | | | | | | | | | |
|--|--|---|--|---------------|---------------|------------|------------|------------|------------|--|
| Page 3 341 Driveways | (1) A driveway must not have direct access to a major street unless: | (a) there is no practical alternative method of vehicular access to the parcel; and | | | | C | N/C | N/A | N/I | |
| | | (b) a turning space is provided on the parcel to allow all vehicles exiting to face the major street. | | | | C | N/C | N/A | N/I | |
| | (2) A driveway connecting a street to a private garage must: | (a) be a min of 6.0m in length along the intended direction of travel for vehicles measured from: | (i) the back of the public sidewalk to the door of the private garage; or | | | | N/A | | | |
| | | | (ii) a curb where there is no public sidewalk to the door of a private garage, and | | | | | | | |
| | | (b) contain a rectangular area measuring 6.0m in length and 3.0m in width. | | | | C | N/C | N/A | N/I | |
| | 341 Driveways | (3) A driveway connecting a lane to a private garage must be a min of 0.60 m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage. | | | | | N/A | | | |
| | | (5) That portion of a driveway including a motor vehicle parking stall within 6.0m of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: | (a) 6.0m where the parcel width is 9.0m or less; or | | | | | | | |
| | | | (b) 7.0m for parcel width > than 9.0m and < than 15.0m | | | | | | | |
| | 341 Driveways | (8) In the Developed Area, a new driveway accessing a street must not be constructed and a legally existing front driveway must not be increased in width or relocated unless: | (a) located on a laneless parcel; or (b) located on a laned parcel and 50.0% or more of all laned parcels on same block face have an existing driveway accessing a street. | | | | N/A | | | |
| | | | | | | | | | | |
| 493 Density | (a) 50 UPH for Rowhouse. | | | | | | | | | |
| | 50.00 | | equals | 0 | Units (MAX.) | N/A | | | | |
| | U.P.H. (MAX.) | Site area (hectares) | | units | U.P.H. (MAX.) | | | | | |
| | (b) 50 UPH for townhouses when: (i) all of the buildings containing units face a street; and (ii) each unit has a separate, direct exterior access facing a public road that is not a private condominium roadway; | | | | | | | | | |
| | 50.00 | | equals | 0 | Units (MAX.) | N/A | | | | |
| | U.P.H (MAX.) | Site area (hectares) | | units | U.P.H. (MAX.) | | | | | |
| | (c) 38 UPH for Townhouses in all other cases | | | | | | | | | |
| | 38.00 | | equals | 0 | Units (MAX.) | N/A | | | | |
| U.P.H. (MAX.) | Site area (hectares) | | units | U.P.H. (MAX.) | | | | | | |
| 342 Retaining Walls | (1) A retaining wall must be less than 1.2m in height when measured from the lowest grade at any point adjacent to the retaining wall to the highest grade retained by the retaining wall. | | | | | C | N/C | N/A | N/I | |
| | (2) A min horizontal separation of 1.0m must be maintained between retaining walls on the same parcel. | | | | | C | N/C | N/A | N/I | |

| | | | | | | | | | |
|---|---|--|---|--|------------|-----|---------|----------------|--|
| Page 4 | (1) Unless otherwise referenced in subsection (2) and (3), the minimum number of motor vehicle parking stalls is the requirement referenced in Part 4. | 187 Duplex | (c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and | | | N/A | | | |
| | | 287 Rowhouse | (c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and | | | N/A | | | |
| | | 297 Semi-detached Dwelling | (d) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and | Subdivided semi-d, 1 stall req'd for dwelling unit, 2 provided | 1 | 0 | | | |
| | | 305 Single Detached Dwelling | (c) requires a minimum of 1.0 motor vehicle parking stalls per Dwelling Unit; and | | | N/A | | | |
| | | 319 Townhouse | (c) requires a minimum number of motor vehicle parking stalls based on: | | # of Units | | | | |
| | | | (i) 1.0 stalls per Dwelling Unit where the Townhouse is located in Area 2 and 3 of the Parking Areas Map, as illustrated on Map 7; and | | | N/A | | | |
| | | | (ii) 1.25 stalls per Dwelling Unit where the Townhouse is located in Area 1 of the Parking Areas Map, as illustrated on Map 7; | | | N/A | | | |
| | | (2) The min number of motor vehicle parking stalls for each Single Detached Dwelling is 2.0 stalls where: | (a) the parcel width is less than 9.0m and the parcel is part of a plan of subdivision after September 7, 1982; or | | | | | N/A | |
| | | | (b) the area of the parcel is less than 270.0m ² and the parcel is part of a plan of subdivision approved after September 7, 1982. | | | | | N/A | |
| | | (3) The min number of motor vehicle parking stalls for a Secondary Suite contained in a Semi-Detached Dwelling is reduced to 0.0 stalls, where 2.0 motor vehicle parking stalls are provided for each Dwelling Unit. | | | | | Applies | Does Not Apply | |
| If use is other refer to Parking/Loading/Bicycle Form | | | | See Attached | N/A | N/I | | | |
| 122 Standards for Motor Vehicle Parking Stalls | (3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Backyard Suite, Contextual Semi-Detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling | | | C | N/C | N/A | N/I | | |
| | (4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases. | | | C | N/C | N/A | N/I | | |
| | (7) The minimum width of a motor vehicle parking stall for Multi-Residential Development, Multi-Residential Development - Minor, a Townhouse or a Rowhouse Building provided for the exclusive use of a Dwelling Unit is reduced to 2.60m where: (a) the stall is one of two or more motor vehicle parking stalls that are provided in a private garage; (b) the motor vehicle parking stalls in the private garage are for the sole use of the occupants of the Dwelling Unit; and (c) the motor vehicle parking stalls are not counted towards fulfilling the minimum motor vehicle parking stall requirements for that Dwelling Unit. | | | C | N/C | N/A | N/I | | |
| | (15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel. | | | C | N/C | N/A | N/I | | |
| 338.1 Patios | (1) Unless otherwise referenced in subsections (2) and (3), a privacy wall may be located on a patio, provided it does not exceed a height of 2.0m from the surface of the patio. | | | C | N/C | N/A | N/I | | |
| | (2) A privacy wall located on a patio must not exceed 2.0m in height, when measured from grade and when the privacy wall is located within: (a) a side setback area; or (b) 6.0m of a rear property line. | | | C | N/C | N/A | N/I | | |
| | (3) A privacy wall located on a patio must not exceed 1.2m in height when measured from grade when the privacy wall is located between the foremost front facade of the | | | C | N/C | N/A | N/I | | |

| | | | | | | |
|---|---|---|---|-----|-----|-----|
| Page 5 | from grade when the privacy wall is located between the foremost front façade of the main residential building and the front property line. | | C | N/C | N/A | N/I |
| 343 Fences <i>Note: Only apply fence rules to proposed fences</i> | The height of a fence above grade at any point along a fence line must not exceed: | (a) 1.2m for any portion of a fence extending between the foremost front façade of the main residential building and the front property line; | C | N/C | N/A | N/I |
| | | (b) 2.0m in all other cases, and | C | N/C | N/A | N/I |
| | | (c) 2.5m at the highest point of a gate that is not more than 2.5m in length. | C | N/C | N/A | N/I |

| Page 6 | | Backyard Suite | | D.P. # | | | | | |
|--|---|--|--|---------|------|-------------------|--------|-------|--------|
| Rule | Requirements | | | Notes | | Evaluation | | | |
| | | | | | | Provided/Variance | | | |
| Note: Remember to check any applicable district rules | | | | | | | | | |
| 352 Backyard Suite | (1) For a Backyard Suite, the minimum building setback from a rear property line is: | (a) 1.5m for any portion of the building used as a Backyard Suite; and | | | | 9.04 | 7.54 | | |
| | | (b) 0.6m for any portion of the building used as a private garage. | | | | N/A | | | |
| | (2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite. | | | South | | 1.00 | -0.20 | | |
| | | | | North | | 1.20 | 0.00 | | |
| | (3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite. | | | | | 3.90 | -1.10 | | |
| | (3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that: | | | | | 3.90 | 2.40 | | |
| | | | (a) is adjacent to the main residential building and the Backyard Suite; and | | | C | N/C | N/A | N/I |
| | | | (b) has no dimension less than 5.0m. | | | | 3.90 | -1.10 | |
| | (3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project: | (i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and | | | | | N/A | | |
| | | (ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1); | | | | | N/A | | |
| | (3.2)(b) Projections in subsection (a) must: | (i) not exceed 40% of the length of the façade on each storey for the total combined length of all projections; | | | | % | Length | % | Length |
| | | 1st st | | X 40% = | | | N/A | | |
| | | 2nd st | | X 40% = | | | | | |
| | | __st | | X 40% = | | | | | |
| | | (ii) each contain a window; and | | | | C | N/C | N/A | N/I |
| (iii) each have a maximum length of 3.1m | | | | | | N/A | | | |
| (4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m. | | | | | 4.55 | -2.95 | | | |

| | | | | | | | |
|---|---|--|---|------------------|-----|--------|-----|
| | (4.1) The maximum building height for a Backyard Suite is: | (a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district; | (c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line. | C | N/C | N/A | N/I |
| | | (b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and | | C | N/C | N/A | N/I |
| (5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² . | | | | 74.02 | | -0.98 | |
| (6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%. | | | | Compliant | | -8.48 | |
| | | | | | | -1.31% | |
| | (7) A Backyard Suite must have a private amenity space that: <i>Does not apply to R-CG</i> | (a) is located outdoors; and | (b) has a minimum area of 7.5m ² with no dimension less than 1.5m. | C | N/C | N/A | N/I |
| | | Dimension (m) | | | | | |
| | | 2.50 | | 1.00 | | | |
| | | Area (m²) | | | | | |
| 7.50 | | 0.00 | | | | | |
| | (8) A Backyard Suite may include a balcony where the balcony: | (a) projects from a façade that faces a property line shared with a lane or a street; or | (i) the balcony is setback less than 4.0m from the shared property line; and (ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height. | C | N/C | N/A | N/I |
| | | (b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where: | | C | N/C | N/A | N/I |
| | | (9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line. | | N/A | | | |
| 354 Accessory Suite - Density <i>Does not apply within Multi-Residential Zoning</i> | (1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit. | | | C | N/C | N/A | N/I |
| | (1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit. | | | C | N/C | N/A | N/I |
| | (3) A Secondary Suite or Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan. | | | C | N/C | N/A | N/I |
| 153.1 Backyard Suite | (c) requires a minimum of 1.0 motor vehicle parking stall. | | | 1 | 0 | | |
| 122 Standards for Motor Vehicle Parking Stalls | (3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling | | | C | N/C | N/A | N/I |
| | (4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other cases. | | | C | N/C | N/A | N/I |
| | (15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel. | | | C | N/C | N/A | N/I |
| 547.13 Building Height <i>Applies to R-G Only</i> | (2) The maximum height of a Backyard Suite on a laned parcel is 10.0m | | | C | N/C | N/A | N/I |
| Additional Notes | | | | | | | |

FILE: DP2025-00069

DATE RECEIVED: January 07, 2025

| Bylaw Discrepancies | | |
|----------------------------|---|---|
| Regulation | Standard | Provided |
| 352 Backyard Suite | (2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite. | Plans indicate the Backyard Suite is 1.0m (-0.2m) from the side (South) property line. |
| | (3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest facade of the main residential building to the closest façade of a Backyard Suite. | Plans indicate a separation distance of 3.90m (-1.10m) where the conditions of subsection 3.1(b) have not been met. |
| | (3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that: (b) has no dimension less than 5.0m. | |



Re: DP2025-00069 COMPLETENESS REVIEW - 108 SADDLEBROOK CM NE

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underwa

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using your Job Access Code (JAC) DP2025-00069-55640, at www.calgary.ca/vista.

Should you have any questions or concerns, please contact me at your convenience.

Regards,

SAMUEL LAW
Senior Planning Technician
Samuel.Law@calgary.ca
403-651-9153
www.calgary.ca/PDMap



ENMAX Power Corporation
 141 – 50 Avenue SE
 Calgary, AB T2G 4S7
 Tel (403) 514-3000
 enmax.com

2025-01-29

File No: DP2025-00069

Location: 108 SADDLEBROOK CM NE

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2025-01-10 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the *OHS Code*, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the *OHS Code* or Table 1 in the *AEUC*. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any ENMAX underground facility. As a condition of this no-conflict letter, and despite any existence of a permit, the applicant must contact EPC Lineinspection@enmax.com or call (403) 514-3117 prior to the commencement of any construction where any workers or equipment will be within 7.0m of existing overhead EPC facilities. If EPC is contacted in accordance with the above, no construction work shall be commenced thereafter unless and until EPC determines the minimum safe limit of approach distance in relation to the overhead facilities present at the project site.

****NOTE:** This letter provided by ENMAX Power Corporation is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from applicant's obligations to follow any applicable law. The provision of this no-conflict letter is not a representation that work will meet any legislative or regulatory obligations. This no-conflict letter is provided as of the date first note above – the applicant is still required to perform their own due diligence prior to any development activities and resolve any conflicts (new or existing) at the Developer's sole expense. ENMAX expressly disclaims any liability related to applicant's responsibility to comply with such laws and regulations and ENMAX's required setbacks.

If you require any additional information regarding this Development Permit, please contact the Project Administrator at EPC_Permits@enmax.com. **For new services inquiries, please contact ENMAX GetConnected at GetConnected@enmax.com.**

Sincerely,

Rodel Santiago P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines



SDAB2025-0020

Samnick, Cyrille

From: Ashraf Salehin [REDACTED] >
Sent: Wednesday, January 15, 2025 11:51 AM
To: Law, Samuel
Subject: [External] Development permit - DP2025-00069

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello Samuel,
I am one of the neighbors to 108 Saddlebrook CM NE.
I have some concerns about this project:

- The proposed structure seems to run almost the length of the backyard with a few windows directly overlooking my property. This makes me concerned about my own privacy.
- In addition to that, the height of the structure and how close it is to me will likely cast a large shadow.
- The design of the structure is also a bit strange and it will be an odd eye sore for those of us who have to see it everyday.
- Since the existing house and the new backyard suite is going to be so close to each other I have concerns about fire hazards in the event of a fire.

Please give me a call at [REDACTED]

Best regards,
Ashraf Salehin

Samnick, Cyrille

From: Ash S. [REDACTED]
Sent: Friday, February 28, 2025 9:28 AM
To: Law, Samuel
Subject: RE: [External] Development permit - DP2025-00069

Follow Up Flag: Follow up
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Hello Samuel,
Could you please give me a call when you have a moment? My number is 403 874 5561.

I have filed and paid for the appeal. I'm not exactly sure about the appeal process and what is happening with this project. So wanting to discuss this with you.

Best regards,
Ashraf Salehin.

On Feb 28, 2025 8:03 a.m., "Law, Samuel" <Samuel.Law@calgary.ca> wrote:

Good morning Ashraf

We have addressed majority of the issues with the applicant and made the project comply with the land use bylaw. Based on the design and alignment of the building, the Development Authority wasn't willing to give any relaxations/variance to the project.

As the project is now approved, it is in a 3 week advertising period. Should you wish to appeal the decision on this, you can file an appeal at www.calgarysdab.ca

Regards,

Samuel Law
Senior Planning Technician | Planning & Development

From: Ashraf Salehin [REDACTED]
Sent: Thursday, February 27, 2025 4:44 PM
To: Law, Samuel <Samuel.Law@calgary.ca>
Subject: Re: [External] Development permit - DP2025-00069

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Hello Sam,

Just doing a follow up on this? Did the owner of the property address the concerns I had:

- The proposed structure seems to run almost the length of the backyard with a few windows directly overlooking my property. This makes me concerned about my own privacy.
- In addition to that, the height of the structure and how close it is to me will likely cast a large shadow.
- The design of the structure is also a bit strange and it will be an odd eye sore for those of us who have to see it everyday.
- Since the existing house and the new backyard suite is going to be so close to each other I have concerns about fire hazards in the event of a fire.

Best regards,

Ashraf Salehin

cell: [REDACTED]

On Tuesday, January 21, 2025 at 11:13:15 a.m. MST, Law, Samuel <samuel.law@calgary.ca> wrote:

Hi Ashraf

Thank you for letting me know. I have requested the sign company to replace the signs and extend the reply period so that neighbors are aware.

Regards,

Samuel Law

Senior Planning Technician | Planning & Development

T. 403.651.9153 | E. Samuel.law@calgary.ca

From: Ashraf Salehin [REDACTED]
Sent: Tuesday, January 21, 2025 10:34 AM
To: Law, Samuel <Samuel.Law@calgary.ca>
Subject: Re: [External] Development permit - DP2025-00069

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello Samuel,

The wind had knocked down signs that the city pump up and no one came to fix the signs. That is probably why you havent seen any feedback from any of the other neighbours.

Photo is attached.

Best regards,

On Thursday, January 16, 2025 at 01:14:08 p.m. MST, Law, Samuel <samuel.law@calgary.ca> wrote:

Good Day,

Thank you for taking the time to provide us with comments relating to this development proposal in your neighbourhood. Your feedback will be included in the file and will form part of the application review.

If you would like to learn more about this application, please refer to the following information.

The application review

In addition to your comments, several other factors will be taken into account including the Land Use Bylaw rules; applicable planning policies; circulation comments from external and internal referees (for example, the Community Association and City departments); and all relevant planning considerations. When a thorough review of the application has been completed, a decision will be recommended to the approving authority.

Where to obtain application status updates

For internet access to general information including the Development Permit status, please visit our website and view the Development Map: <https://dmap.calgary.ca/>. Currently, this map displays recent planning applications on each parcel within the City.

If you are unable to access the internet, general status information about this application may also be obtained by calling the Planning Services Centre at 403-268-5311 or by contacting me (at the phone number below).

How do I view the application plans and available information?

For your convenience, while the application is under review, we're offering online viewings of permit drawings and documents using Microsoft OneDrive. If you'd like to schedule a digital viewing, please complete our [Viewing Authorization Form](#). You can then send an email to PropertyResearch@calgary.ca attaching the filled out form and providing a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. The plans will be available on your appointment day from 9AM to 4PM. Please note these documents are copyright-protected and you may not download them during the viewing.

If you have a Microsoft 365 account, please book your viewing using the email address associated with your account. You must log in with your Microsoft credentials to view the files. We'll email you to confirm your appointment after we've verified your form and date.

If your preference is to view the permit drawings and documents from a Surface Pro at the Municipal Building (3rd Level, 800 Macleod Trail S.E.) please also email PropertyResearch@calgary.ca and provide a date (Monday – Friday) you'd like to view the Development Permit, allowing for 1 business days' notice. We'll email you to confirm your appointment after we've verified the availability of you date.

Notification of Decision

If the Development Authority approves the application, the decision will be advertised on the Public Notice section of our website the following Thursday. For a listing of Development Permits that have been approved and advertised, please visit our website at www.calgary.ca/publicnotices.

Please note that, in keeping with Land Use Bylaw 1P2007, the official notification of the decision to approve the application is by the Public Notice advertisement. **No other public notification process will be initiated and the File Manager is not required to notify you directly.**

Appealing the decision

An appeal against the Development Authority's decision to approve the Development Permit application may be made within 21 days after the [Public Notice advertisement](#). The public notice advertisement will identify the body to which an appeal must be filed.

How Are Your Comments Used?

Your comments assist City staff in reviewing and making a decision on this application and it is the City's practice to keep your comments confidential.

However, if the decision on the application is appealed, all information in our file is disclosed and will become a part of the public record. In such a case, your comments will no longer be confidential.

FOIP Statement

The Personal Information on Submissions made regarding this development permit application is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) and the Calgary Land Use Bylaw 1P2007, Part 1, Section 27 and subsequent versions of the Act and Bylaw. The submission may be included in the public meeting agenda of either, or both, the Calgary Planning Commission or the Subdivision and Development Appeal Board and as such the personal information included in the submission 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 403-268-5311 for the FOIP Program Administrator, Planning & Development Department, PO Box 2100, Stn 'M', Calgary, AB T2P 2M5.

Regards,

Samuel Law

Senior Planning Technician | Planning & Development

T. 403.651.9153 | E. Samuel.law@calgary.ca

From: Ashraf Salehin [REDACTED] <[REDACTED]@[REDACTED].com>
Sent: Wednesday, January 15, 2025 11:51 AM
To: Law, Samuel <Samuel.Law@calgary.ca>
Subject: [External] Development permit - DP2025-00069

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello Samuel,

I am one of the neighbors to 108 Saddlebrook CM NE.

I have some concerns about this project:

- The proposed structure seems to run almost the length of the backyard with a few windows directly overlooking my property. This makes me concerned about my own privacy.
- In addition to that, the height of the structure and how close it is to me will likely cast a large shadow.
- The design of the structure is also a bit strange and it will be an odd eye sore for those of us who have to see it everyday.
- Since the existing house and the new backyard suite is going to be so close to each other I have concerns about fire hazards in the event of a fire.

Please give me a call at [REDACTED]

Best regards,

Ashraf Salehin

Comment Summary



Permit #: DP2025-00069
Address: 108 SADDLEBROOK CM NE
Job Description: New: Backyard Suite

| | | | |
|----------|-------------------------------------|----------------------|------------------|
| Name: | ENMAX Power | Created Date: | January 29, 2025 |
| Phone: | [REDACTED] | Circulation Referee: | N |
| Email: | [REDACTED] | Number: | 566348986 |
| Address: | 141-50 Ave SE, Calgary, AB, T2G 4S7 | | |
| Overall: | In support of this application | | |

Area of Concern

Building (massing, façade, height, shadowing, etc.)

General Comment

No conflict

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-00069-Reply Letter-2025-01-29.pdf](#)

From: [Fandrich, Jamie](#)
To: [Calgary SDAB Info](#)
Subject: SDAB2025-0020 & 0021 - Appeal Responses
Date: Tuesday, March 18, 2025 2:47:53 PM
Attachments: [SDAB2025-0020 DP2025-00069 Appeal Response.pdf](#)
[SDAB2025-0021 DP2025-08329 Appeal Response.pdf](#)

Hello,

Attached are the Appeal Responses for SDAB2025-0020 / DP2025-00069 & SDAB2025-0021 / DP2024-08329.

Regards,

Jamie Fandrich, AT ([hear name](#))

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | jamie.fandrich@calgary.ca



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2025-0020

Development Permit Number: DP2025-00069

Address: 108 Saddlebrook CM NE

Description: New: Backyard Suite

Land Use: Residential – Low Density Multiple Dwelling (R-2M)

Community: Saddle Ridge

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Discretionary

Notice Posted: Completed as per Bylaw

Public Response(s) Received? No

Applicable Planning Policies:

- Backyard Suites How-to Guide (the Guide)
- Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy)

Bylaw Relaxations:

The development does not require Land Use Bylaw relaxations.

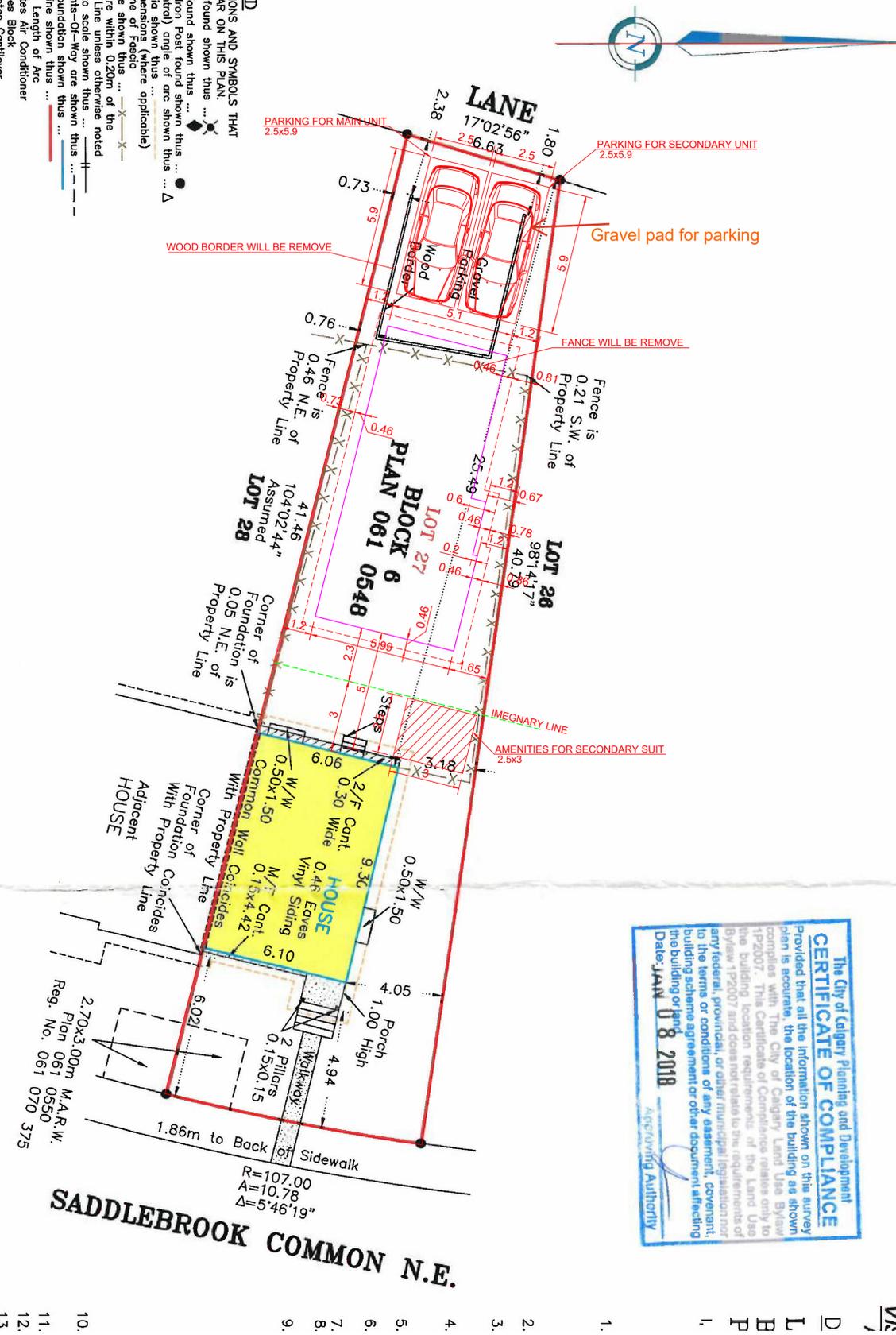
Additional Factors, Considerations, and/or Rationale:

1. The use of Backyard Suite is a discretionary use in the R-2M District.
2. In making their decision the Development Authority applied Section 35 of the Land Use Bylaw.
3. The subject site is an interior parcel containing one half of a Semi-detached Dwelling. Access to the parcel is provided at the rear lane. The proposed Backyard Suite is a single storey building proposed in the rear yard with a parking pad for use by both the Semi-detached Dwelling and the Backyard Suite located between the Backyard Suite and the rear lane.



4. Backyard suites increase the diversity and affordability of housing in neighbourhoods. Because they cannot be sold separately, they provide rental housing that contributes to a mix of tenures. The Municipal Development Plan (MDP) supports a diversity of housing through the following policies:
 - a. Facilitating moderate intensification in a form and nature that respects the scale and character of the neighbourhood. (MDP 3.5.1)
 - b. Provide a range of housing types, tenures (rental and ownership) and densities to create diverse neighbourhoods to meet affordability, accessibility, life cycle and lifestyle needs of different groups. (MDP 2.3.1.a)
 - c. Promote methods to efficiently use or adapt the existing housing stock to enable changing households to remain in the same home or neighbourhood for many years. (MDP 2.3.1.d)
5. The Policy and the Guide were reviewed during the planning analysis. The Guide is an illustrated explanation of planning policies and principles outlined in the Policy.
6. In response to the Notice of Appeal:
 - a. The Backyard Suite is a single storey design, as the top of all windows are located approximately 2.1 metres above grade, there should be minimal overlooking into the adjacent parcels as there is an existing fence on the shared property lines.
 - b. The design of the roof of the Backyard Suite is a hip style roof with the ridge running the length the property which minimizes the shadowing onto the adjacent parcels. As this parcel is generally oriented east-west, most of the shadowing will occur on the subject parcel.
7. The Development Authority may provide additional materials prior to the merits meeting.

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGEND
 ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.
 Drill Hole found shown thus ...
 Iron Bar found shown thus ...
 Sectors Iron Post found shown thus ...
 Delta (Central) angle of arc shown thus ...
 Eave Fascia shown thus ...
 Eave Dimensions (where applicable) are to line of Fascia
 Fences are shown thus ...
 Fences are within 0.20m of the Property Line unless otherwise noted
 Line not to scale shown thus ...
 Building Right-Of-Way are shown thus ...
 Building Foundation shown thus ...
 Property line shown thus ...
 A denotes Length of Arc
 A/C denotes Air Conditioner
 Blk denotes Block
 Cant denotes Cantilever
 Conc denotes Concrete
 E. denotes East
 G.L. denotes Ground Level
 m. denotes Metres
 Mk. denotes Mark
 M/F denotes Main Floor
 M/A denotes Maintenance Access
 Mss. denotes Marks
 N. denotes North
 N.O. denotes Overland Drainage
 P. denotes Paved
 Reg. No. denotes Registration Number
 Ret. Wall denotes Retaining Wall
 R.W. denotes Right-Of-Way
 S. denotes South
 S. denotes Second Floor
 U. denotes Utility
 W. denotes West
 W/W denotes Window Well



PROPOSED BACKYARD SECONDARY SUIT SITE PLAN
 SCALE 1:1

REFERENCE DRAWINGS

| SR.NO. | DRAWING TITLE | DRAWING NO. |
|--------|---|-------------|
| | LOT AREA COVERAGE ZONING : R-2M MAX , ALLOWED PARCEL COVERAGE : 50% TOTAL PLOT AREA = 364.19 SQ M | |
| | MAX. ALLOWED COVERAGE: 0.50 X 364.19 = 182.09 SQ M MAIN UNIT COVERAGE = 56.55 SQ M | |
| | PROPOSED BACKYARD SUITE = 69.51 SQ M | |
| | TOTAL COVERAGE (EXISTING+ PROPOSED) 56.55+69.51 = 126.06 SQ M < 182.09 SQM, | |
| | HENCE, OK | |
| | IMAGINARY LINE CALCULATION A) FROM EXISTING HOUSE REAR ELEVATION OF EXISTING HOUSE :32.14 SQ M (346 SQ.FT) EXISTING GLAZING : 71.00 SQ.FT. % OPENING : 20.5% IMAGINARY LINE DISTANCE = 3 m< PROVIDED , HENCE OK (TABLE 9.10.15.4 NBCC (AE)-2023) | |
| | B) FROM PROPOSED BACKYARD SUITE REAR ELEVATION WALL AREA : 9' X 19'8"= 177 SQ.FT. (16.44 SQ M) PROPOSED GLAZING : 7.0 SQ.FT. % OPENING : 3.9 % REQUIRED IMAGINARY LINE DISTANCE = 1.2 m = 1.2 PROVIDED , HENCE OK (TABLE 9.10.15.4 NBCC (AE)-2023) | |
| | C) PROPOSED BACKYARD SUITE RIGHT SIDE ELEVATION WALL AREA : 9' X 41'3" : 372 SQ.FT. (34.55 SQ M) PROPOSED GLAZING : 0.00 SQ.FT. % OPENING : 0.0% REQUIRED PROPERTY LINE DISTANCE = 1.7 & 1.2 m < PROVIDED 1.37m, HENCE OK (TABLE 9.10.15.4 NBCC (AE)-2023) | |
| | D) PROPOSED BACKYARD SUITE LEFT SIDE ELEVATION WALL AREA : 9' X 41'3" : 408 SQ.FT. PROPOSED GLAZING : 18.00 SQ.FT. % OPENING : 4.8% REQUIRED PROPERTY LINE DISTANCE = 1.7 & 1.2 m < PROVIDED 1.37m, HENCE OK (TABLE 9.10.15.4 NBCC (AE)-2023) | |

| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |
|------|----------|---------------------|------|------|------|-------|
| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

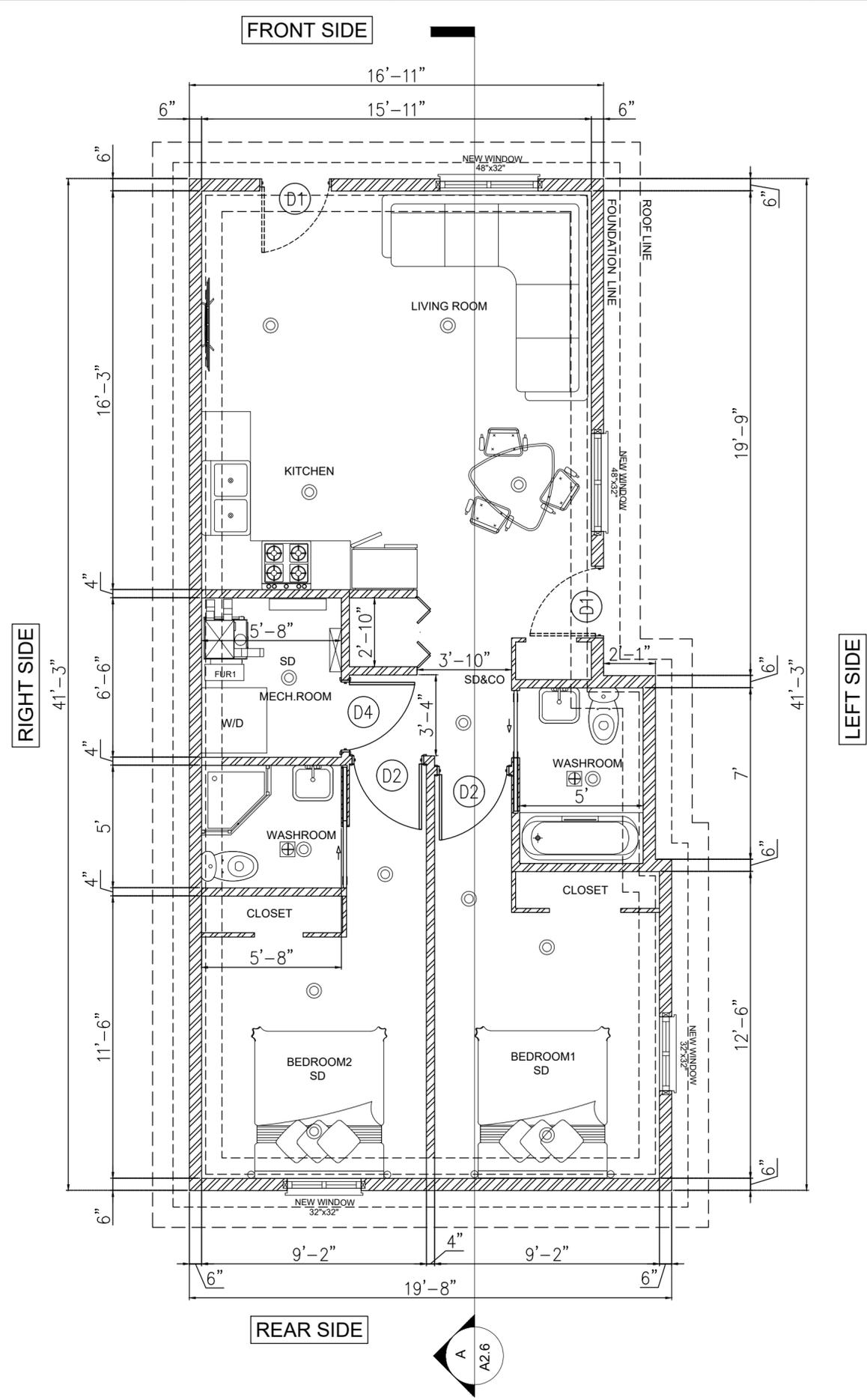
CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
 99 SILVERADO GRIES DRIVE SOUTHWEST, CALGARY, AB
 PHONE : +1 (587)834-5080
 E-MAIL : contriveeng@gmail.com
 WEBSITE : http://www.contriveservices.ca/

| PROJECT NO. :- | TITLE :- | SCALE |
|----------------|-------------------------------------|--------|
| - | GARAGE AND SECONDARY SUIT SITE PLAN | 1:1NTS |

| DRAWN BY | CHECKED BY | APPROVED BY | DRAWING NO. | SCALE |
|----------|------------|-------------|-------------|--------|
| AK | HP | HP | A 1.1 | 1:1NTS |

| REV. | DATE | DESCRIPTION |
|------|----------|-------------|
| R0 | 04 02 25 | |

SHEET 01 OF 01



- NOTES:
- 1) ALL DIMENSIONS ARE IN FOOT AND INCH (U.N.O)
 - 2) MUST BE ABIDE BY THE NATIONAL BUILDING CODE (ALBERTA), BEST CONSTRUCTION PRACTICE AND LOCAL REGULATIONS.
 - 3) DONT SCALE THE DRAWING.
 - 4) FURNACE LOCATION FOR ILLUSTRATION PURPOSE ONLY. LOCATION TO BE DETERMINE ON SITE.
 - 5) TO BE READ IN CONJUNCTION WITH THE EXISTING FOUNDATION PLAN DRAWING REFER EXISTING BUILDING DRAWINGS FOR ALL NOTES.
 - 6) ALL LUMBER PRESSURE TREATED MINIMUM S.P.F. NO.1 OR NO. 2
 - 7) HEADER SHALL BE MATCH TO STUD SIZE WIDTH / FOUNDATION WALL. USE FILER PIECES AS REQUIRED AND SECURELY NAILED TO ADJACENT STUDS. REFER SECTION 9.23.12 OF ALBERTA BUILDING CODE-2023
 - 8) LUMBER INSTALLATION AND CONSTRUCTION SHALL BE AS PER SECTION 9.23 OF ALBERTA BUILDING CODE 2023
 - 9) NAILING FOR FRAMING SHALL BE AS PER 9.23.3.4.
 - 10) INSTALLATION OF NEW WINDOWS SHALL BE AS PER MANUFACTURE'S RECOMMENDATIONS AND PROVIDE PROPER SEALING FROM WEATHER,AIR AND WATER EFFECT.
 - 11) ALL CONSTRUCTION AND INSTALL WORK SHALL BE CARRIED BY CERTIFIED PROFESSIONALS
 - 12) CONSTRUCTION CONTRACTOR AND/OR OWNER IS FULLY RESPONSIBLE TO IDENTIFY ALL UNDERGROUND UTILITIES AND ITS PROTECTION OF IT. DURING AND AFTER CONSTRUCTION. CONSULT RESPECTIVE AUTHORITY IF REQUIRED.
 - 13) SMOKE ALARMS SHALL BE INTERCONNECTED AS PER DIV B 9.10.19.5 OF ALBERTA BUILDING CODE.

GENERAL NOTE:
 THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

- DOOR SCHEDULE
 D1 - MAIN ENTRANCE : 32"x80"
 D2 - INTERIOR DOOR: 32"x80"
 D3 - WASHROOM DOOR: 30"x80"
 D4 - SOLID CORE SELF LOCKING DOOR : 32"x80"
 D5 - SLIDING DOOR : 5'0"x6'10"
- LEGEND
 SD : SMOCK DETECTOR
 FD : FLOOR DRAIN
 CO: CARBON MONOXIDE DETECTOR
 HWT : HOT WATER TANK
 LT : LIGHT FIXTURE
 F: EXHAUST FAN
 PTW : PRESSURE TREATED WOOD
 STANDARD LIGHT

| | | | | | | |
|------|----------|---------------------|------|------|------|-------|
| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

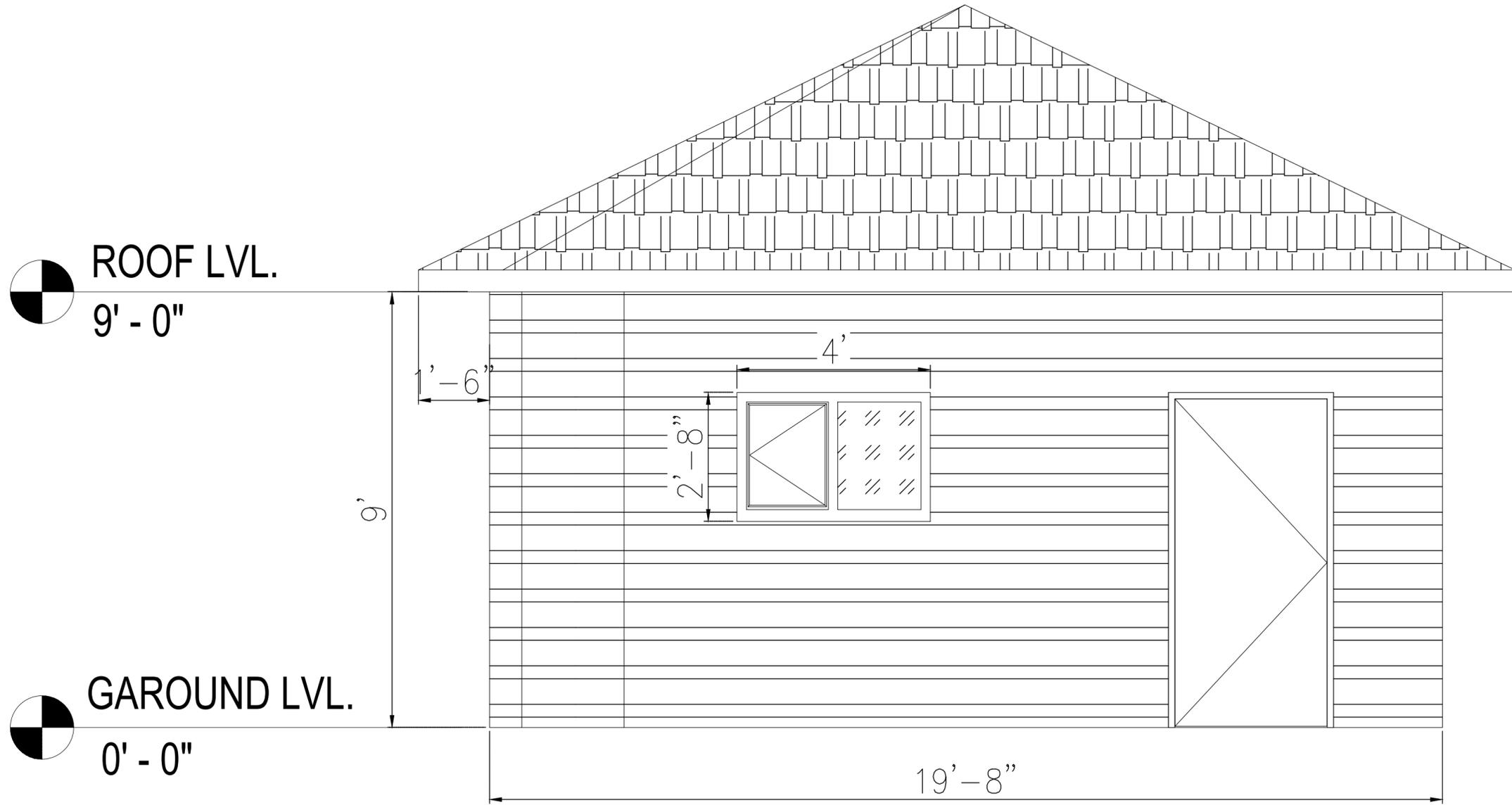
PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
 99 SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
 PHONE : +1 (587)834-5080
 E-MAIL : contriveeng@gmail.com
 WEBSITE : <http://www.contriveservices.ca/>



PROJECT NO. :- TITLE :- PLAN FOR BACK YARD SUIT

| | | | |
|-------------|-------|--|-------------------|
| DRAWN BY | AK | | R1 04 25 |
| CHECKED BY | HP | | |
| APPROVED BY | HP | | |
| DRAWING NO. | A 2.3 | | |
| SCALE | 1:NTS | | SHEET 01 OF 01 |



FRONT ELEVATION
(PROPOSED)

GENERAL NOTE:
THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

GENERAL NOTE:
CONTRACTOR TO CHECK ALL DIMENSION AT SITE BEFORE STARTING CONSTRUCTION WORK.

NOTE:
WINDOW SPEC'S TO BE CONFIRMED BY OWNER /CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS. PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

WINDOW AND DOORS:
ROUGH TERRAIN-CLASS R- PG25
1200 Pa DESIGN PRESSURE,
260 Pa WATER RESISTANCE,
A2 AIR, U-VALUE (DOOR \$ WINDOW)
MAX 1.6

AREA:
WALL AREA : 177 SQ.FT.
PROPOSED GLAZING : 11.00 SQ.FT.
% OPENING : 6.21%

| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
|------|----------|---------------------|------|------|------|-------|
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

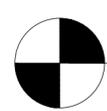
CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
99 SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
PHONE : +1 (587)834-5080
E-MAIL : contriveeng@gmail.com
WEBSITE : <http://www.contriveservices.ca/>



PROJECT NO. :- - TITLE :- PROPOSED FRONT ELEVATION

| | | |
|--------------|-------|----------------|
| DRAWN BY | AK | R1 04 25 |
| CHECKED BY | HP | |
| APPROVED BY | HP | |
| DRAWING NO. | A 2.2 | SHEET |
| SCALE :1:NTS | | 02 OF 06 |

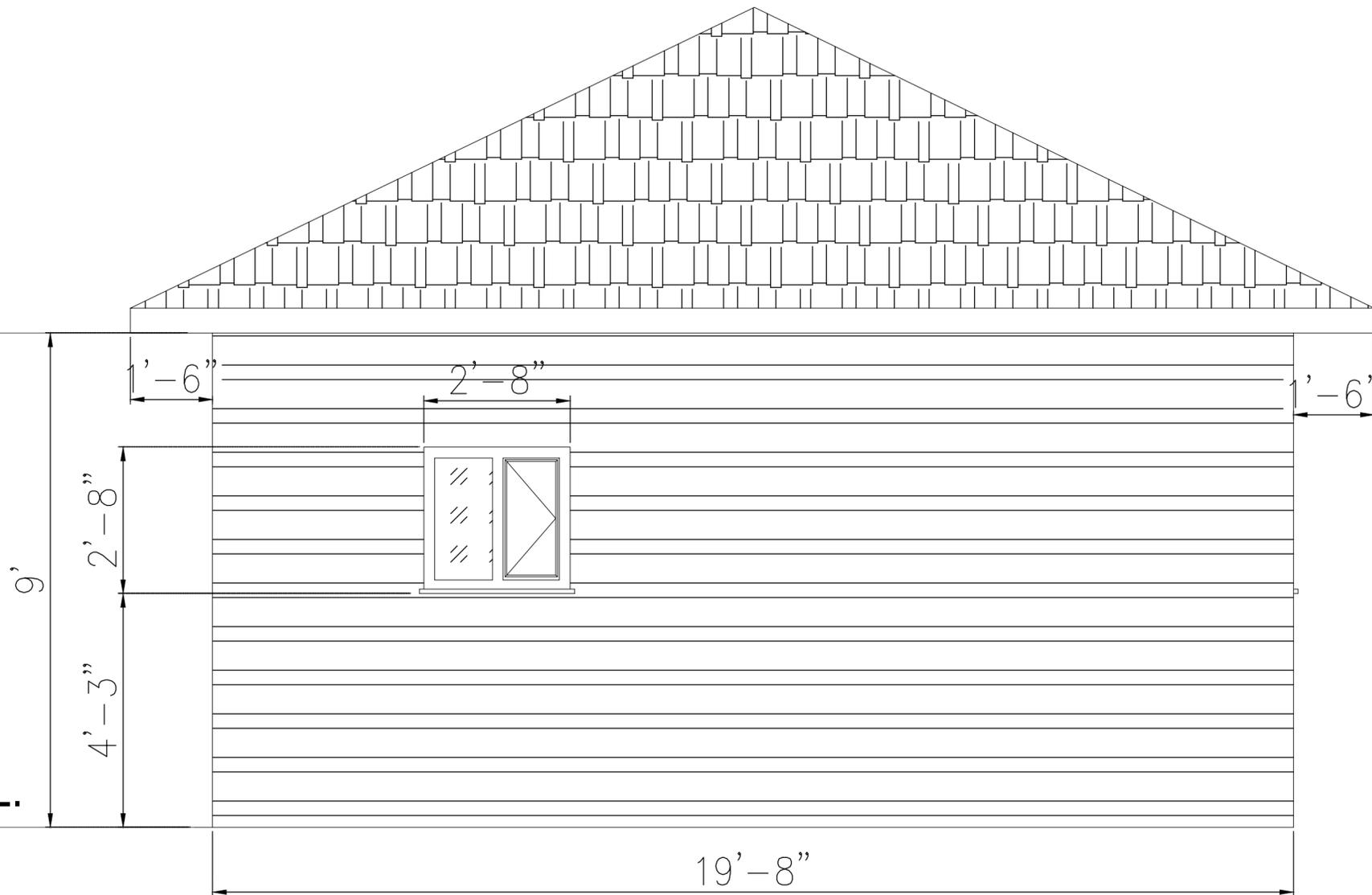
55



ROOF LVL.
9' - 0"



GAROUND LVL.
0' - 0"



REAR ELEVATION
(PROPOSED)

GENERAL NOTE:
THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

GENERAL NOTE:
CONTRACTOR TO CHECK ALL DIMENSION AT SITE BEFORE STARTING CONSTRUCTION WORK.

NOTE:
WINDOW SPEC'S TO BE CONFIRMED BY OWNER /CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS. PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

WINDOW AND DOORS:
ROUGH TERRAIN-CLASS R- PG25
1200 Pa DESIGN PRESSURE,
260 Pa WATER RESISTANCE,
A2 AIR, U-VALUE (DOOR \$ WINDOW)
MAX 1.6

LIMITING DISTANCE FROM IMAGINARY PROPERTY LINE (REAR ELEVATION)
WALL AREA : 9'X 19'8"= 177 SQ.FT. (16.44 SQ M)
PROPOSED GLAZING : 7.0 SQ.FT.
% OPENING : 3.9 %
REQUIRED IMAGINARY LINE DISTANCE = 1.2 m
= PROVIDED 1.2 M , HENCE OK
(TABLE 9.10.15.4 NBCC (AE)-2023)

| | | | | | | |
|------|----------|---------------------|------|------|------|-------|
| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

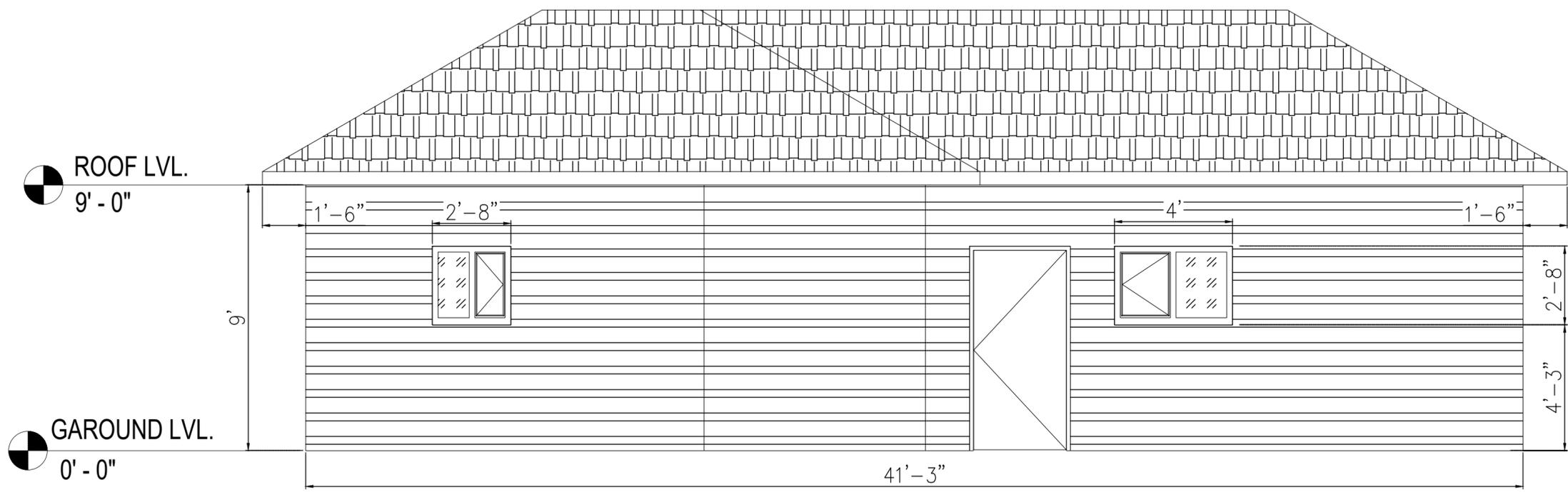
PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
99 SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
PHONE : +1 (587)834-5080
E-MAIL : contriveeng@gmail.com
WEBSITE : <http://www.contriveservices.ca/>



PROJECT NO. :- TITLE :- PROPOSED REAR ELEVATION

| | | |
|-------------|--------|----------------|
| DRAWN BY | AK | R1 04 25 |
| CHECKED BY | HP | |
| APPROVED BY | HP | |
| DRAWING NO. | A 2.3 | SHEET |
| SCALE | :1:NTS | 03 OF 06 |



LEFT ELEVATION
(PROPOSED)

GENERAL NOTE:
THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

GENERAL NOTE:
CONTRACTOR TO CHECK ALL DIMENSION AT SITE BEFORE STARTING CONSTRUCTION WORK.

NOTE:
WINDOW SPEC'S TO BE CONFIRMED BY OWNER /CONTRACTOR PRIOR TO ORDERING TO ENSURE PROPER VENTING AND EGRESS. PROVIDE PROPER SLOPE TO ALLOW DRAINAGE AWAY FROM RESIDENCE.

WINDOW AND DOORS:
ROUGH TERRAIN-CLASS R- PG25
1200 Pa DESIGN PRESSURE,
260 Pa WATER RESISTANCE,
A2 AIR, U-VALUE (DOOR \$ WINDOW)
MAX 1.6

AREA:
WALL AREA : 9' x 41'3" = 372 SQ.FT.
PROPOSED GLAZING : 18.00 SQ.FT.
% OPENING : 4.8%
REQUIRED PROPERTY LINE DISTANCE = 1.2 m <
PROVIDED 1.7m & 1.2, HENCE OK
(TABLE 9.10.15.4 NBCC (AE)-2023)

| | | | | | | |
|------|----------|---------------------|------|------|------|-------|
| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

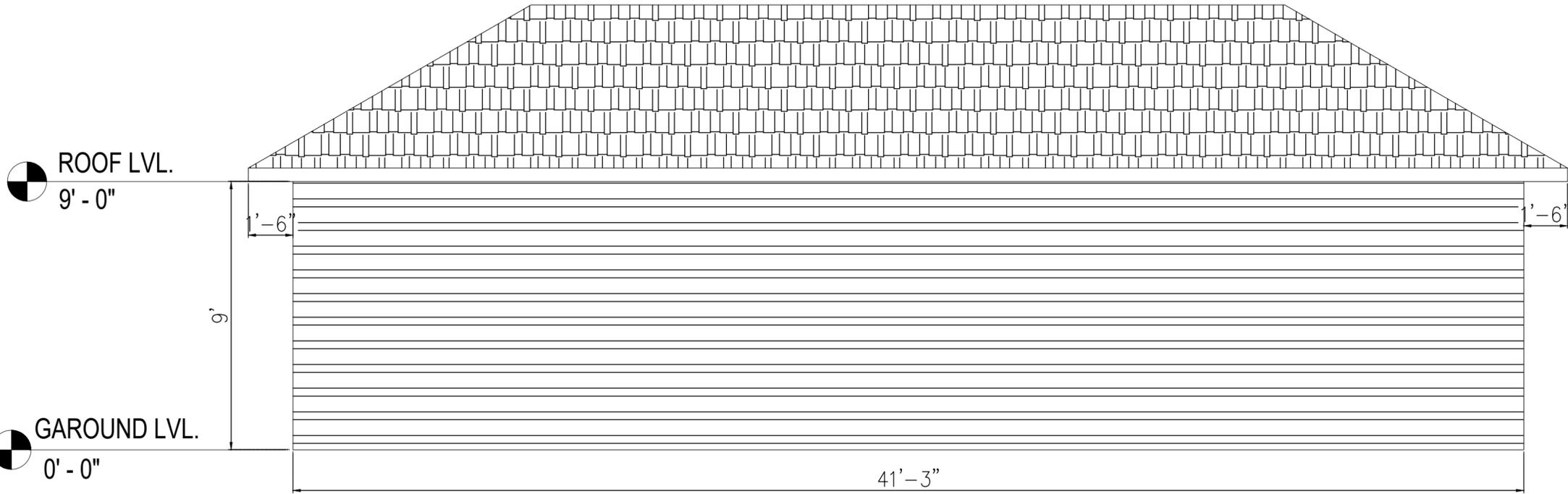
PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
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PHONE : +1 (587)834-5080
E-MAIL : contriveeng@gmail.com
WEBSITE : <http://www.contriveservices.ca/>



PROJECT NO. :- - TITLE :- PROPOSED LEFT ELEVATION

| | | |
|--------------|-------|----------------|
| DRAWN BY | AK | R1 04 25 |
| CHECKED BY | HP | |
| APPROVED BY | HP | |
| DRAWING NO. | A 2.4 | SHEET |
| SCALE :1:NTS | | 04 OF 06 |



RIGHT ELEVATION
(PROPOSED)

GENERAL NOTE:
THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT. CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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NOTE:
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WINDOW AND DOORS:
ROUGH TERRAIN-CLASS R- PG25
1200 Pa DESIGN PRESSURE,
260 Pa WATER RESISTANCE,
A2 AIR, U-VALUE (DOOR & WINDOW)
MAX 1.6

AREA:
WALL AREA : 372 SQ.FT.
PROPOSED GLAZING : 0.00 SQ.FT.
% OPENING : 0%

| REV. | DATE | DESCRIPTION | DRN. | CHK. | APP. | PRN. |
|------|----------|---------------------|------|------|------|-------|
| R1 | 02-04-25 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |
| R0 | 12-31-24 | ISSUED FOR APPROVAL | AK | HP | HP | EMAIL |

ISSUED FOR

INFORMATION APPROVAL CONSTRUCTION

ENQUIRY ORDER REVIEW

CLIENT : -

PROJECT : 108 Saddlebrook Common NE, Calgary, AB T3J 0J6

CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT
99 SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB
PHONE : +1 (587)834-5080
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PROJECT NO. :- - TITLE :- PROPOSED RIGHT ELEVATION

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| DRAWN BY | AK | R1 04 02 24 |
| CHECKED BY | HP | |
| APPROVED BY | HP | |
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Appeal File Number: SDAB2025-0020

Appellant: Ashraf Salehin

Address: 108 Saddlebrook Common NE (DP2025-00069)

Date: 6/04/2025

To Whom It May Concern:

I, Ashraf Salehin at 104 Saddlebrook Common NE object the approval for the construction of backyard suite at 108 Saddlebrook Common NE (DP2025-00069) due to the following reasons:

1. The construction of this back suite will undermine my privacy as the windows will be overlooking the fence and into my backyard (see Exhibit A).
2. The proposed backyard suite will take up nearly the entire backyard. It will be directly in the path of sunlight reaching my property. As a result, during winter months this structure will be casting a very large shadow on my property (see Exhibit B).
3. The shadows may also kill off the grass in my backyard, which I have been working very hard to restore.
4. The design of the backyard suite is also a bit odd. None of the neighbors have a suite of this type and is uncommon in the area.
5. Construction of this backyard suite will also obstruct my view in the SW direction of the neighborhood (see Exhibit C).
6. It is unclear to me where the rainwater and snowmelt water will go for such a large area. If the rainwater/snowmelt is released towards the fence, it will pool in my backyard. I suspect a significant amount of water will end up in my yard which in addition to my own rain/snowmelt water, plus the water from the existing house at 108 will likely cause damage to the fence, backyard and even my house (see Exhibit D).

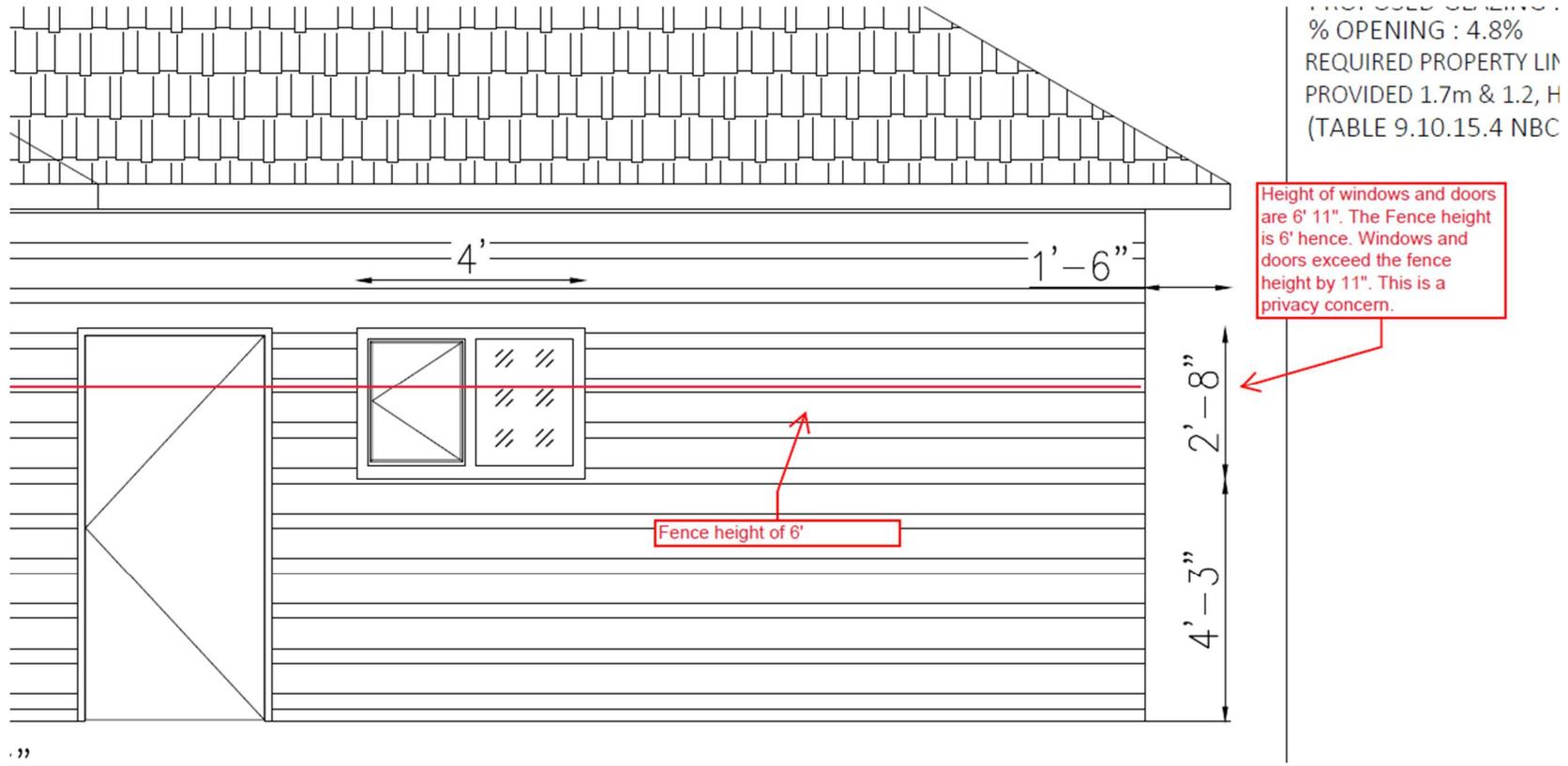
Thank you for your time and the opportunity present.

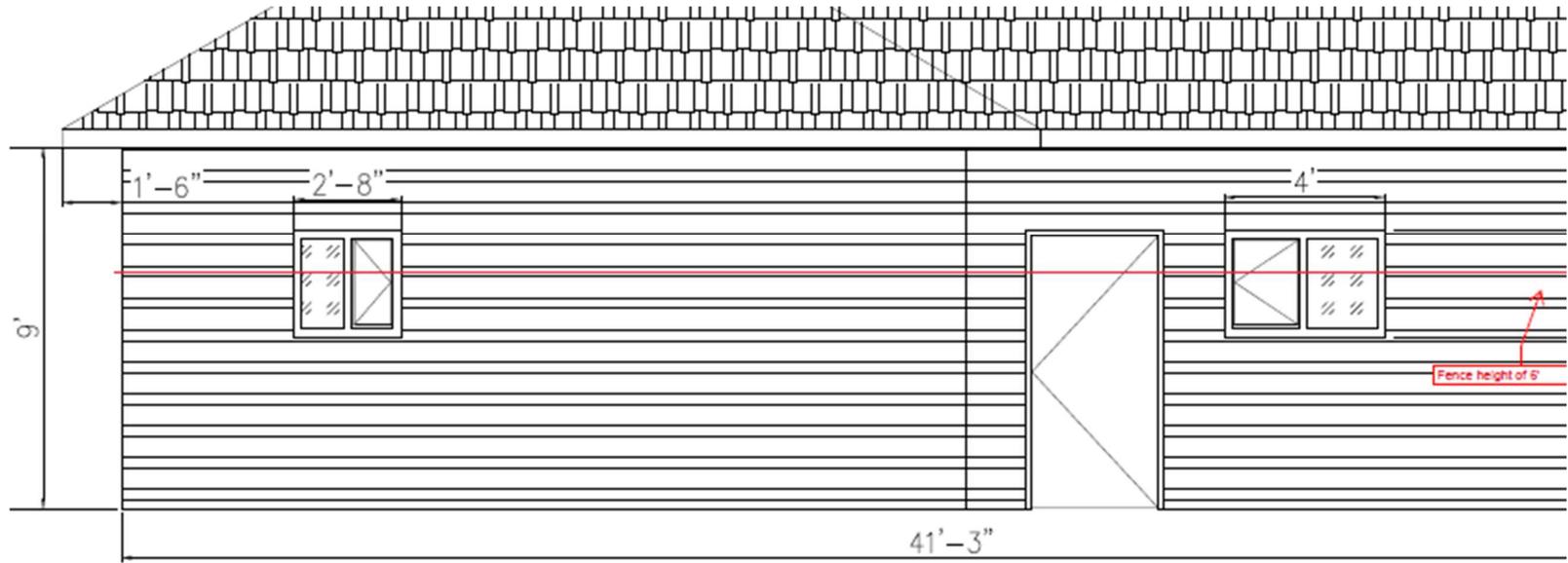
Best regards,

Ashraf Salehin

Exhibit A

Fig 1 - (Source <https://developmentmap.calgary.ca/>).





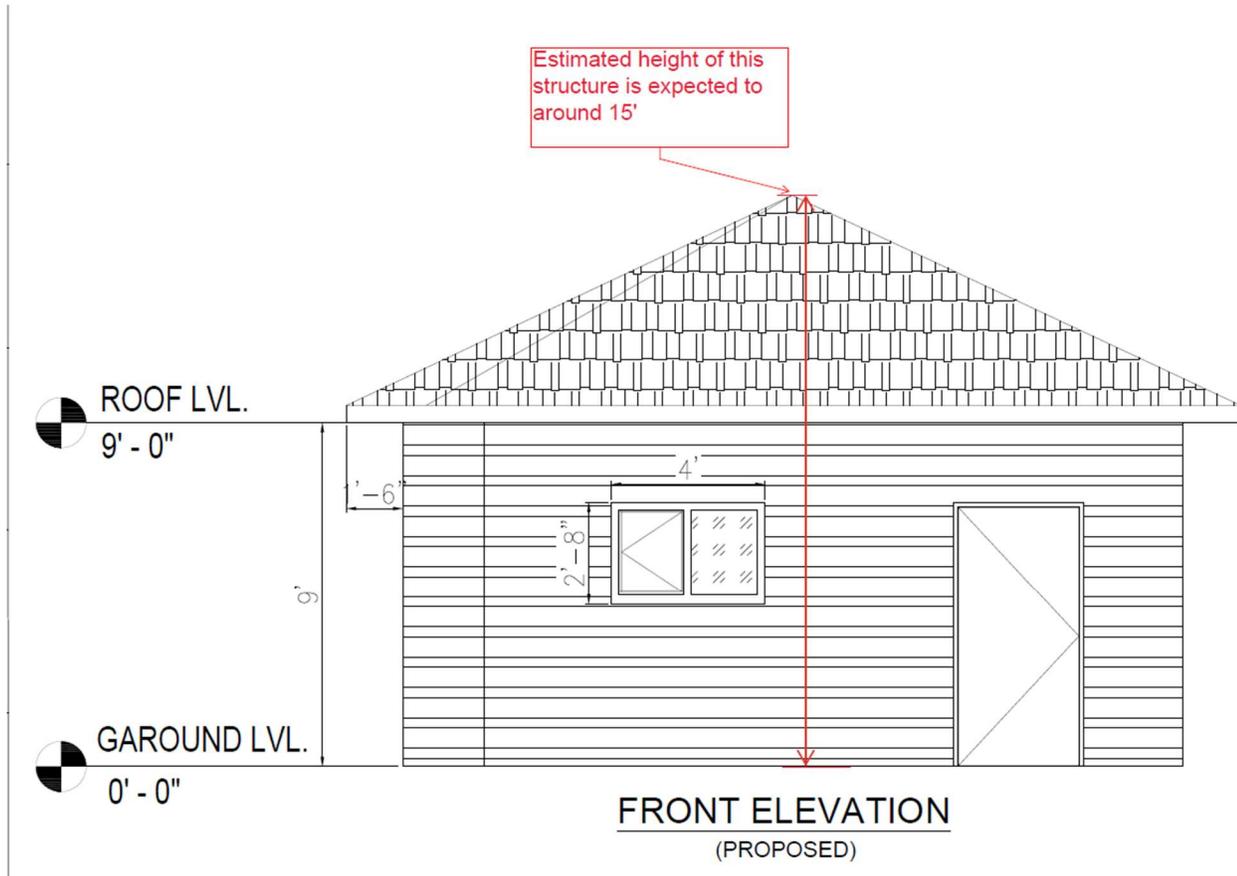
LEFT ELEVATION
(PROPOSED)



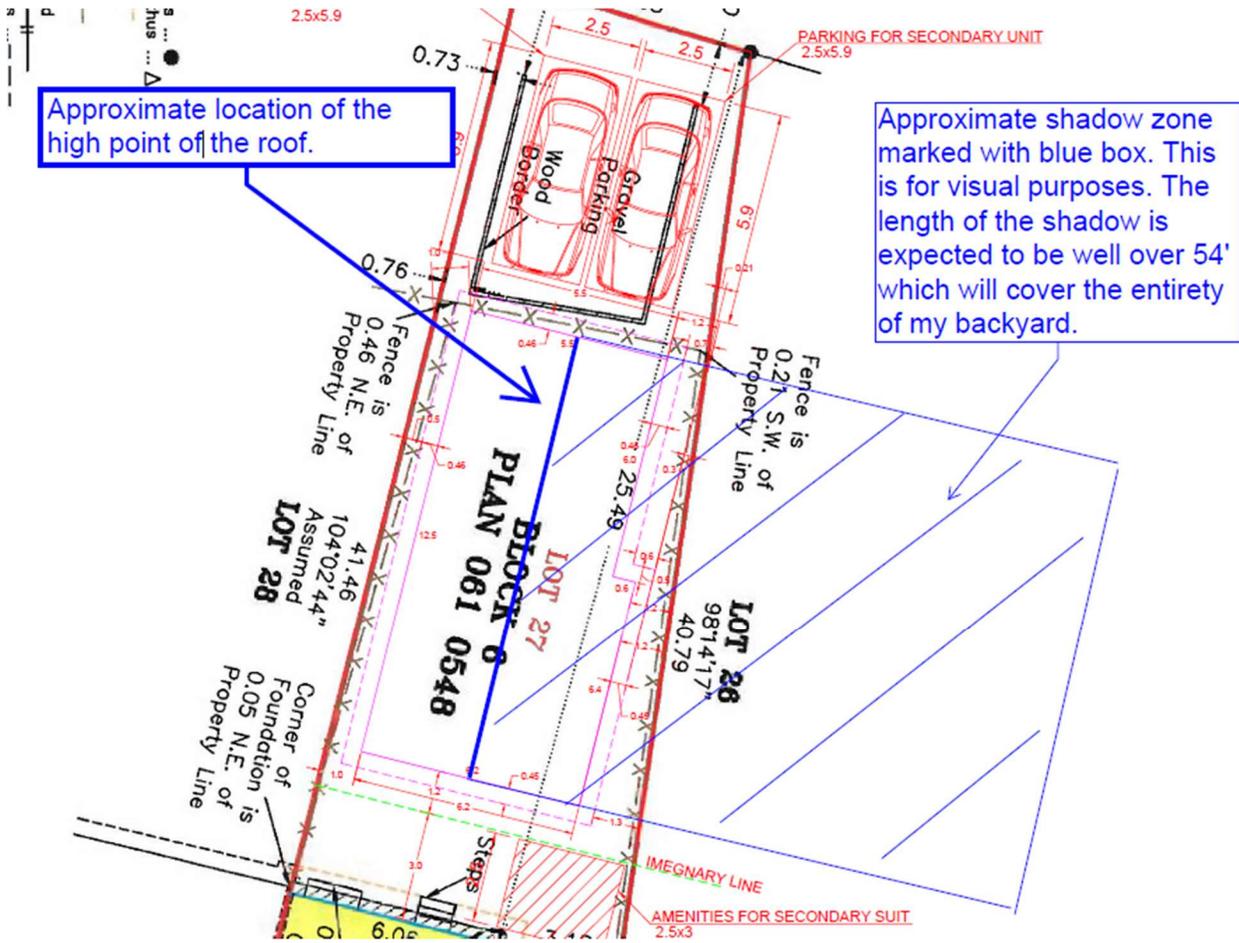
Exhibit B

During the winter months, when the sun is low in the sky. The shadows this structure will cast will be enormous due to its maximum estimated height of 15' or 4.572 meters. This will block the sunlight for my kitchen and dining room as well as my basement window.

Proposed Backyard Suite Front Elevation (Fig 1) (Source <https://developmentmap.calgary.ca/>).

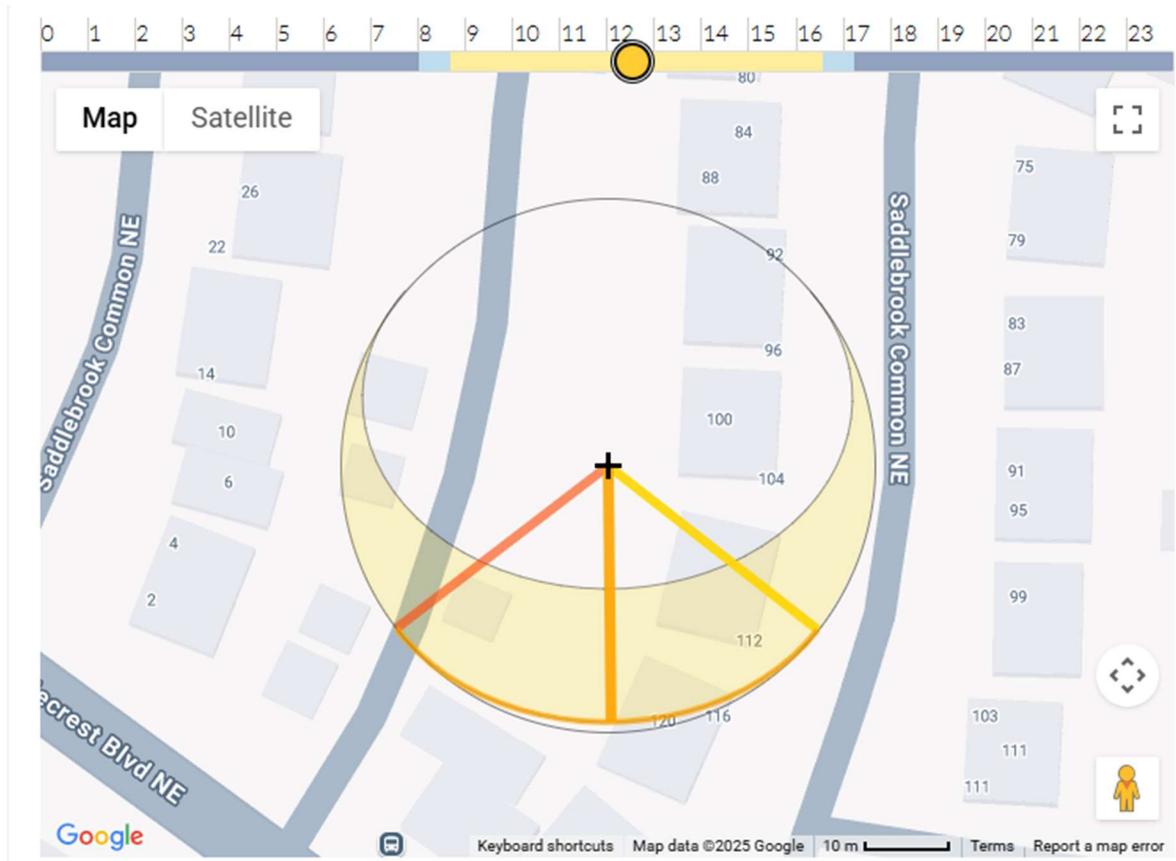


Approximate Shadow Zone (Fig 2) (Source <https://developmentmap.calgary.ca/>).



Snapshot from Sun Tracking Website- December (Fig 3)

Image source: <https://sun-direction.com/>



- 08:00 – Dawn
- 08:40 – Sunrise
- 12:37 – Solar noon
- 16:34 – Sunset
- 17:14 – Dusk
- [More detailed »](#)

Time :
12:37
Position :
51.13703220,-113.93043984
Timezone :
America/Edmonton
Daylight duration :
7h45mn
Shadow length (1m) :
3.61 m
Altitude :
15.48°
Azimuth :
0.14°

Reference information of the sun tracking shown above is from websites such as:

1. <https://sun-direction.com/>
2. <https://www.suncalc.org>

Calculation of shadow length using December 25th as an example:

At mid-day, the sun angle is expected to be 15.48 deg. Using an estimated height of 15 feet of the proposed structure and the formula shown below. We can estimate the length of the shadow to be around 54 feet (16.45 meters).

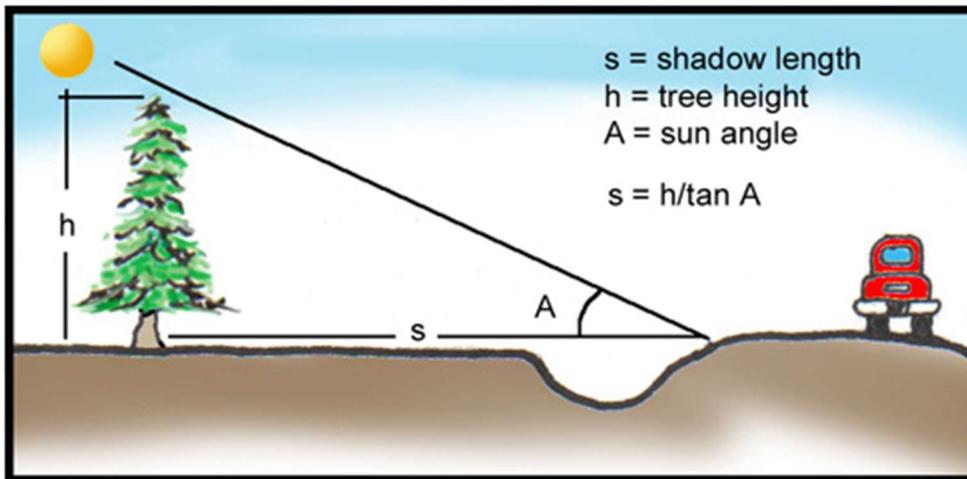


Image source

https://www.fs.usda.gov/nac/buffers/guidelines/5_protection/6.html#:~:text=Use%20the%20formula%20s%20%3D%20h,shadow%20direction%20on%20the%20ground.

Throughout the day the sun will be much lower than 15.48 deg, casting even bigger shadows.

Exhibit C

View in the SW direction will be obstructed if the new backyard suite is built (Image Google Maps)

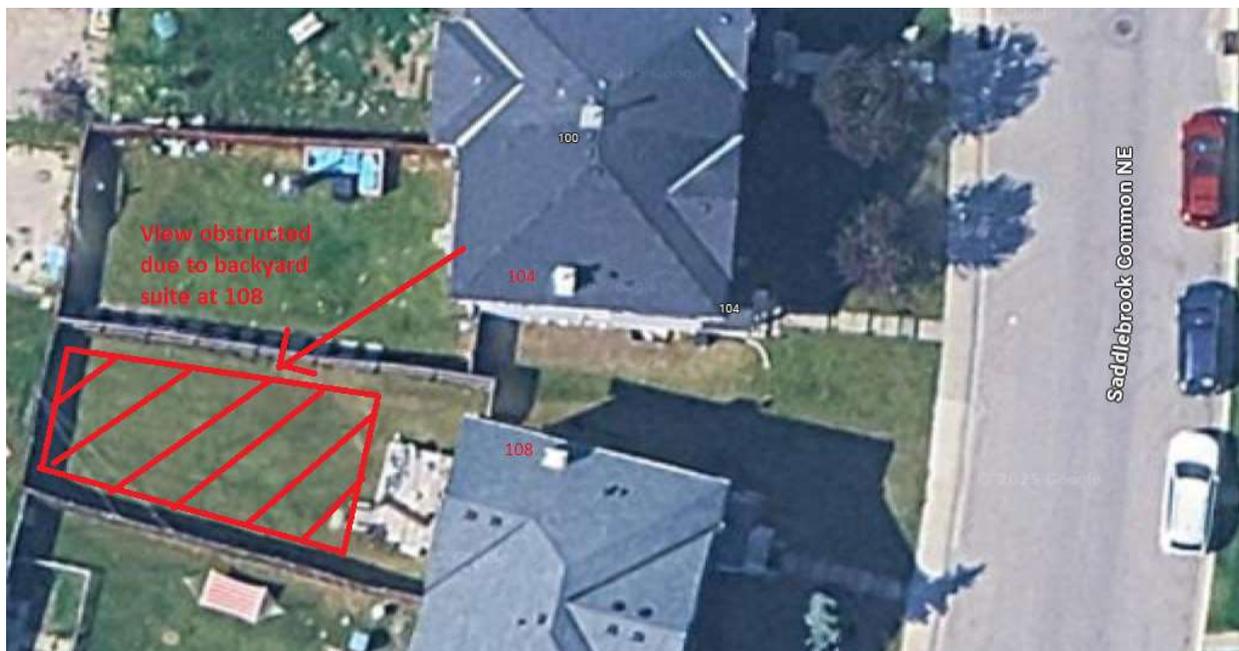


Exhibit D

Where is the rain/snowmelt water supposed to go? This information is unclear. If the water goes towards the fence this will likely damage the fence and pool in my yard.

Fig 1 (Source <https://developmentmap.calgary.ca/>).

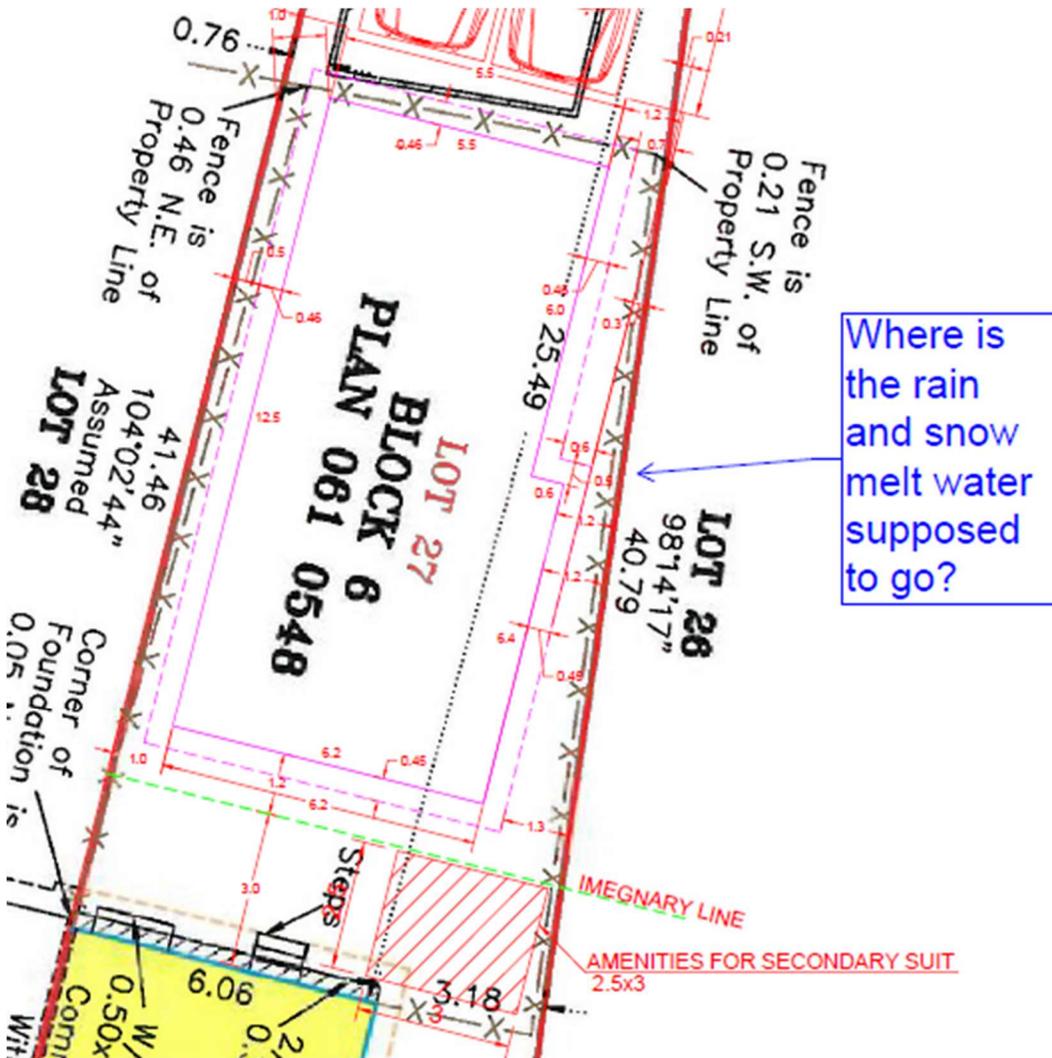


Fig 2 (Image from Google Maps)

