

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: October 6, 2026	APPEAL NO.: SDAB2026-0168 FILE NO.: DP2026-02863
APPEAL BY: Blake Whiteside	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a Change of Use: Semi-detached Dwelling; Addition: Semi-detached Dwelling (main floor - rear covered patio) was deemed refused at <u>2420 Bowness Road NW</u>.	LAND USE DESIGNATION: R-C2 Discretionary
COMMUNITY OF: West Hillhurst	DATE OF DECISION: September 09, 2026
APPLICANT(S): BOB WHITESIDE	OWNER(S): ANDREW PERUMAL & RINA RAO

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]	2420 Bowness Rd NW
Development Permit/Subdivision Application/File Number [required]	DP2026-02863
Name of Appellant [required]	Blake Whiteside
Agent Name (if applicable)	
Street Address [required]	C8 6215 3rd st SE
hdnFullAddress	C8 6215 3rd st SE Calgary AB T2H 2L2
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2H 2L2
Residential Phone # [required]	(403) 692-0820
Business Phone #	
Email Address [required]	reception@desertsunpatios.com

APPEAL AGAINST

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

Development Permit Refusal

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

Our permanent, engineered and approved structure is far better than the gazebos purchased by retailers which face no recourse from the city bylaws. Screen wall is temporary and requires no permit, so the item in question is the roof. It is safe, not a fire hazard or eyesore, and is being held up over lot coverage laws that were installed long ago, when houses were small and lots were large. These ordinances are outdated as it pertains to our product

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

Estimated Presentation Time 30

Will you be using an agent/legal counsel? [required] No

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] No

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 2026-09-15 14:46:35 MST



The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. By clicking the link, calling the phone number, or otherwise participating, you are acknowledging and agreeing that your name, phone number, email address, image, or other personal information may be displayed during the videoconference, referenced in the Board's publicly available written decision, and/or included in the recording of the proceedings. If you make written or verbal submissions to the Board, those submissions including personal information contained in those submissions such as your name, phone number, email address, and an audio, visual, or audio-visual recording of verbal submissions will be publicly available (and may be posted on the Board's website as part of a public report) and may be referenced in the Board's publicly available written decision. The Board may use your contact information in the future for follow-up consultation for feedback regarding the appeal process. All information will be kept by the Board in accordance with the Board's information retention policies from time to time. If you have any questions regarding the collection, use, or retention of this information, contact the Tribunal Coordinator of the City Appeal Boards at 403-268-5312, or info@calgarysdab.ca.

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

Cody, Kimberly

From: Reilander, Craig R.
Sent: Friday, September 18, 2026 2:23 PM
To: Calgary SDAB Info
Subject: SDAB2026-0168 DP2026-02863 Appeal Response
Attachments: SDAB2026-0168 DP2026-02863 Appeal Response.pdf

Good Afternoon,

Please, find attached the Development Authority's Response to SDAB2026-0168 / DP2026-02863.

Thank You,
Craig Reilander
Senior Planning Technician 2
Technical Planning | Community Planning
Planning & Development
T. 403.333.5386 | E. Craig.Reilander@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0168

Development Permit Number: DP2026-02863

Address: 2420 Bowness RD NW

Description: Change of Use: Semi-Detached Dwelling; Addition: Semi-Detached Dwelling (main floor – rear covered patio)

Land Use: Residential – Contextual One/Two Dwelling (R-C2) District

Community: West Hillhurst

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:

- Riley Communities Local Area Plan
- The Low Density Residential Guidelines for Established Communities (Infill Guidelines)

Bylaw Relaxations:

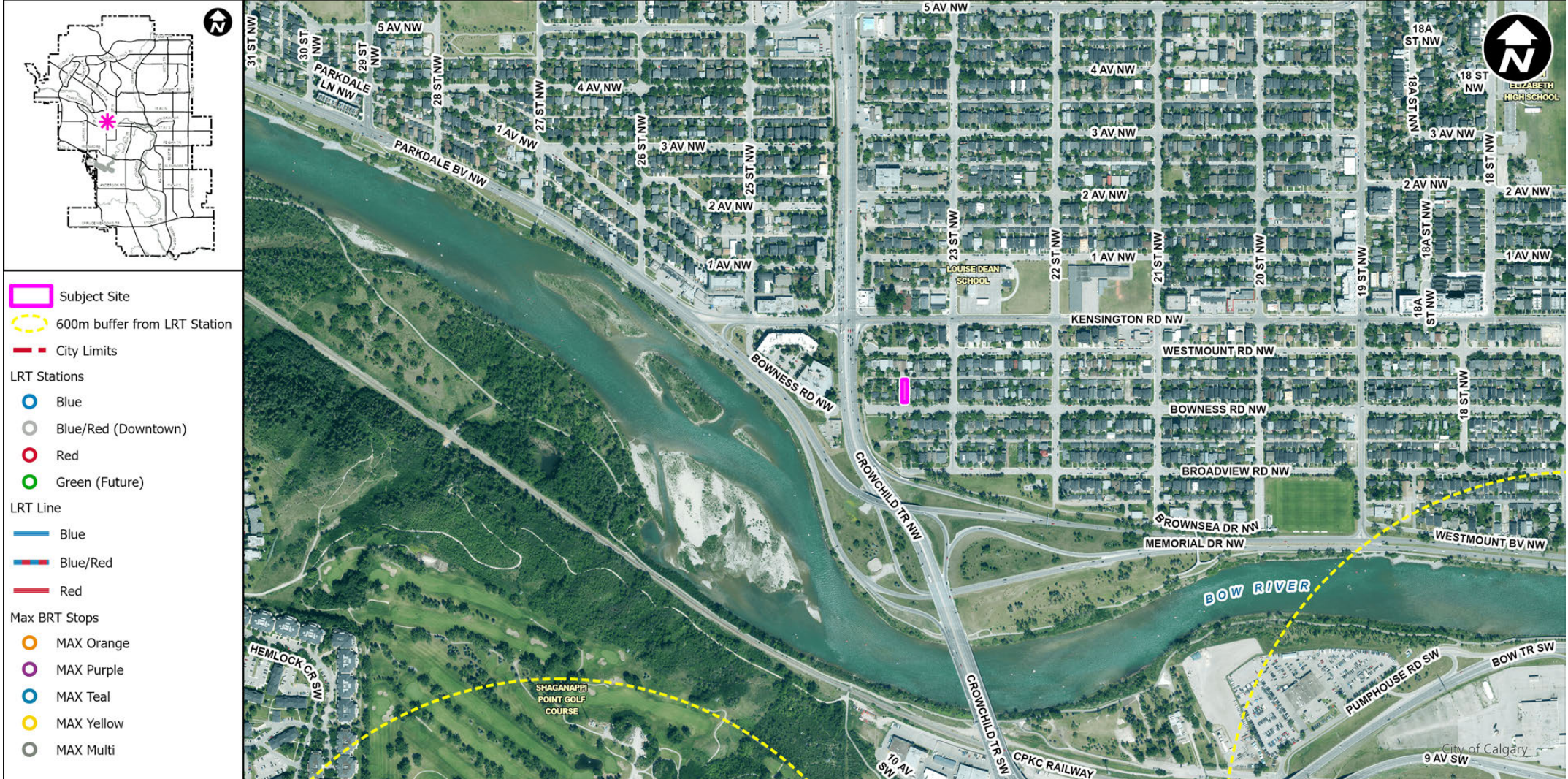
The development requires the following Land Use Bylaw relaxations:

Bylaw Discrepancies		
Regulation	Standard	Provided
432 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0m ² for each required motor vehicle parking stall that is not provided in a private garage.	Plans indicate the coverage as 56.03% (+11.03%) or 162.68m ² (+32.04m ²).

Additional Factors, Considerations, and/or Rationale:

1. Please see the Reasons for Refusal.
2. The existing use of Contextual Semi-detached Dwelling does not allow for any relaxation to the use. A parcel coverage relaxation is requested as a part of this proposed development. Therefore, a change of use is required as a part of the review to the discretionary use of a Semi-detached Dwelling. As a discretionary use, an evaluation must include consideration of the applicable planning policies.
3. In response to the Notice of Appeal:
 - a. The scope of the development is to add an addition to the rear of one unit of the existing semi-detached development. The addition is an enclosed room, attached to the rear of the building and covering a large portion of the rear yard. This development creates a massing, building depth, and parcel coverage that does not respect the adjacent developments and is not consistent with the expected building form of the neighbourhood.
 - b. A gazebo, that is not attached to the house, is the use of Accessory Residential Building and is considered under the Land Use Bylaw. The parcel coverage and massing on the parcel are also considered when a relaxation for this type of use is proposed. However, the proposed development is not consistent with an Accessory Residential Building and is correctly considered as an addition.
4. The Development Authority may provide additional materials prior to the merits hearing.

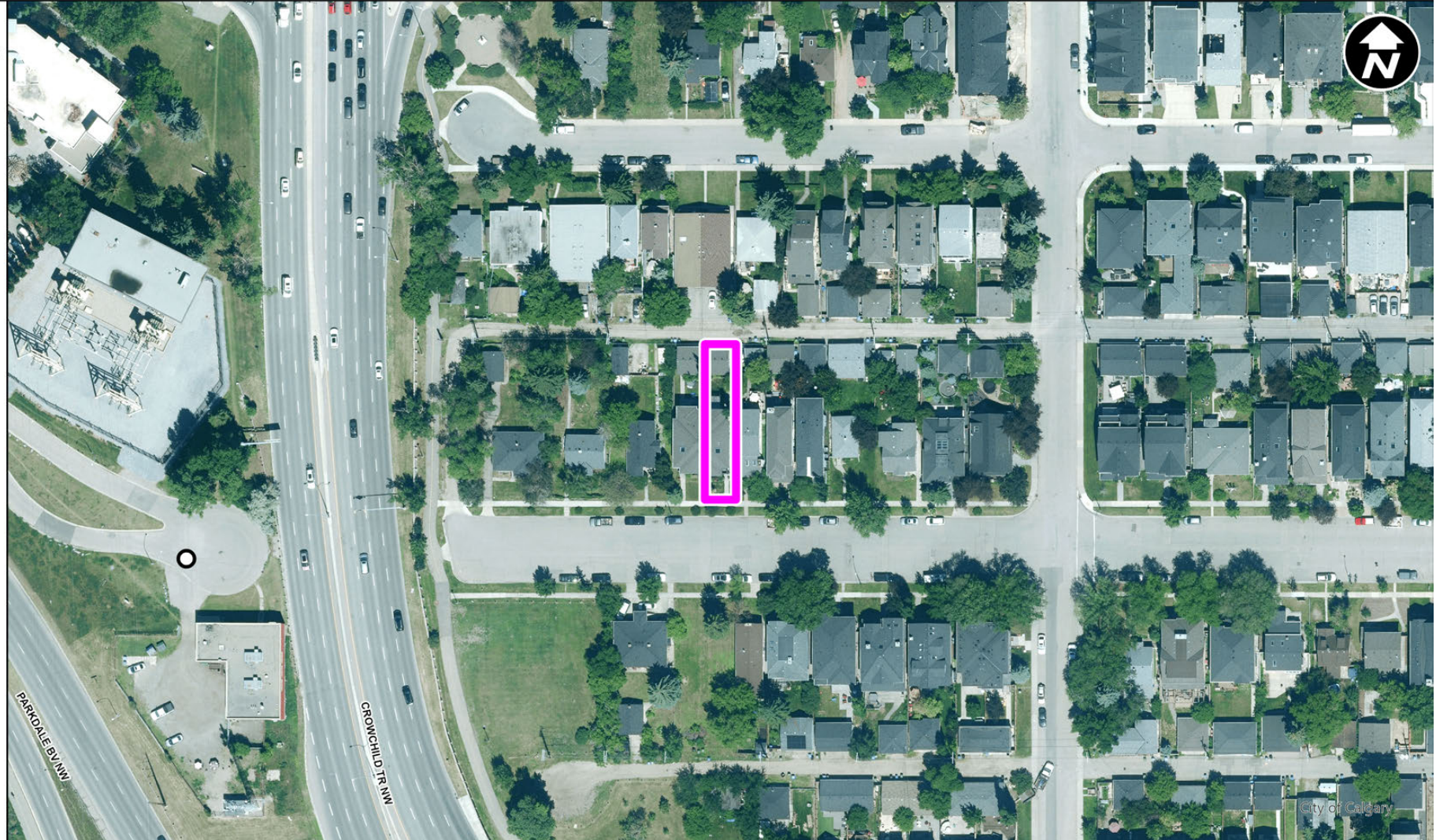
Community Context SDAB2026-0168



SDAB2026-0168

Site Context SDAB2026-0168

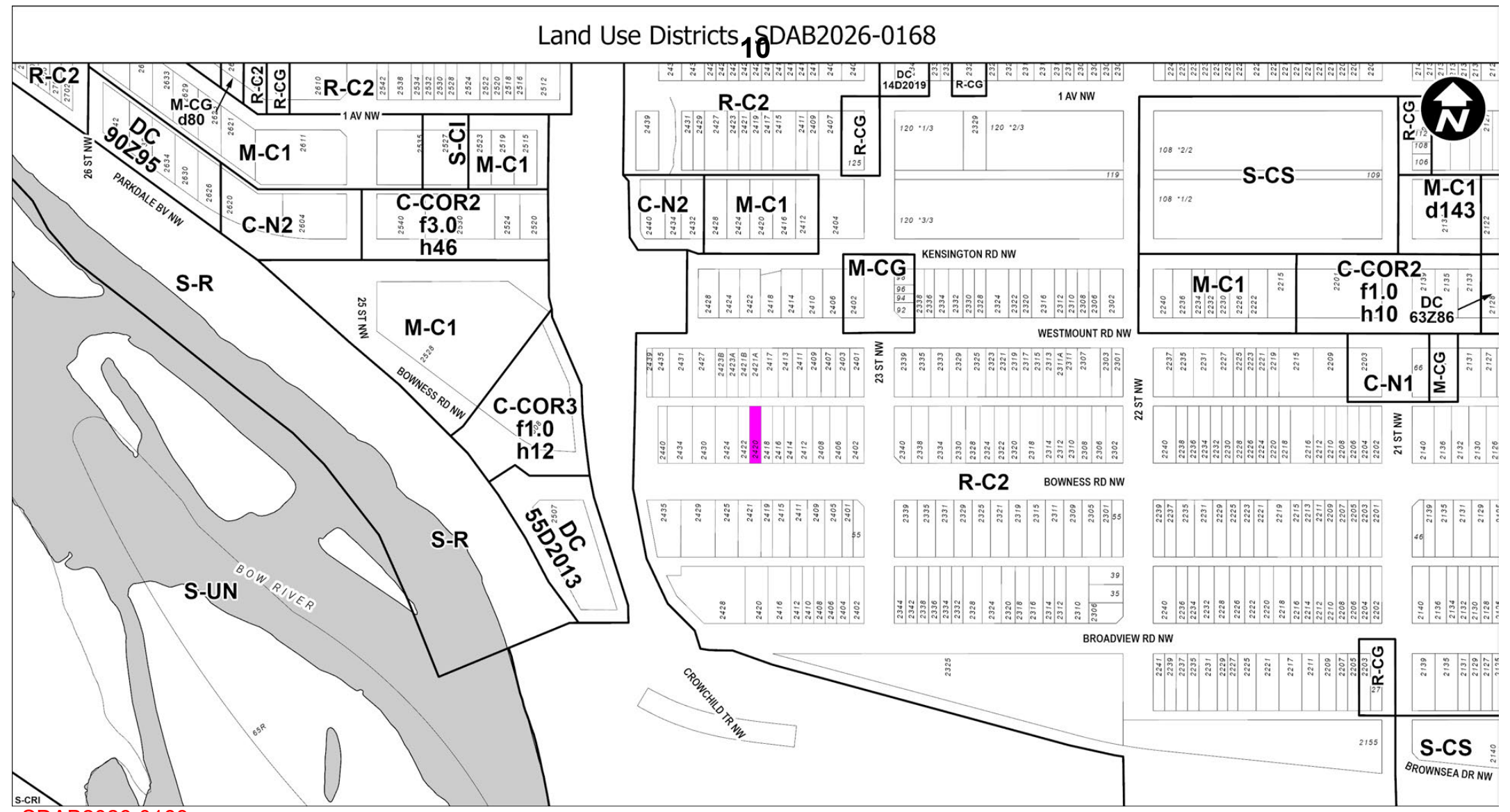
- Subject Site
- 600m buffer from LRT Station
- City Limits
- LRT Stations
 - Blue
 - Blue/Red (Downtown)
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - MAX Multi
 - Bus Stop



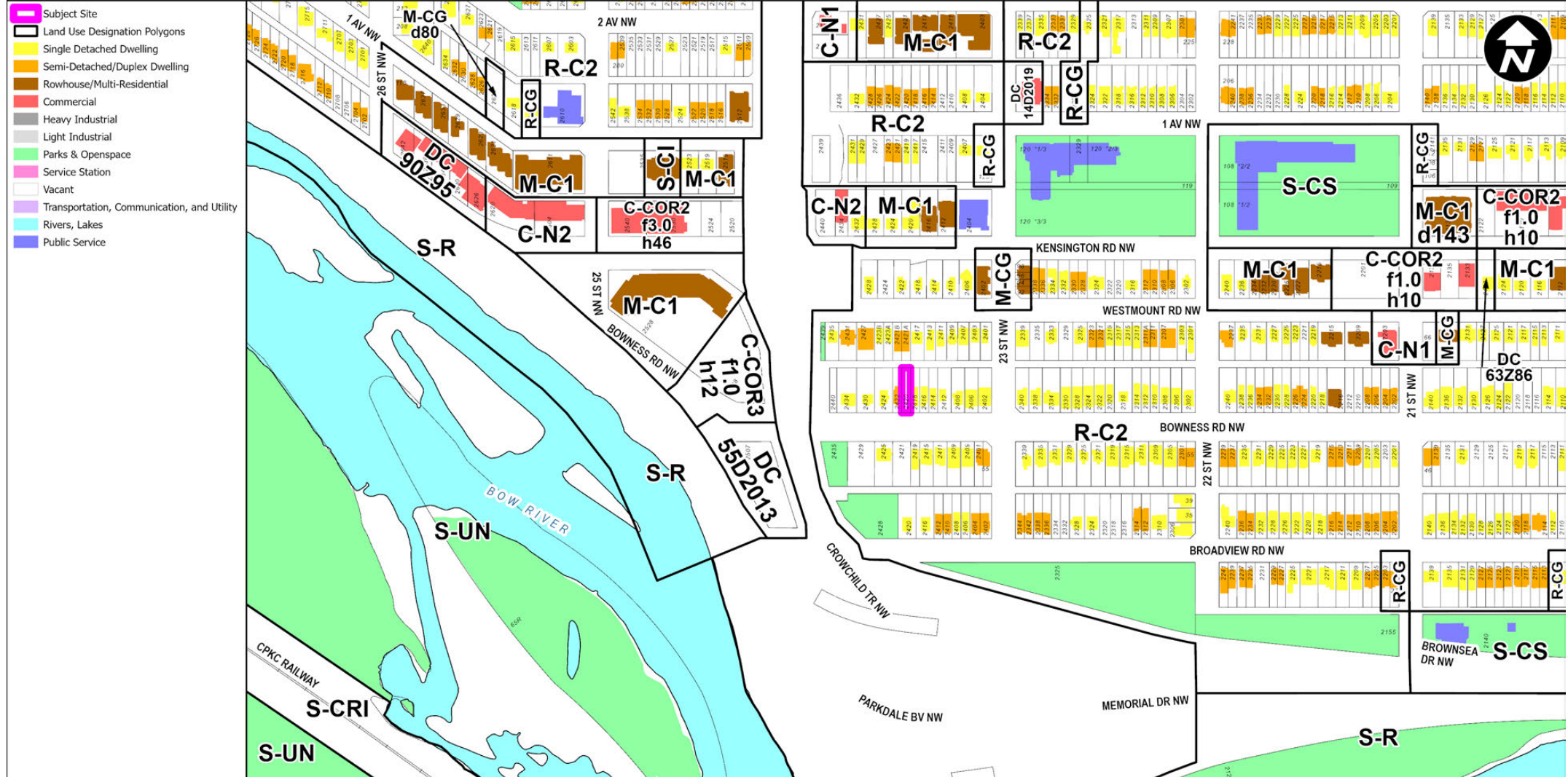
SDAB2026-0168

Land Use Districts SDAB2026-0168

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Surrounding Land Use SDAB2026-0168





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September 9, 2026

WHITESIDE, BOB
reception@desertsunpatios.com
[REDACTED]

RE: Notification of Decision for DP2026-02863
Subject: Change of Use: Semi-detached Dwelling; Addition: Semi-detached Dwelling (main floor - rear covered patio)
Address: 2420 BOWNESS RD NW

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on September 9, 2026. Attached are the Reasons for Refusal.

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.

Should you have any questions or concerns, please contact me at 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

ANTHONY PIRRI
Senior Planning Technician
Planning and Development



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DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-02863

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

2420 BOWNESS RD NW

Community: **West Hillhurst**

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

and legally described as:

51510;10;10

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

Change of Use: Semi-detached Dwelling, Addition Semi-detached Dwelling (main floor - rear covered patio)

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: **September 9, 2026**

Development Authority: **Craig Reilander**

File Manager: **Anthony Pirri**

Release Date: _____

This permit will not be valid if development has not commenced by:

This is NOT a Building Permit

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

WARNING

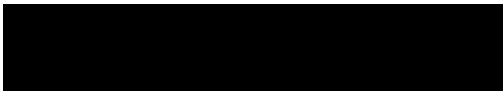
This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **WHITESIDE, BOB**

Address: **C8 6215 3RD ST SE**

City:

Phone:





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DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-02863

Complete Address and Legal Description listing for Development Permit DP2026-02863

Address Type	Address	Legal Description
Parcel	2420 BOWNESS RD NW	5151O;10;10
Building	2420 BOWNESS RD NW	



Reasons for Refusal for DP2026-02863

This document summarizes the development permit review and refusal reasons. Information about the application process, Land Use Bylaw relaxations and other supporting information for the decision are included.

Proposed Use

This application is for a Change of Use: Semi-detached Dwelling, Addition: Semi-detached Dwelling (rear covered patio) at 2420 Bowness RD in the northwest community of West Hillhurst. The parcel is designated Residential – Contextual One/Two Dwelling (R-C2) District under the Land Use Bylaw. Semi-detached Dwelling is a discretionary use in this district.

Planning Review and Analysis

During the review, the Development Authority considered the Land Use Bylaw rules, policies affecting the parcel, and the compatibility and impact of the proposed development on adjacent development and the neighbourhood.

The main residential building was approved by DP2012-0232 and completed in January 2013. This development permit approved the house as a permitted Contextual Semi-detached Dwelling. The rules for Contextual Semi-detached Dwellings are designed to implement the policies of the Low Density Residential Guidelines for Established Communities (Infill Guidelines). By creating a permitted use to implement policy goals, Council encourages high-quality redevelopment by offering guaranteed approval. When Land Use Bylaw rules are met, the development is approved.

Discretionary developments are also an option as it allows unique developments to have a path to approval, provided the rules and policies are met. Applying for a Discretionary Single Detached Dwelling does not guarantee approval, and Land Use Bylaw sections 35 and 36 must still be met.

The house was approved with a 42.21% parcel coverage maximizing the 45.0% allowed parcel coverage. The same maximum parcel coverage applies to discretionary Semi-detached Dwellings. Through the construction process it appears that the Accessory Residential Building increased in size from 36.93sq.m. to what is now shown as 40.52sq.m. indicating that the pre-Development Permit application parcel coverage is 43.45%. The proposed covered patio addition increases the parcel coverage to 56.03%.

The depth of the proposed addition and the additional parcel coverage create a development that is not consistent with the adjacent developments. The context of the neighbours is of developments that allow for rear yard amenity areas and open spaces at the rear of the houses.

It is the Development Authority's opinion that the approved house is contextually sensitive. However, the proposed covered patio addition is not. The area covered by the proposed structure is shaded by the house throughout the day, and the covering does not increase the usability of the yard. The Infill Guidelines do not have any policies to support the proposal, and the proposed relaxation is materially different from the expectation of the area.

Decision

For the above-noted reasons, this application is refused.

Craig Reilander, Development Authority

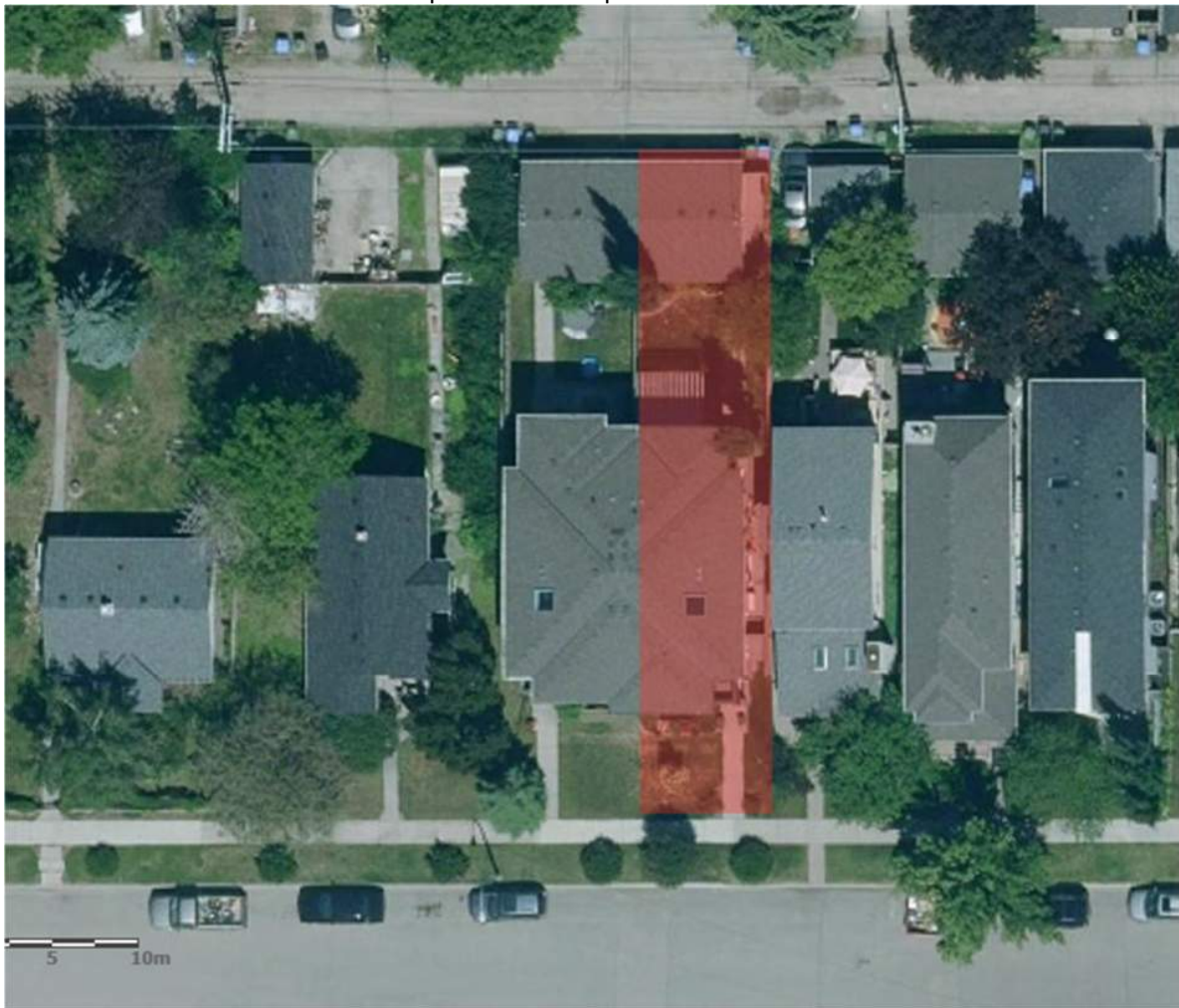
Sep 09, 2026

Date

Attachments for DP2026-02863

Site and Context

The subject parcel is an interior lot with lane access. The site is relatively flat and there are no distinctive elements of the parcel that limits its ability to be easily developed. The Land Use Bylaw provides a generous building envelope for dwellings, and it is anticipated that development will occur within these rules. The parcel coverage rules are intended to regulate building massing and maintain a suitable ratio of undeveloped areas on a parcel.



Process	
Notice Posting	Notice Posting was required as per section 27 of the Land Use Bylaw.
Circulation	West Hillhurst Community Association Ward Councillor ENMAX Building Regulations
Public Responses Received	No comments were received.
Bylaw Review	The application does not comply with the bylaw as shown in the bylaw relaxations table below.

Key Land Use Bylaw Provisions	
Discretionary Use Development Permit Application	
35	When making a decision on a development permit for a discretionary use the Development Authority must take into account: (a) any plans and policies affecting the parcel; (a.1) climate mitigation and climate adaptation; (b) the purpose statements in the applicable land use district; (c) the appropriateness of the location and parcel for the proposed development; (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood; (e) the merits of the proposed development; (f) the servicing requirements; (g) access, parking and transportation requirements; (h) vehicle and pedestrian circulation within the parcel; (i) the impact on the public transit system; and (j) sound planning principles
Discretionary Use That Does Not Comply	
36	(1) The Development Authority may approve a development permit application for a discretionary use where the proposed development does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the Development Authority: (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building. (2) The provisions of 36(1) apply to any reduction in the required distance of 100 metres from a Cannabis Store to a boundary of a parcel of land that does not contain a school building and is designated as school reserve or municipal and school reserve under the Municipal Government Act, in accordance with 105(5) of the Gaming, Liquor And Cannabis Regulation



Parcel Coverage

432 The maximum parcel coverage is 45.0 per cent of the area of a parcel, which must be reduced by 21.0 square metres for each required motor vehicle parking stall that is not provided in a private garage.

Bylaw Relaxations

Regulation	Standard	Provided
432 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0m ² for each required motor vehicle parking stall that is not provided in a private garage.	Plans indicate the coverage as 56.03% (+11.03%) or 162.68m ² (+32.04m ²).

Applicable Planning Policies

Riley Communities Local Area Plan

Located in Neighbourhood Local Area (Map 3)

2.2.1.4 Neighbourhood Connector and Neighbourhood Local

c. Development in Neighbourhood Connector and Neighbourhood Local areas should:

- i. consider the local built form context;
- ii. be oriented towards the street;
- iii. consider shadowing impacts on neighbouring properties; and,
- iv. provide access to off-street parking and loading areas from the lane, where possible.

The Low Density Residential Guidelines for Established Communities (the Guidelines)

4.3.4 Building Setback from Rear Property Line (Rear setback)

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

4.3.5 Parcel Coverage

The Land Use Bylaw provides for maximum parcel coverage. Parcel coverage is the maximum area permitted to be covered by buildings. Soffit and eave overhangs and decks are not included in coverage calculations. All other structures and cantilevers are included.

4.4 Building Mass

Guideline: New development should respect the existing scale and massing of its immediate surroundings.

4.4.2 Building Depth

The building depth of a new development should respect the building depth of the existing adjacent developments. This is intended to decrease the negative impact of mass on neighbouring homes with respect to privacy and shadowing.

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Home Improvement - Development Permit

Application Submitted at: May 14, 2026 3:49:41 PM

Permit Type: Development Permit

Applicant Info and Project Location

Project Location : 2420 BOWNESS RD NW

Project Location Full Spell : 2420 BOWNESS ROAD NW

Applicant Information

I am the property owner : False

I am the licensed contractor : False

Contact Info

First Name : Bob

Last Name : Whiteside

Phone N

Email :

Mailing Address

Address Line 1 : C8 6215 3RD ST SE

Address Line 2 :

City : CALGARY

Province : Alberta

Country : Canada

Postal Code : T2H2L2

Home Owner Info

First Name : Bob Whiteside

Phone Nu

Email :

What are you applying for?

Selected Permits : Addition to house

Development Permit Detail

Are any public trees affected by the project? : No

Input Data

Addition - Size (sq ft) : 351

Uploaded Document:

Document Type: : ARCHITECTURAL

Document Subtype: : PLANS

Document Name: : (May 14) 2420 Bowness Rd NW.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : ABANDONED WELL

Document Name: : (DSP) abandoned-well-declaration.pdf

Is Optional: : False

Is Personal Document: : False

20

Uploaded Document:

 Document Type : SUPPORTING DOCUMENT
 Document Subtype : PUBLIC TREE DISCLOSURE
 Document Name : (DSP) public-tree-disclosure-statement.pdf
 Is Optional : False
 Is Personal Document : False

Uploaded Document:

 Document Type : SUPPORTING DOCUMENT
 Document Subtype : SITE CONTAMINATION
 Document Name : (DSP) site-contamination-statement.pdf
 Is Optional : False
 Is Personal Document : False

Uploaded Document:

 Document Type : SUPPORTING DOCUMENT
 Document Subtype : PHOTOS
 Document Name : Photos -Public Tree Abandoned well.pdf
 Is Optional : True
 Is Personal Document : False

Uploaded Document:

 Document Type : SUPPORTING DOCUMENT
 Document Subtype : OTHER
 Document Name : Screen wall system.pdf
 Is Optional : True
 Is Personal Document : False

FOIP DISCLAIMER

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The personal information obtained on this form is being collected under the authority of section 4 (c) of the <https://www.alberta.ca>

Applicant's Declaration

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Terms and Conditions : Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOL

1. <u>Interpretation</u>

These Online Application Consent and Confirmation of Applicant supplement, and shall be interpreted consistently with, the general T

2. <u>Accuracy of Information Submitted</u>

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application

3. <u>Consent to Electronic Decision</u>

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the

4. <u>Electronic Submission</u>

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your applicatio

5. <u>Complete Application</u>

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at

6. <u>Changes to Site and Terms of Use</u>

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without

7. <u>Disclaimer of Warranties and Conditions</u>

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 WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURA

8. <u>Privacy Statement and Collection of Personal Information</u>

Any information, including personal information, contained in a permit application submitted by using this site is being collected under th

9. <u>Alberta Law</u>

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You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will t

10. <u>No Damage or Modification of Site</u>

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Ser

11. <u>Site Ownership</u>

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish

12. <u>Security of Account Information</u>

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and an

13. <u>Violation of Terms of Use</u>

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. T

14. <u>Copyright</u>

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City

15. <u>Condominium Property</u>

If the application includes land that is common property or other land to which I am not the sole owner, I have all authorizations of those

maps.calgary.ca/TreeSchedule/

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Dev Permits ePermits (BP) Public Tree (DP) GeoDiscover Alberta PERMITS Additional Info ADMIN BILLS ROUTE Office Supplies BOB Candidates - Index

Urban Forestry Management

Info

Search result

2420 BOWNESS RD NW

Zoom

<<

2420 BOWNESS RD ...

>

2420

2418

2416

2414

2412

2424

2430

20 ft

BOWNESS RD NW

Esri | Community Maps Contributors | City of Calgary | Esri Canada | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | EPA | US Census Bu

Home Draw & Share

Go To Address

- 9820 - 106 Street Edmonton, Alberta
- 346 - 3 Street SE Medicine Hat, Alberta
- Township Rd 1044 Buffalo Head Prairie, AB T0H4A0
- 25005 Sturgeon Rd, Sturgeon County, Alberta T8T

2420 Bowness Rd NW, Calgary

Clear Search

Click on result to turn label on or off.
To zoom to a location check the 'Zoom To' box and then click your result of interest.

Zoom To

2420 Bowness Rd NW, Calgary, Alberta, T2N 3L7

I want to...

World To...

0 100 200m

Copyright Government of Alberta



Site Contamination Statement

Application # _____
for office use only

Site Address: 8420 Bowness Rd

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 (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) 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.

14 may 2026

Date

Applicant Signature



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Bob Whiteside

Applicant Name (Please Print)

Desert Sun Patios Ltd

Company Name (Please Print)

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:

- Use the [City's tree map](#) (may not be up to date for your property)
- Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- 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: Desert Sun Patios Ltd Phone: [REDACTED]

Email: [REDACTED]

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

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Abandoned Well Declaration

Application # _____
for office use only

Site Address: 8420 Bowness Rd

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.

1. 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.

2. 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.

3. 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.

4. Who is submitting the Abandoned Well Declaration for this development?

☒ Applicant ☐ Owner ☐ Builder ☐ Other _____

Company Name Desert Sun Patios Ltd Contact Person Bob Whiteside

Address C8 6215 3rd Street SE, Calgary, AB T2H 2L2

Ph _____

5. Will the development result in construction activity within the setback area?
If you answered 'yes':

☐ Yes ☒ No

- 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.

14-may-2026

Date

Applicant Signature

Bob Whiteside

Applicant Name (Please Print)

Desert Sun Patios Ltd

Company Name (Please Print)

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WHITESIDE, BOB

([REDACTED]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-02863

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 . 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 403-333-5548 or by email at Anthony.Pirri@calgary.ca.

Sincerely,

Click or tap here to enter text.

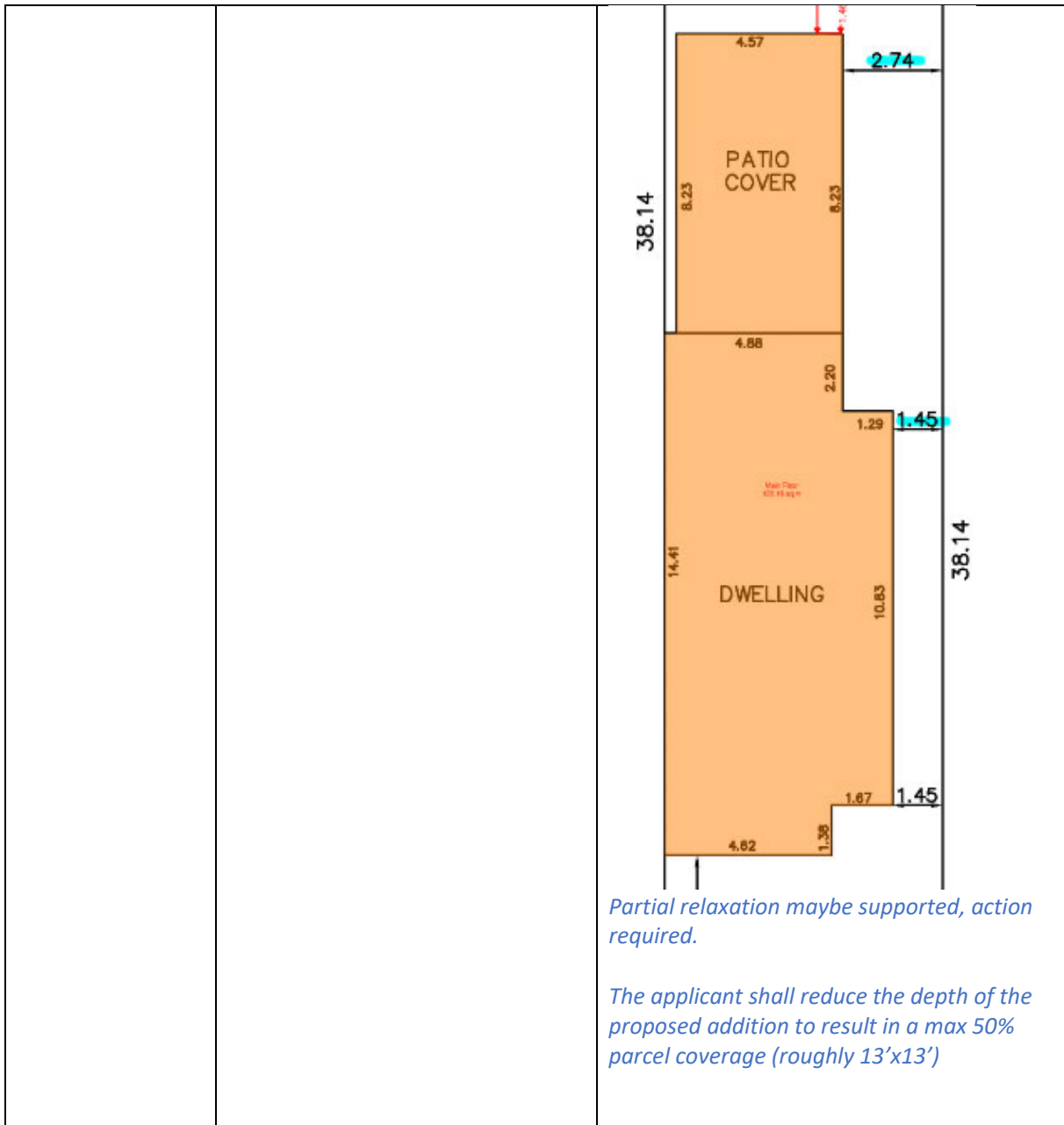
Click or tap here to enter text.



Detailed Review 1 – Development Permit

Application Number: DP2026-02863
Application Description: Addition: Semi-detached Dwelling (main floor - rear covered patio)
Land Use District: Residential - Grade-Oriented Infill
Use Type: Discretionary
Site Address: 2420 BOWNESS RD NW
Community: WEST HILLHURST
Applicant: WHITESIDE, BOB
Date DR Sent:
Response Due Date:
Planning: ANTHONY PIRRI 403-333-5548 Anthony.Pirri@calgary.ca

Bylaw Discrepancies		
Regulation	Standard	Provided
432 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0m ² for each required motor vehicle parking stall that is not provided in a private garage.	Plans indicate the coverage as 56.03% (+11.03%) or 162.68m ² (+32.04m ²).



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

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.

listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning

2. The Prior to Release Requirements will be finalized at the time of Development Authority decision.

Permanent Conditions

The following permanent conditions shall apply:

Planning

3. The Permanent Conditions will be finalized at the time of Development Authority decision.
4. 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.
5. 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.
6. 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.
7. A new development permit for an infill residential development is required if the existing dwelling is removed.
8. No exterior wall or portion thereof can be removed or structurally altered unless identified on the approved plans released with this permit. Any exterior wall removal or alterations not approved by the floor plans released with this permit requires approval by a new Development Permit application.

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

9. The Advisory Comments will be finalized at the time of Development Authority decision.
10. 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.
11. 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.
12. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
13. 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.
14. Building Regulations advises the following:
 1. Pre manufactured structures require a complete set of sealed professional engineered package of the proposed structure at time of building permit application.

Please note that a full plans review has not been completed and further issues may arise upon full building permit application review.

Residential – Contextual One / Two Dwelling

D.P. # 2026-02863

Rule	Requirements					Evaluation					
				Notes		Provided/Variance					
436 Building Setback from Side Property Line	(1) For a laned parcel, the min. building setback from any side property line is 1.2m			East to existing		1.45		0.25			
				East to addition		2.74		1.54			
	(2) For a laneless parcel, the min. setback is:	(a) 1.2m; or				N/A					
		(b) 3.0m when no provision has been made for a private garage on the front or side.				N/A					
	(4) except for subsection (5), for a corner parcel, the min. building setback from a side property line shared with a street is 1.2m,		1.2m min. requirement to building				N/A				
	provided there is no portion of a building, except for Eaves (337) located within 3.0m of:		(a) the back of the public sidewalk; or (b) the curb, where there is no public sidewalk.				C	N/C	N/A	N/I	
	(5) Where a corner parcel shares a side property line with a street and the parcel forms part of a plan of subdivision approved by the Calgary Planning Commission prior to March 31, 1980, the minimum building setback from that side property line is 1.2m					N/A					
437 Building Setback Rear	(1) The min. setback from a rear property line is 7.5m			North		9.38		1.88			
360 Building Height <i>(Method For Additions not to be noted as a bylaw relaxation)</i>	(5) The building height for an addition to a main residential building is measured from grade at any point adjacent to the addition when the addition is less than or equal to:		(a) 7.5m in height from grade where the existing building has a walkout basement, and				N/A				
	If the Addition does not meet the height by using 5 (a) or (b) Use 438		(b) 6.0m in height from grade where the existing building does not have a walkout basement				3.18		-2.82		
432 Parcel Coverage	NOTE: Use the proposed subdivision line to determine the parcel area for each side. Where a proposed subdivision line is not indicated, draw a parallel line that coincides with the proposed party wall that extends from the front to rear property line.										
	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0m ² for each required motor vehicle parking stall that is not provided in a private garage.						%		%		
	45% X	Unit 1		minus	0	X 21m ²	=				
		Unit 2									
		Total	290.32					130.64		56.03%	11.03%
		Parcel Area		Req'd Stalls		Max. Coverage					
	Parcel Coverage Totals						m ²		m ²		
		House	Proj. > 1.0m	Garage(s)	Other	Total					
	Unit 1					0.00					
	Unit 2					0.00					
Total	122.16	0.00	40.52	0.00	162.68	162.68		32.04			

District Title: Residential – Contextual One / Two Dwelling (R-C2) District

The information contained herein is intended for information purposes only. Please refer to the Calgary Land Use Bylaw 1P2007 for a complete list of rules and regulations. This form has no legal status and cannot be used as an official interpretation of the Land Use Bylaw 1P2007.

Date:	June 19, 2026
Date Received:	May 21, 2026
BLC BY:	Jeff Douglas
Review Required:	
Complete 	

D.P. #	2026-02863
--------	------------

For Internal Distribution Only

Modifier(s):	F.A.R		Height		Density		ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)
--------------	-------	--	--------	--	---------	--	--

Floodway/Floodfringe/Overland Flow	Hertiage Guidelines Area
Does Not Apply	Not Located within Heritage Guideline Area
<i>*If applicable Complete Flood Sheet*</i>	<i>*If Applicable Disregard Contextual Rules*</i>

Public Realm Setbacks					
Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	

Main Floor Elevation(s):		Roof Peak Elevation(s):	
Unit 1		Unit 1	
Unit 2		Unit 2	

[illegible]

FILE: DP 2026-02863

DATE RECEIVED: May 21, 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
432 Parcel Coverage	The max. parcel coverage is 45.0% of the area of a parcel, which must be reduced by 21.0m ² for each required motor vehicle parking stall that is not provided in a private garage.	Plans indicate the coverage as 56.03% (+11.03%) or 162.68m ² (+32.04m ²).



Re: DP2026-02863 COMPLETENESS REVIEW - 2420 BOWNESS RD NW

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 [REDACTED])

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

Regards,

ANTHONY PIRRI
Senior Planning Technician
Anthony.Pirri@calgary.ca
403-333-5548
www.calgary.ca/PDMap

Comment Summary

40



Permit #: DP2026-02863
Address: 2420 BOWNESS RD NW
Job Description: Change of Use: Semi-detached Dwelling; Addition: Semi-detached Dwelling (main floor - rear covered patio)

Name:	Enmax Power Corporation	Created Date:	June 9, 2026
Phone:		Circulation Referee:	N
Email:	EPC_Permits@enmax.com	Number:	676551155
Address:	141 50 Ave SE		
Overall:	In support of this application		

Area of Concern

Site layout

General Comment

Development Permit review complete.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-02863-Reply Letter-2026-06-09 Signed.pdf](#)

Name:	WHCA Planning Committee	Created Date:	June 16, 2026
Phone:		Circulation Referee:	N
Email:		Number:	677948296
Address:	1940 6 Ave NW		
Overall:	Neither in support nor in opposition of this application		

Area of Concern

Other

General Comment

The roofing system appears to be impermeable. The applicant should consider the water drainage issues that this may create and ensure that water does not drain into neighbouring yards.

Attachments

Knee, Judy

From: Desert Sun Patios Ltd <[REDACTED]>
Sent: Wednesday, August 26, 2026 10:07 AM
To: Pirri, Anthony
Cc: 'Blake Whiteside'; Bob Whiteside
Subject: [External] Re: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

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Hi Anthony,

We will go with option (B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

Warm Regards,

Jessica Chen

C8-6215 3rd Street SE
 Calgary, AB, T2H 2L2
 Ph.403-692-0820 | Fax:403-253-3152

DesertSunPatios.com



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From: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Sent: Wednesday, August 26, 2026 9:42 AM
To: Desert Sun Patios Ltd <[REDACTED]>
Subject: RE: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

The development, as proposed, is not supported for the following reasons:

- Parcel coverage.
- Reference issues/rationale elsewhere in the Detailed Review, including policy section and Prior to Decision issues.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

Anthony Pirri

Senior Planning Technician

Development & Subdivision Application Services

Community Planning

The City of Calgary | Mail code: #8094

Cell (403) 333-5548 | Anthony.Pirri@calgary.ca

Floor 4, Municipal Building - 4-B3-3,

800 Macleod Tr. S.E. P.O. Box 2100, Station M,

Calgary, AB Canada T2P 2M5



Check out [Development Map](#) to learn more about the development activity in your community.

Interested in knowing more about the Development Permit Process, visit [Development Permit Process \(calgary.ca\)](#)

From: Desert Sun Patios Lt [REDACTED]
Sent: Friday, August 21, 2026 1:24 PM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Subject: [External] Re: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

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Hi Anthony,

We will go forward with appealing this decision. What is the next step?

Warm Regards,

Jessica Chen

C8-6215 3rd Street SE

Calgary, AB, T2H 2L2

Ph.403-692-0820 | Fax:403-253-3152

DesertSunPatio.com



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From: Pirri, Anthony <Anthony.Pirri@calgary.ca>

Sent: July 17, 2026 4:26 PM

To: Desert Sun Pati

Cc: Bob Whiteside

Subject: RE: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

Afternoon,

I spoke to the Development Authority, the parcel coverage currently with nothing there is already at 45%. This is the problem with builders maxing out parcels. It was a fight to get you 50%.

Anthony Pirri

Senior Planning Technician

Development & Subdivision Application Services

Community Planning

The City of Calgary | Mail code: #8094

Cell (403) 333-5548 | Anthony.Pirri@calgary.ca

Floor 4, Municipal Building - 4-B3-3,

800 Macleod Tr. S.E. P.O. Box 2100, Station M,

Calgary, AB Canada T2P 2M5



Check out [Development Map](#) to learn more about the development activity in your community.

Interested in knowing more about the Development Permit Process, visit [Development Permit Process \(calgary.ca\)](#)

On December 15, 2025, Council initiated the process to repeal city-wide rezoning. This action does not change existing land use districts. Council has directed Administration to prepare amendments to the Land Use Bylaw for consideration at a Public Hearing scheduled for March 2026, with an anticipated effective date of August 2026. Until Council approves any changes, all applications will continue to be reviewed under their current zoning and in compliance with applicable provincial and municipal legislation. For more information, please visit www.calgary.ca/rezoning.

From: Desert Sun Patios Ltd [REDACTED]
Sent: Friday, July 17, 2026 2:37 PM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Cc: Bob Whiteside [REDACTED]
Subject: [External] Re: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

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Hi Anthony,

How can we get a bigger relaxation of the % lot coverage?

Warm Regards,

Jessica Chen

C8-6215 3rd Street SE

Calgary, AB, T2H 2L2

Ph.403-692-0820 | Fax:403-253-3152

DesertSunPatos.com



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From: Anthony.Pirri@calgary.ca <Anthony.Pirri@calgary.ca>
Sent: July 17, 2026 1:58 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: DP2026-02863 Detail Review - 2420 BOWNESS RD NW

Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

DETAILED REVIEW

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

For status updates and more information on your specific development permit please visit www.calgary.ca/pdmap.

Please contact me if you have any questions or concerns about your development permit.

Regards,

ANTHONY PIRRI
Senior Planning Technician
Anthony.Pirri@calgary.ca
403-333-5548
www.calgary.ca/PDMap

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Knee, Judy

From: Pirri, Anthony
Sent: Friday, September 4, 2026 10:28 AM
To: 'akaiggy12@gmail.com'
Cc: 'Blake Whiteside (Desert Sun Patios)'
Subject: DP2026-02863

Good morning,

There was a Pre-Application Enquiry (PE) (NOT pre-approval) made as you indicate. This process is for informational purposes only for the applicant to keep initial comments and concerns before a formal application is made, it is in no way pre-approval. It looks like the right questions were asked at that time, setbacks, parcel coverage, building depth.

Here is the response from the File Manager (FM) to the pre-application:

"An attached sunroom would be considered an addition and would require an addition development permit. It very common that there are relaxations for building depth as the R-CG rules are more strict. That being said we regularly will relax building depth given that it is in context with the adjacent neighbours. It's a little less common to relax parcel coverage but would not be certain if we could until the dp has been reviewed."

So parcel coverage was mentioned in the response by the FM in the PE. I do want to mention as well, that the Land Use Designation (zoning) has changed back to R-C2. It is no longer R-CG.

During the permit review, a Detailed Review was sent asking for an amendment to reduce the area of the proposal to 50%. As mentioned in the PE parcel coverage is something that we don't typically relax much, or at all. To 50% parcel coverage is very generous.

The paper work to star the process of the refusal has been submitted to the Development Authority, they will review it and will send the formal refusal notification to the applicant soon.

Anthony Pirri

Senior Planning Technician
 Development & Subdivision Application Services
 Community Planning
 The City of Calgary | Mail code: #8094
Cell (403) 333-5548 | Anthony.Pirri@calgary.ca
 Floor 4, Municipal Building - 4-B3-3,
 800 Macleod Tr. S.E. P.O. Box 2100, Station M,
 Calgary, AB Canada T2P 2M5



From: akaiggy12@gmail.com [REDACTED]
Sent: Thursday, September 3, 2026 5:39 PM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Cc: 'Blake Whiteside (Desert Sun Patios)' <[REDACTED]>
Subject: [External] RE: Permit application

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Apologies I forgot the permit application:

DP2026-02863 Detail Review - 2420 BOWNESS RD NW

Regards,
Andrew

From: [REDACTED]
Sent: Thursday, September 3, 2026 5:38 PM
To: Anthony.Pirri@calgary.ca
Cc: 'Blake Whiteside (Desert Sun Patios)' <[REDACTED]>
Subject: Permit application
Importance: High

Hello Anthony,

I've been back and forth with my contractor, Blake (cc'd) about a permit which has been at least 6 months in the making. I want to make sure that I understand what the order of events are and how we've got here, with our permit application.

From my understanding:

1. We went through a pre approval process whereby the person who handed the preapproval suggested to submit the permit as it was likely to be approved and there was precedent where a permit of this kind was approved.
2. I paid for Blake to submit the permit at which point it denied based on lot coverage. That was the whole point of the preapproval that we went through.
3. We are waiting for it to be rejected so we can appeal.

Can you please confirm the above actions, as you have an extremely frustrated tax paying citizen here.

If #2 is correct, I want to know why we were told to submit the permit after preapproval in the first place, as this has cost me over \$1K to date to get this to this point.

What is the point of a pre approval process, if we were told there was a good chance it would be approved, and there was precedent, then why are we here???

48

This really seems like a huge money grab from me by the City. I want to know who is in charge of this process and who can I escalate my concerns to. I've wasted at least \$1K and also 6 months waiting for a process which if we were told at the beginning no, then I could've proceeded differently.

We have townhouse style condos going up all around the place with hardly any yard space and lots of cars in our area, but my permit is taking forever, something is broken, please get back to me as I want to speak to someone about this.

Regards,
Andrew Perumal

Knee, Judy

From: Pirri, Anthony
Sent: Tuesday, September 8, 2026 9:09 AM
To: 'Blake Whiteside (Desert Sun Patios)'; [REDACTED]
Cc: 'Desert Sun Patios Ltd' [REDACTED]
Subject: RE: [External] RE: DP20

Good morning,

The Pre-application Enquiry (PE) is intended to be only for information. Typically File Managers will not give a definite YES or NO to whether a relaxation will be supported, since we are not Development Authorities signing off the permits. In this case there is limited planning rational to support 55% parcel coverage. The only planning rational in this case is this is a screened addition / 3 season room, and this why 50% was requested.

Anthony Pirri

Senior Planning Technician
 Development & Subdivision Application Services
 Community Planning
 The City of Calgary | Mail code: #8094
Cell (403) 333-5548 | Anthony.Pirri@calgary.ca
 Floor 4, Municipal Building - 4-B3-3,
 800 Macleod Tr. S.E. P.O. Box 2100, Station M,
 Calgary, AB Canada T2P 2M5



From: Blake Whiteside (Desert Sun Patios) <blake@desertsunpatios.com>
Sent: Friday, September 4, 2026 4:22 PM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>; akaiggy12@gmail.com
Cc: 'Desert Sun Patios Ltd' <reception@desertsunpatios.com>; bob@desertsunpatios.com
Subject: [External] RE: DP2026-02863

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Hi Anthony,

Blake Whiteside here, from Desert Sun Patios. We are the contractors that have been applying for this permit.

Despite the customer's misnomer on the Pre-Application process, I share his frustration with the futility of the process. For example, your most recent email I am now replying to, you say this, "During the permit review, a Detailed Review was sent asking for an amendment to reduce the area of the proposal to 50%. As mentioned in the PE parcel coverage is something that we don't typically relax much, or at all. To 50% parcel coverage is very generous."

In our Pre-Application process, no numbers or math of any kind were referenced. Had someone mentioned something like your quote above, I would have pointed out that the current lot coverage is already close to 50%, and I'd have tried to reorient the pre-application process toward the likelihood of being able to have our patio cover at the proposed size. Instead, in your highlighted paragraph (which was the response we received in pre-application), it seems to vaguely indicate that if there was established precedent in the area, we would have a decent chance to make our case, at least.

Furthermore, despite the rezoning you mention in the highlighted paragraph, there are multiple properties in the direct vicinity of the customer's that far exceed 50% lot coverage, with zero lot lines, etc. Beyond that, said properties are filled with complete *living space*, not a covered outdoor patio that is proposed. On top of that, since the buildings in question are traditional construction, they *do* pose an additional fire risk to adjacent properties; since they are constructed of flammable materials (wood framing, vinyl siding, etc.), and they are positioned in direct proximity to neighbouring fences and domiciles.

On the other hand, our proposed project has aluminium framing and a patio stone floor, so it's not flammable. Despite being mistakenly referred to in your letter as a 'sunroom', our proposed project is merely a covered patio with a screen wall. Therefore, we are not incurring additional fire risk, and we are not adding residents or living space to the property. The patio is at ground-level and will not impact any neighbour's views or enjoyment of their property. Our project serves the same function as the tent-style or screen wall style gazebos that are sold by Home Depot, Costco, Lowe's, etc., and which are all over the City. Despite these structures being subject to the same permit rules as ours, nobody gets a permit for them, since the clients are not made aware of a need for a permit. These structures then quickly degrade and end up dilapidated, or blowing down the street when our heavy Alberta winds hit.

Based on the points of view above and on a far more detailed conversation I had on the phone with someone at the City, I was given the confidence to proceed with application. I had been informed of a recent, very similar case with a similar 55% (approximate) lot coverage, which had been rejected, appealed, and overturned. With that precedent in mind, we proceeded with our application.

I contend that homeowners and contractors who play by the rules and follow the permitting process are punished for it and are not given a forum to make an adequate case to a City representative who takes the time to properly review and address the case. I would also point out that a lot of these issues arise from the fact that, building codes such as a 7.5m setback from rear property line and a lot coverage of 45% date back to the postwar era. At that time, lots tended to be much larger, and homes much smaller. This left a homeowner the space needed if they wanted to build a covered or enclosed porch, or even put an addition on the home, and stay within the bounds of building codes. Now, we have larger homes on smaller lots, in neighbourhoods with far less tree coverage, and people are left no recourse to build a proper structure that won't suffer the fate of the umbrellas and store-bought gazebos.

This is especially frustrating when, again, one can simply look down the street from the lot in question and see multi-family condominiums that were installed on a previously identical lot to the one in question, where none of the lot

coverage rules here seem to apply, despite your assertion that these rules are 'rarely' relaxed. To reiterate an earlier point about this project not being a sunroom at all – this is a screened in, covered patio. It is a place for my client to enjoy a family dinner al fresco, without being pestered by insects, wind, or excessive UV rays. It is completely an outdoor space, with an R-value of zero. The screen walls themselves are not applicable to a permit, per City rules they are considered temporary. If a roof structure is pre-existing, or if the area to be screened in is a walkout under a deck or balcony, no permit is required. Therefore, what we are discussing here is just the patio cover roof. There are many contractors in the City who do these types of roof, and yet you'll find that we are the only ones who will seek permits for our aluminium and lexan patio covers.

I appreciate you taking the time to respond to my client to provide some insight on the City's reasoning, and we await your formal rejection so that we can proceed with our appeal as soon as possible and ideally reach a resolution quickly.

Thank you, and have a wonderful long weekend.

Blake Whiteside
Sales & Project Manager
DESERT SUN PATIOS
www.desertsunpatios.com
C8 – 6215 3rd Street SE
Office: [REDACTED]
[REDACTED]
Fax: (403)253-3152

From: Pirri, Anthony <Anthony.Pirri@calgary.ca>

Sent: Friday, September 4, 2026 10:28 AM

[REDACTED] Sun Patios [REDACTED]

Subject: DP2026-02863

Good morning,

There was a Pre-Application Enquiry (PE) (NOT pre-approval) made as you indicate. This process is for informational purposes only for the applicant to keep initial comments and concerns before a formal application is made, it is in no way pre-approval. It looks like the right questions were asked at that time, setbacks, parcel coverage, building depth.

Here is the response from the File Manager (FM) to the pre-application:

"An attached sunroom would be considered an addition and would require an addition development permit. It very common that there are relaxations for building depth as the R-CG rules are more strict. That being said we regularly will relax building depth given that it is in context with the adjacent neighbours. It's a little less common to relax parcel coverage but would not be certain if we could until the dp has been reviewed."

So parcel coverage was mentioned in the response by the FM in the PE. I do want to mention as well, that the Land Use Designation (zoning) has changed back to R-C2. It is no longer R-CG.

During the permit review, a Detailed Review was sent asking for an amendment to reduce the area of the proposal to 50%. As mentioned in the PE parcel coverage is something that we don't typically relax much, or at all. To 50% parcel coverage is very generous.

The paper work to start the process of the refusal has been submitted to the Development Authority, they will review it and will send the formal refusal notification to the applicant soon.

Anthony Pirri

Senior Planning Technician
Development & Subdivision Application Services
Community Planning
The City of Calgary | Mail code: #8094
Cell (403) 333-5548 | Anthony.Pirri@calgary.ca
Floor 4, Municipal Building - 4-B3-3,
800 Macleod Tr. S.E. P.O. Box 2100, Station M,
Calgary, AB Canada T2P 2M5



From: [REDACTED]
Sent: Thursday, September 3, 2026 5:39 PM
To: Pirri, Anthony <Anthony.Pirri@calgary.ca>
Cc: 'Blake Whiteside (Desert Sun Patio)' [REDACTED]
Subject: [External] RE: Permit application

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

[Report Suspicious](#)

Apologies I forgot the permit application:

DP2026-02863 Detail Review - 2420 BOWNESS RD NW

Regards,
Andrew

From: [REDACTED]
Sent: Thursday, September 3, 2026 5:38 PM
To: Anthony.Pirri@calgary.ca
Cc: 'Blake Whiteside (Desert Sun Patios)' [REDACTED]
Subject: Permit application
Importance: High

Hello Anthony,

I've been back and forth with my contractor, Blake (cc'd) about a permit which has been at least 6 months in the making. I want to make sure that I understand what the order of events are and how we've got here, with our permit application.

From my understanding:

1. We went through a pre approval process whereby the person who handed the preapproval suggested to submit the permit as it was likely to be approved and there was precedent where a permit of this kind was approved.
2. I paid for Blake to submit the permit at which point it denied based on lot coverage. That was the whole point of the preapproval that we went through.
3. We are waiting for it to be rejected so we can appeal.

Can you please confirm the above actions, as you have an extremely frustrated tax paying citizen here.

If #2 is correct, I want to know why we were told to submit the permit after preapproval in the first place, as this has cost me over \$1K to date to get this to this point.

What is the point of a pre approval process, if we were told there was a good chance it would be approved, and there was precedent, then why are we here???

This really seems like a huge money grab from me by the City. I want to know who is in charge of this process and who can I escalate my concerns to. I've wasted at least \$1K and also 6 months waiting for a process which if we were told at the beginning no, then I could've proceeded differently.

We have townhouse style condos going up all around the place with hardly any yard space and lots of cars in our area, but my permit is taking forever, something is broken, please get back to me as I want to speak to someone about this.

Regards,
Andrew Perumal

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.



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

2026-06-09

To: The City of Calgary

Development Permit Application

File No.: DP2026-02863

Location: 2420 BOWNESS RD NW

Development Permit – No Conflict Letter

ENMAX Power Corporation (“**EPC**”) received an Application Notice, dated 2026-05-26 from The City of Calgary (the “**City**”) requesting EPC’s review of the above noted Development Permit Application (“**Application**”).

No Conflict

1. Based upon the information provided to EPC in the Application Notice, and subject to the terms and conditions of this No Conflict Letter, EPC has not identified a conflict between the Application’s proposed development (“**Proposed Development**”) and the Alberta Electrical Utility Code, 6th Edition, (“**AEUC**”) and/or other EPC requirements.

Terms and Conditions

2. During the design and construction of the Proposed Development, the Applicant must comply with:
 - a) the AEUC, including sections 2 (General Rules), 10 (Overhead Systems), and 12 (Underground Systems);
 - b) CSA C22.1-24 Canadian Electrical Code (26th Edition), Part 1;
 - c) the *Safety Codes Act*, RSA 2000, c S-1 (“**SCA**”);
 - d) the *Occupational Health and Safety Act*, SA 2020, c 0-2.2 (“**OHS**”), the Occupational Health and Safety Code, Alta Reg 191/2021, and the Occupation Health and Safety Code, including requirements for working near overhead powerlines and maintaining safe limits of approach;
 - e) the ENMAX Ground Disturbance Guidelines, when working in proximity to ENMAX infrastructure (<https://assets.enmax.com/api/public/content/ground-disturbance-guidelines>);
 - f) ENMAX Overhead Limits of Approach, when working within 7 metres of overhead lines and infrastructure; and
 - g) any other laws and regulations regarding utility facilities,

and must ensure that all stripping, grading, excavating, hydrovacing, piling, shoring, craning, and temporary structures, etc. meet the requirements provided in this section 2 and any other applicable laws.

In a situation where there is a discrepancy between the requirements provided in this section 2, the stricter requirements shall govern.

3. The Applicant must contact:

- a) Utility Safety Partners for locations of all buried facilities prior to any excavating at the location;
- b) EPC hotdigs@enmax.com to obtain a permission letter prior to disturbing the ground within 2 metres of any EPC underground facility; and
- c) 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 metres of any EPC overhead facility.

Should EPC be contacted in accordance with section 3(c), 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 location.

4. This No Conflict Letter does not:

- a) derogate from the Applicant's obligations to follow any applicable law, including the AEUC, SCA, and OHS; or
- b) represent that the Proposed Development will meet any legislative or regulatory requirements,

and EPC expressly disclaims any liability related to the Applicant's responsibility to comply with such laws and regulations and EPC's required setbacks.

- 5. If at any point during construction of the Proposed Development the Applicant does not comply with the requirements set out in this No Conflict Letter, including any requirements set out in the AEUC and SCA, EPC may take any action available pursuant to applicable law, including and without limitation issuing a stop work order.
- 6. This No Conflict Letter does not include a review of the Proposed Development's electrical capacity requirements, including any necessary new servicing or capacity upgrades. The Applicant should contact GetConnected@enmax.com for information related to the feasibility of electrical servicing the Proposed Development.
- 7. Any reference in this No Conflict Letter to:
 - a) any legislation, regulation, code or other statutory enactment shall include all regulations and codes thereunder and all amendments and substitutions thereto; and
 - b) the Applicant shall include its affiliates, as defined in the *Business Corporations Act*, RSA 2000, c B-9, employees, prime and sub-contractors, partners, agents, and other representatives.

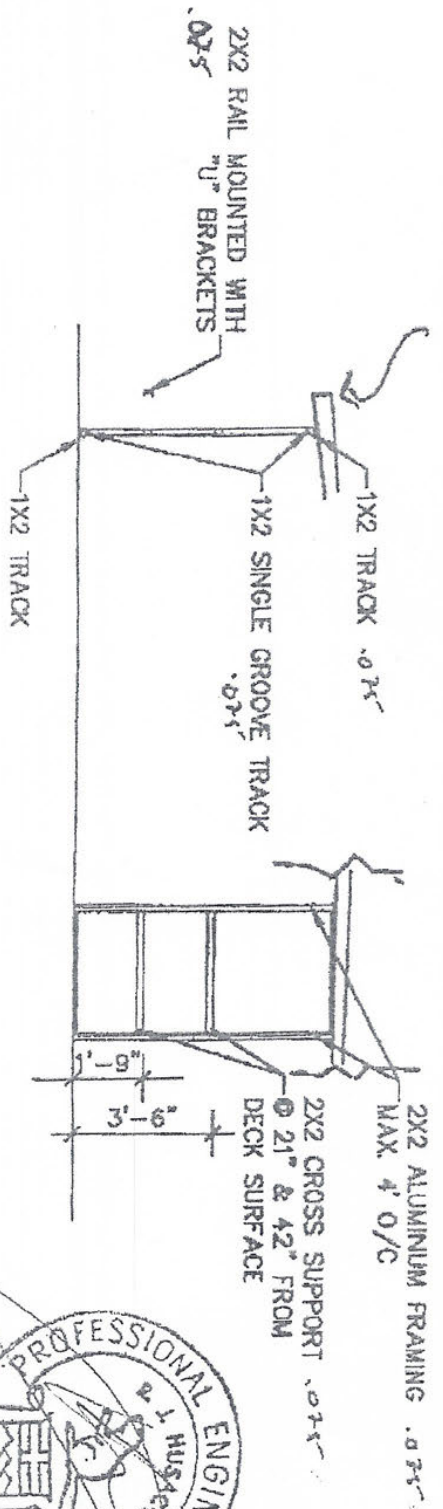
If the City requires any additional information regarding this No Conflict Letter, please contact the Project Administrator at EPC_Permits@enmax.com.

Sincerely,

Alana Richards

Digitally signed by Alana Richards
DN: cn=Alana Richards, email=EPC_Permits@enmax.com,
c=ENMAX Power Corporation,
ou=ENMAX Power Corporation,
email=Alana.Richards@enmax.com

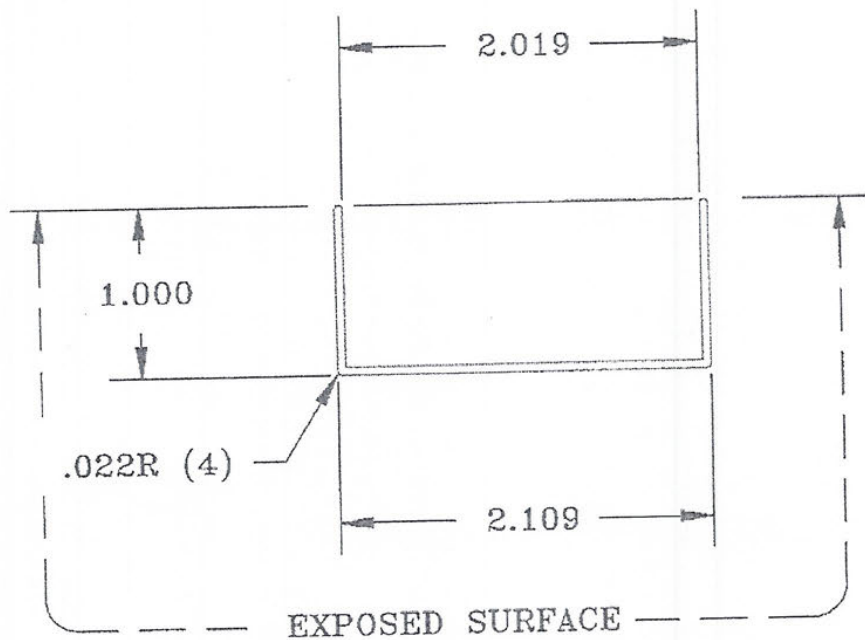
Alana Richards
Engineer, Permits and Circulations
ENMAX Power Corporation



Room Entry View

SCREEN ROOM
STRUCTURAL DETAIL





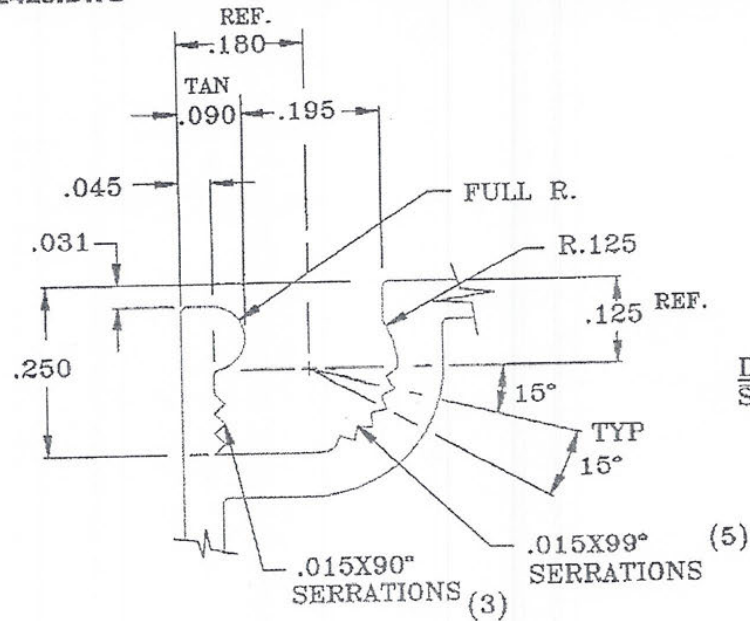
REPLACES 001082

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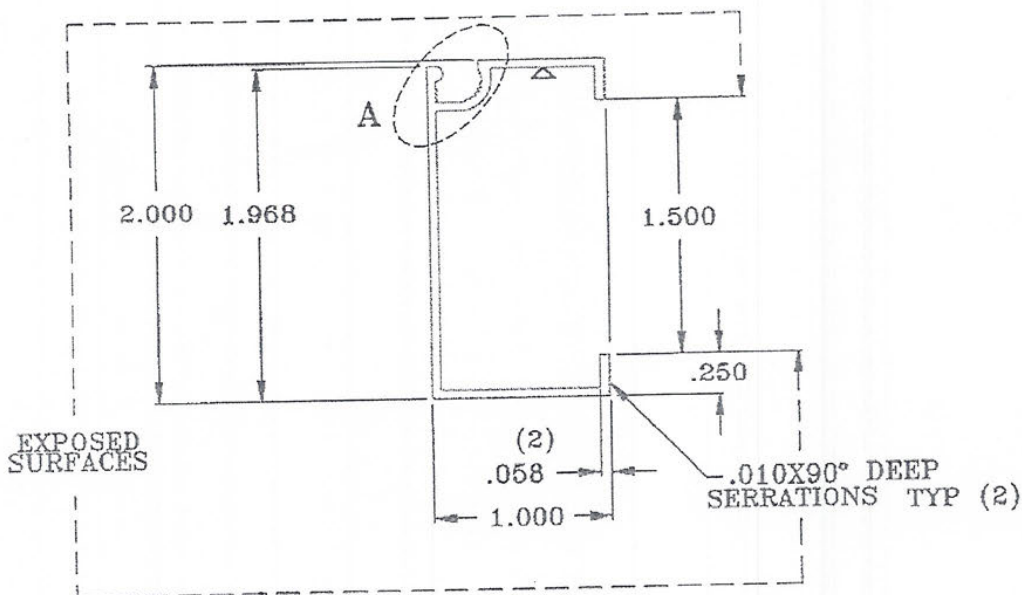
NOTE: TYP. WALL EXCEPT AS NOTED
UNMARKED CORNERS .010 R.

NO I.D. MARK

CONTAINER	7	DIE RING	5	SPACER RING	2					
AREA	.180	PORTS	4	BKR	002708					
WT/FT	.216	W/P	POCKET	BOLSTER	4-9					
PERI.	8.071	VIKB	3195	DIE SIZE	9X2	F	CUST. WAS VIKING BUILDING	KO	3/23/05	
DWN. BY	SHELLEY	DATE	4/04/91	MAT'L	6063-T5	E	ADD REFERENCE NUMBER	TAS	8/1/00	
CHKD. BY		DATE		STANDARD TOLERANCES UNLESS OTHERWISE NOTED		LET.	REVISION	BY	DATE	
SIERRA ALUMINUM COMPANY 2345 Fleetwood Drive Riverside, California 92509 (951)781-7800 FAX (951)781-7864				CUSTOMER			SCALE		PART NO.	
				METALS USA LAS VEGAS			1:1			
				PART NAME					DIE NO.	
				1X2 SLIP			013904			



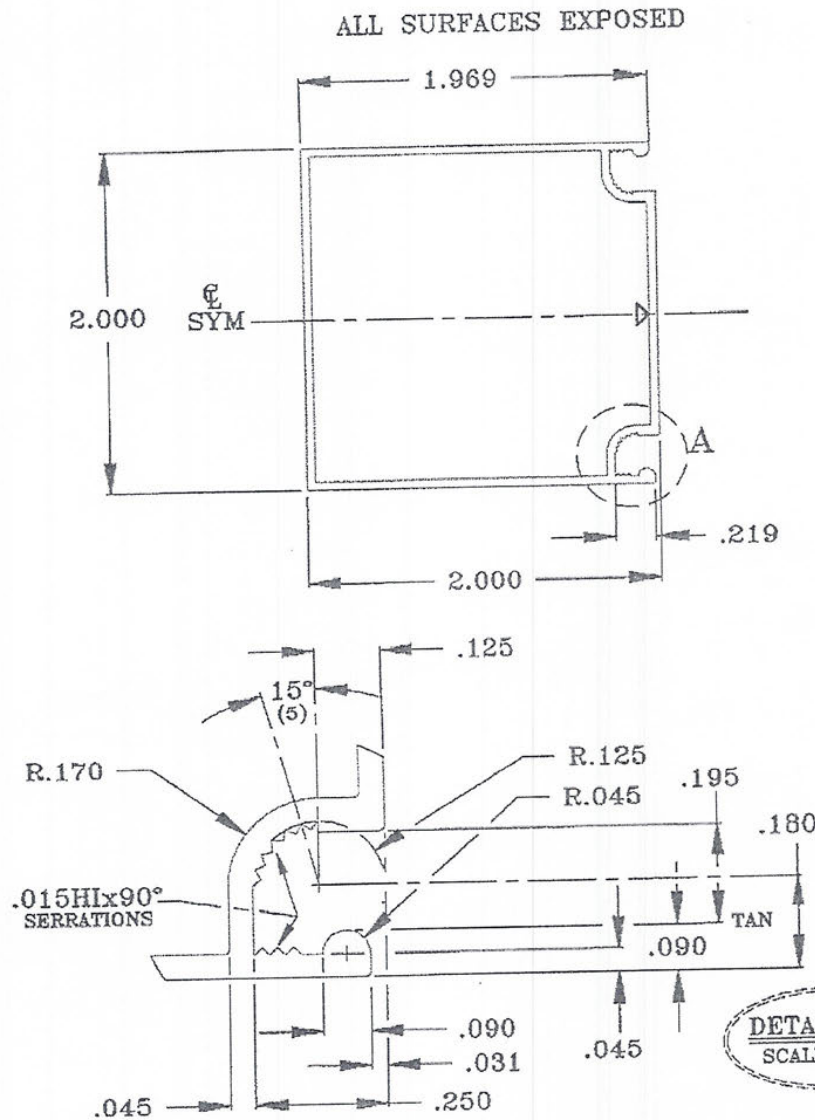
DETAIL "A"
SCALE: 4:1



D.010 R. X .010DEEPI.D. MARK

NOTE: .048 TYP. WALL EXCEPT AS NOTED
UNMARKED CORNERS .010 R.

CONTAINER	8	DIE RING	5	SPACER RING	2				
AREA	.222	PORTS	4	BKR	012423				
WT/FT	.266	W/P	012423	BOLSTER	4-9				
PERL	9.299	VAA	34030	DIE SIZE	9X1				
DWN. BY	KEN	DATE	7/27/04	MAT'L	6063-T6				
CHKD. BY		DATE		STANDARD TOLERANCES UNLESS OTHERWISE NOTED	LET.	REVISION	BY	DATE	
 SIERRA ALUMINUM COMPANY 2345 Fleetwood Drive Riverside, California 92509 (951)781-7800 FAX (951)781-7864				CUSTOMER		SCALE		PART NO.	
				TAI-VALLEY ALUMINUM		1:1		DIE NO.	
PART NAME				1"X2" SCREEN FRAME				012423	



(C) OUTSIDE PERIMETER IS 9.122

▷.010 R. X .010 HIGH I.D. MARK

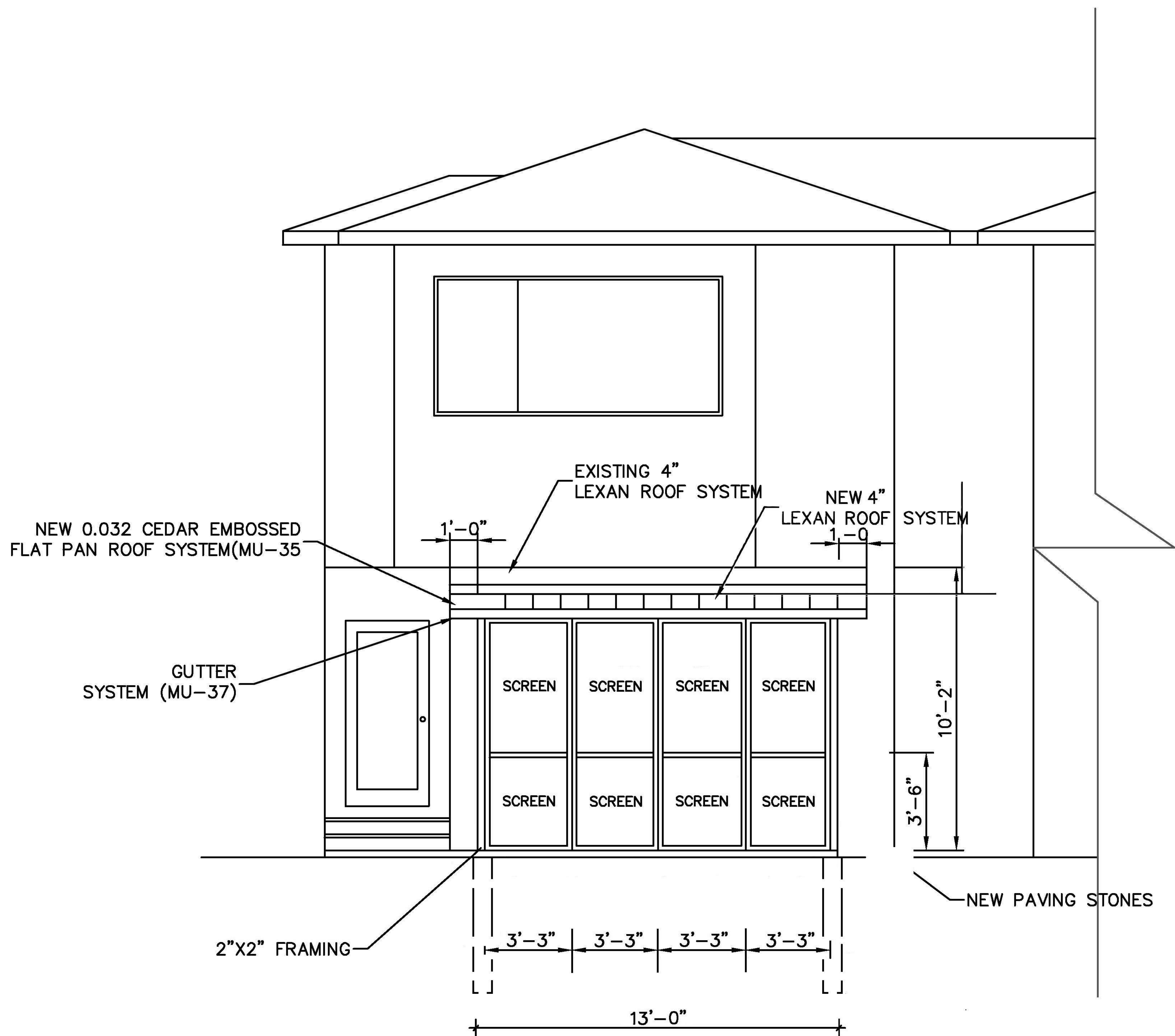
NOTE: .048

REPLACES DIE H-601111

TYP. WALL EXCEPT AS NOTED

UNMARKED CORNERS .010 R.

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AREA	.401	PORTS	1	BKR					
WT/FT	.481	W/P		BOLSTER	6485				
PERI.	16.567	AGB19591		DIE SIZE	9x5	C	ADD PERIMETER NOTE	TAS	5/08/01
DWN. BY	TAS	DATE	11/12/98	MAT'L	6063-T5	B	REVISED TOOLING INFO	TAS	12/17/98
CHKD. BY		DATE		STANDARD TOLERANCES UNLESS OTHERWISE NOTED		LET.	REVISION	BY	DATE
 SIERRA ALUMINUM COMPANY 2345 Fleetwood Drive Riverside, California 92509 (909)781-7800 FAX (909)781-7864				CUSTOMER VALLEY ALUMINUM/T.A.I.			SCALE 1:1	PART NO.	
				PART NAME				DIE NO.	
								H-911732	



REAR ELEVATION



6215 3RD STREET SE
CALGARY, ALBERTA
T2H 2L2
Ph. (403)-692-0820
Fax (403)-253-3152

PROJECT:

ADDRESS: **2420 BOWNESS RD. N.W
CALGARY AB.**

DRAWN BY: **RC**

DATE: **13/05/26**

TYPE: **REAR ELEVATION**

SCALE: **3/16"=1'-0"**

DRAWING No.: **1 OF 6**



Window Cladding

Steel Siding

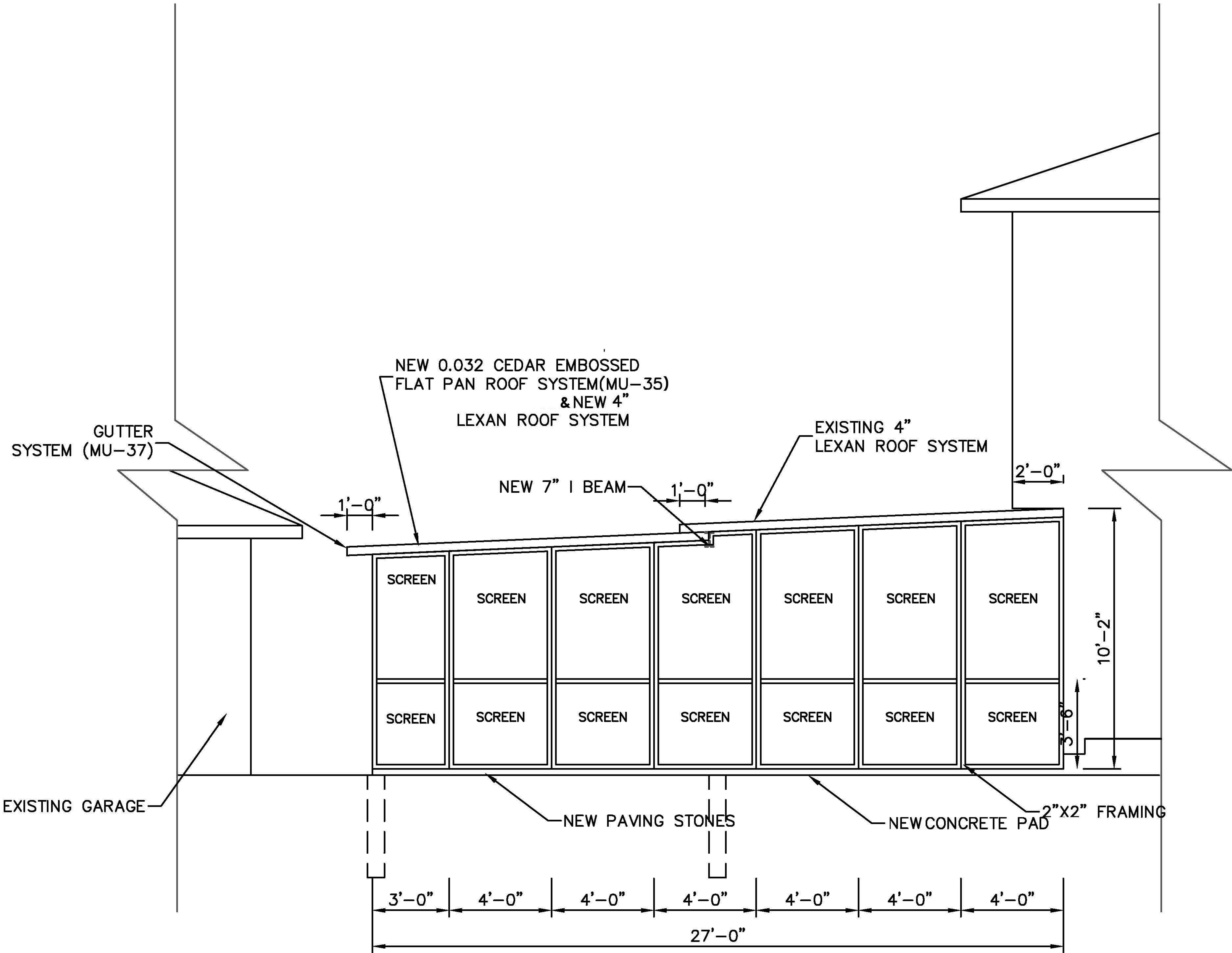
Windows/Doors

Pergolas

Conservatories

Patio Covers

Sunrooms



RIGHT ELEVATION



6215 3RD STREET SE
CALGARY, ALBERTA
T2H 2L2
Ph. (403)-692-0820
Fax (403)-253-3152

PROJECT:

ADDRESS: **2420 BOWNESS RD. N.W
CALGARY AB.**

DRAWN BY: **RC**

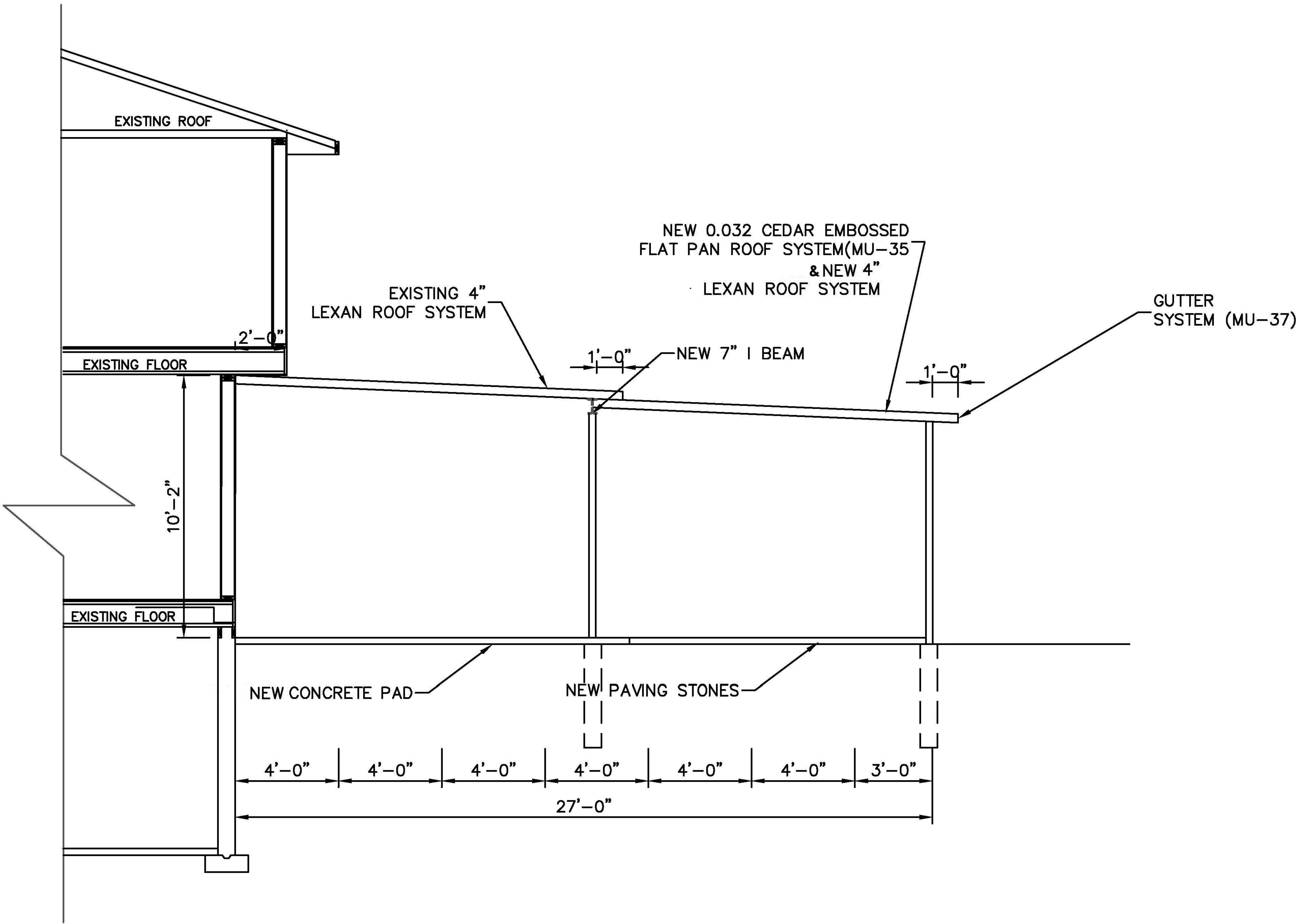
DATE: **13/05/26**

TYPE: **RIGHT ELEVATION**

SCALE: **3/16"=1'-0"**

DRAWING No.: **3 OF 6**

Window Cladding
Steel Siding
Windows/Doors
Pergolas
Conservatories
Patio Covers
Sunrooms



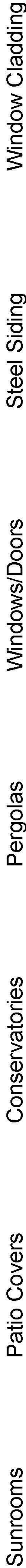
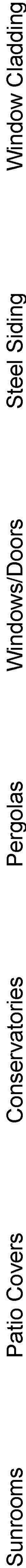
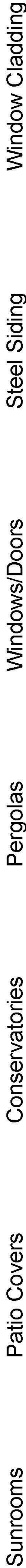
SECTION



6215 3RD STREET SE
CALGARY, ALBERTA
T2H 2L2
Ph. (403)-692-0820
Fax (403)-253-3152

PROJECT:	DRAWN BY: RC	DATE: 13/05/26	TYPE: SECTION	SCALE: 3/16"=1'-0"	DRAWING No.: 4 OF 6
ADDRESS: 2420 BOWNESS RD. N.W CALGARY AB.					

Sunrooms
Patio Covers
Conservatories
Pergolas
Windows/Doors
Steel Siding
Window Cladding



Sunrooms
Patio Covers
Conservatories
Pergolas
Windows/Doors
Steel Siding
Window Cladding



CalgaryLandscaping.Com

Office: (403) 237-6300
Mail@CalgaryLandscaping.Com
Web: CalgaryLandscaping.Com

City of Calgary BL#159968
Alberta Licence #332786

LANDSCAPE DESIGN:
Calgary Landscaping

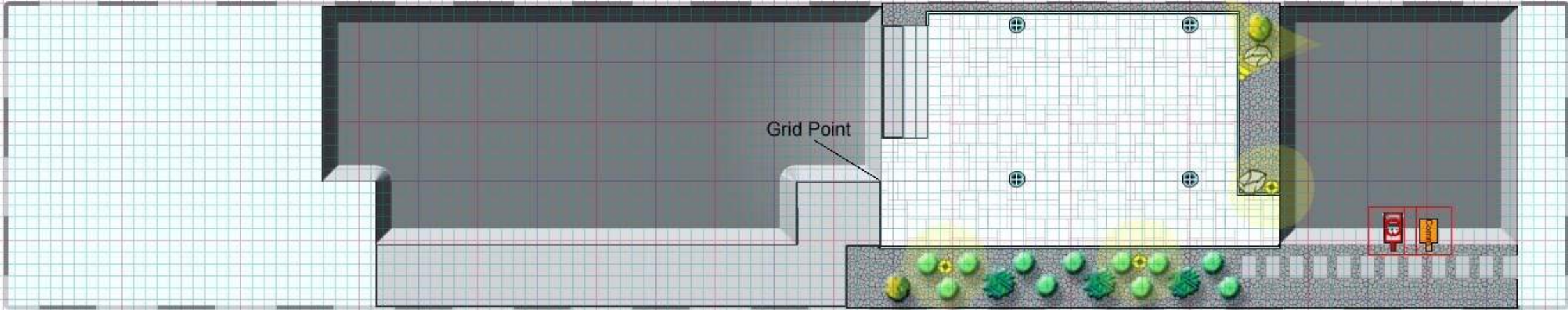
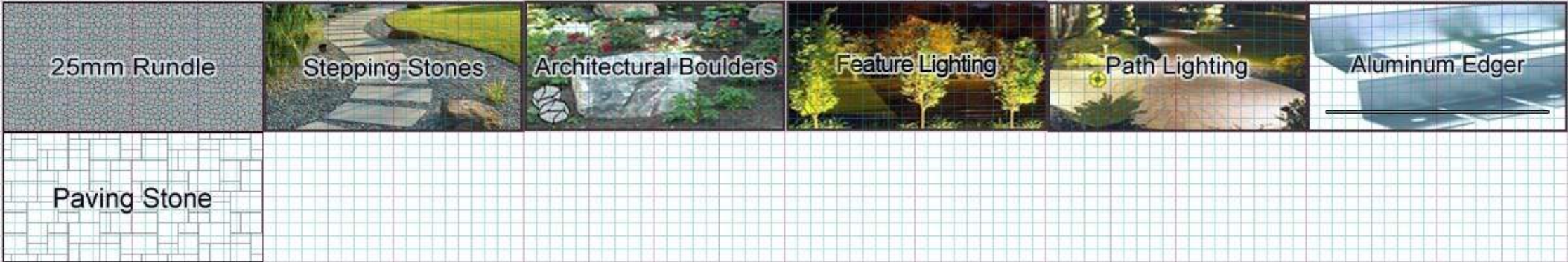
SCALE 1/2" = 1 Ft @ 17x11 - A3



DESIGN NOTES:
Drawings must not be reproduced or copied wholly or in part without the written permission of Calgary Landscaping.

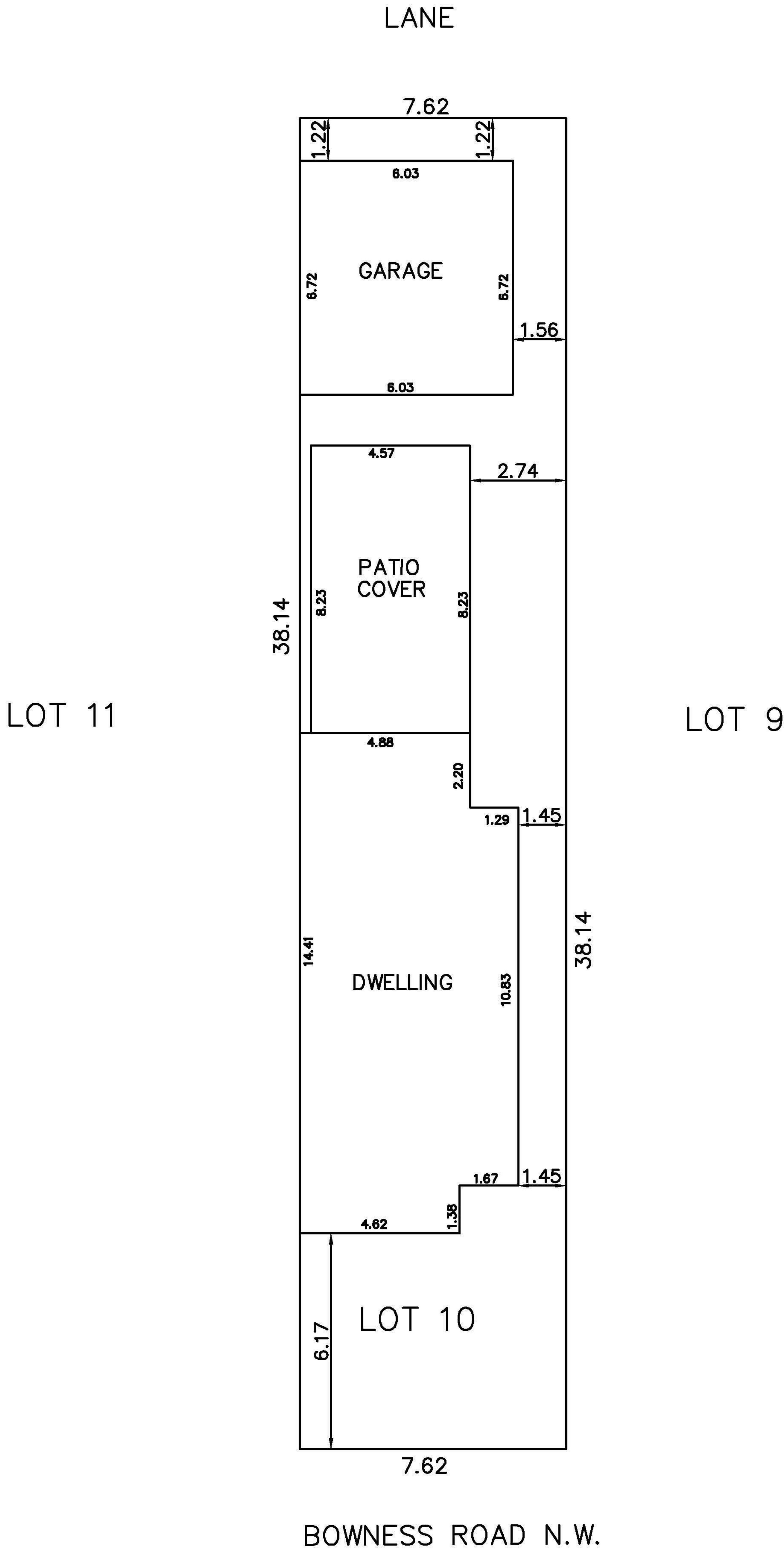
Trees & Planting are represented as the fully established size to avoid overcrowding. Initially installed nursery material sizes are listed on the nursery estimate.

CLIENT: Andrew & Rina Perumal		This Landscape Plan must be reviewed with the related estimate from Calgary Landscaping. The estimate details override any drawing discrepancies. Our Drawings are for visualization only. The dimensions, boundaries, and features are approximate and not legally binding. Drawings are not architectural, engineering, or survey-grade documents. For accurate documents, consult a licensed Alberta surveyor, architect, or engineer.	REVISION NOTES: CAUTION: Primary and secondary Utility Lines in ground on East side of backyard. Secondary line may also exist by garage man door.
ADDRESS: 2420 Bowness Rd NW, Calgary, AB T3B 3R7			
DRAWING: MASTER LANDSCAPE PLAN	DRAWING DATE: 2026-03-10		
VERSION: V1-A	PROJECT DATE: 2026-05-01		



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

Window Cladding
Steel Siding
Windows/Doors
Pergolas
Conservatories
Patio Covers
Sunrooms



LOT COVERAGE		
EXISTING BUILDINGS	125.22	SQ. M
NEW ADDITION	37.63	SQ. M
TOTAL AREA	162.85	SQ. M
LOT AREA	290.32	SQ. M
% COVERAGE	56.10%	



6215 3RD STREET SE
CALGARY, ALBERTA
T2H 2L2
Ph. (403)-692-0820
Fax (403)-253-3152

PROJECT:
ADDRESS: **2420 BOWNESS RD. N.W**
CALGARY AB.

DRAWN BY: **RC**

DATE: **13/05/26**

TYPE: **SITE PLAN**

SCALE: **1:200**

DRAWING No.: **6 OF 6**

