REPORT TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

DATE: October 08, 2026	**APPEAL NO.: SDAB2026-0162** **FILE NO.: DP2026-04007**
APPEAL BY: Harjit Guraya	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a **Relaxation: driveway - width** **was refused at 947 Corner Meadows Way NE.**	**LAND USE DESIGNATION: R-G** **Permitted with a Relaxation**
COMMUNITY OF: Cornerstone	**DATE OF DECISION: September 02, 2026**
APPLICANT(S): Harjit Guraya	**OWNER: Harjit Guraya**

The hearing commenced on September 29, 2026, with consideration of procedural and jurisdictional issues. The Board adjourned the matter to October 08, 2026.

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.

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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]	947 corner meadows way ne
Development Permit/Subdivision Application/File Number [required]	DP2026-04007
Name of Appellant [required]	Harjit Guraya
Agent Name (if applicable)	
Street Address [required]	947 corner meadows way ne
hdnFullAddress	947 corner meadows way ne calgary AB T3N2C2
City [required]	calgary
Province [required]	Alberta
Postal Code [required]	T3N 2C2
Residential Phone # [required]	(587) 892-6311
Business Phone #	
Email Address [required]	hguraya68@gmail.com

APPEAL AGAINST

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

Development Permit Refusal

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Sep 2, 2026

9:01:23 PM

SDAB2026-0162

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]	To Whom It May Concern, I am writing to respectfully request reconsideration of the City's decision to refuse my application for a driveway extension at 947 Corner Meadows Way NE. I understand and respect the City's requirements regarding driveway design, property access, safety, and neighbourhood standards. However, I would appreciate the opportunity to have my application reviewed again based on the specific circumstances of my property. The proposed driveway extension is intended to provide an additional parking space to reduce parking congestion on the street. The extension is located entirely within my property boundaries, and I believe poses no impact on neighbouring properties and does not create a safety concern. It also provides a practical benefit by allowing our vehicles to be parked on the property rather than street, thereby providing our neighbours with additional parking spaces. I am willing to make reasonable modifications to the proposed design if necessary to address any concerns the city may have, including adjustments to the size, location, landscaping, drainage, or other requirements. I respectfully ask the City to reconsider the refusal and review the application again. If the application cannot be approved as currently proposed, I would appreciate guidance on what changes would be required for the driveway extension to meet the City's requirements. Thank you for taking the time to consider my request.

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]	No
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]	No
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?	

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Sep 2, 2026

9:01:23 PM

SDAB2026-0162

Subdivision & Development APPEAL BOARD

Subdivision and Development Appeal Board - Notice of Appeal

CC 821 (R2023-03)

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 2026-09-02 21:01:15 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

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SDAB2026-0162

Cody, Kimberly

From: Reilander, Craig R.
Sent: Monday, September 14, 2026 1:26 PM
To: Calgary SDAB Info
Subject: SDAB2026-0162 DP2026-04007 Appeal Response
Attachments: SDAB2026-0162 DP2026-04007 Appeal Response.pdf

Good Afternoon,

Please, find attached the Development Authority's Appeal Response to SDAB2026-0162 / DP2026-04007.

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: SDAB2026-0162

Development Permit Number: DP2026-04007

Address: 947 Corner Meadows WY NE

Description: Relaxation: driveway - width

Land Use: Residential – Low Density Mixed Housing (R-G) District

Community: Cornerstone

Identified Appeal Body: Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

Use: Permitted with Relaxation

Notice Posted: Not Required

Public Response(s) Received? No

Bylaw Relaxations:
The development requires the following Land Use Bylaw relaxations:

Bylaw Relaxations		
Bylaw Requirement		**Provided**
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 12.04m and plans indicate a driveway width of 9.76m (+2.76m).

Additional Factors, Considerations, and/or Rationale:
1. Please see the Reasons for Refusal.
2. The Development Authority may provide additional materials prior to the merits hearing.

Cody, Kimberly

From: Knee, Judy on behalf of Planning Advisory & Coordination
Sent: Monday, September 21, 2026 10:01 AM
To: Calgary SDAB Info
Cc: Sanborn, Nancy; Silot, Joseph A.; Stengel, Courtney G.; Ganczar, Lindsey; Fandrich, Jamie; Reilander, Craig R.; Planning Advisory & Coordination
Subject: DA Submission: SDAB2026-0160 to 0164

Categories: Red Category

Hello,

The DA's Submission folder has been updated to include:

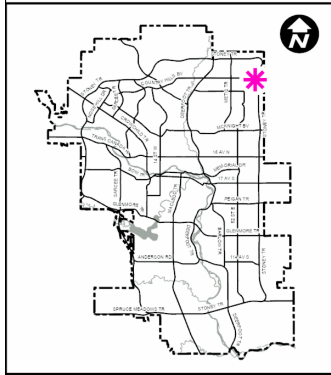
SDAB2026-0160
SDAB2026-0161
SDAB2026-0162
SDAB2026-0163
SDAB2026-0164

\\COC\CityClerks\CAB

Thank you

Judy Knee, *BSc, CET*
Planning Legislative Advisor, Planning Advisory & Coordination Services
Planning & Development Services
The City of Calgary | Mail Code # 8073
T 403.813.8404 | judy.knee@calgary.ca
P.O. Box 2100, Station M, Calgary, AB, T2P 2M5
"We partner with you to build a great City, through service, time, and quality."

Community Context SDAB2026-0162

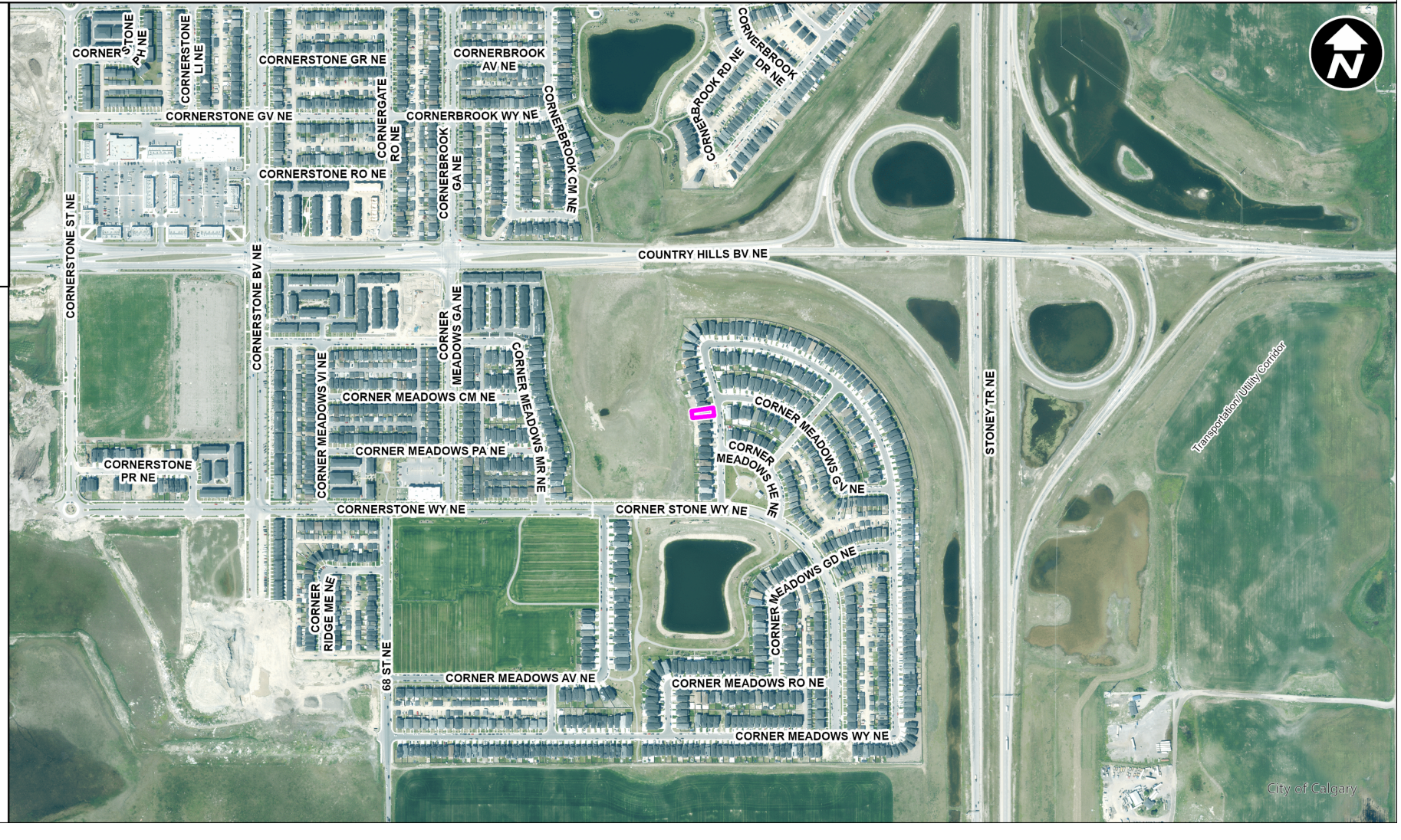


- Subject Site
- 600m buffer from LRT Station
- City Limits

LRT Stations
- Blue
- Blue/Red (Downtown)
- Red
- Green (Future)

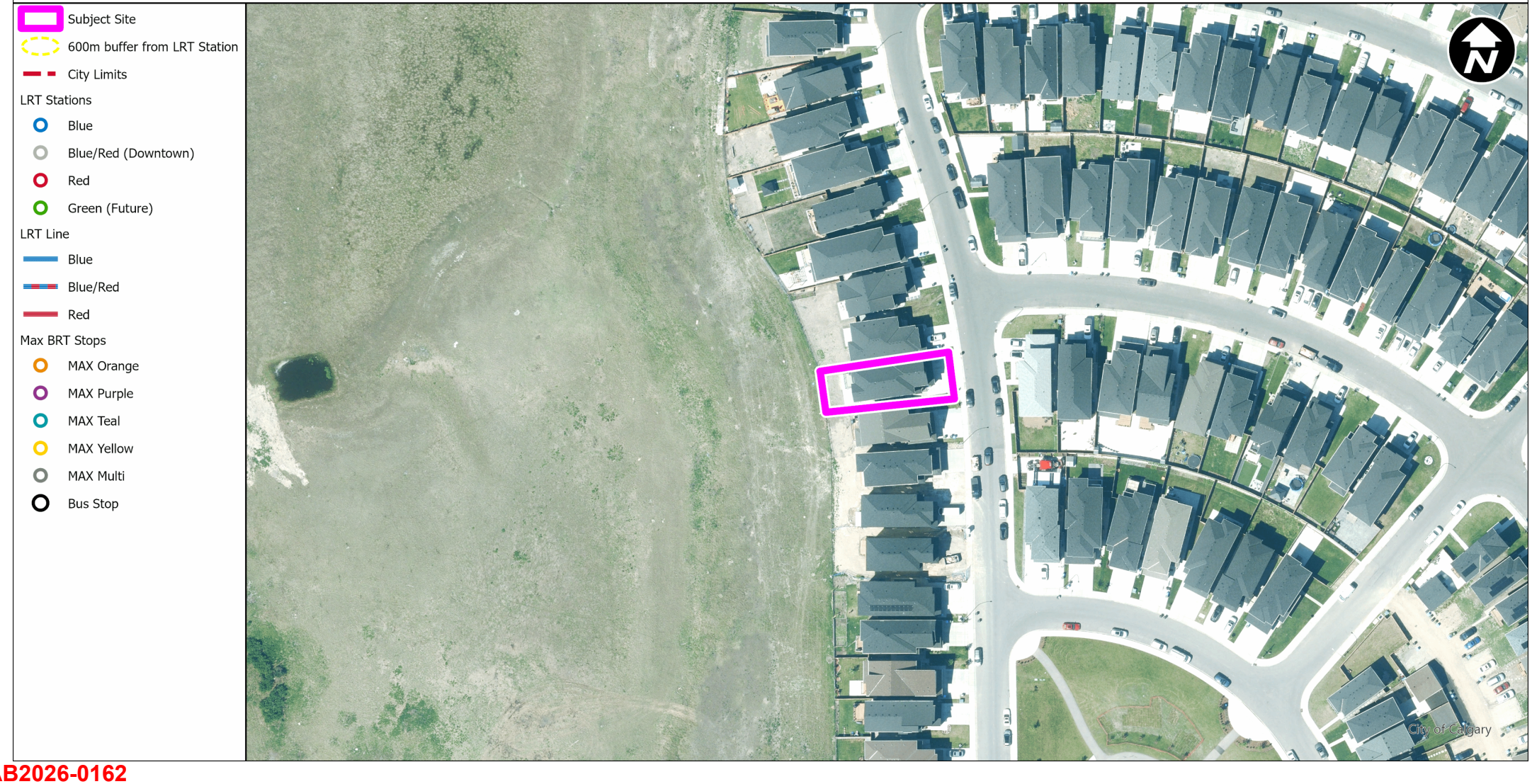
LRT Line
- Blue
- Blue/Red
- Red

Max BRT Stops
- MAX Orange
- MAX Purple
- MAX Teal
- MAX Yellow
- MAX Multi

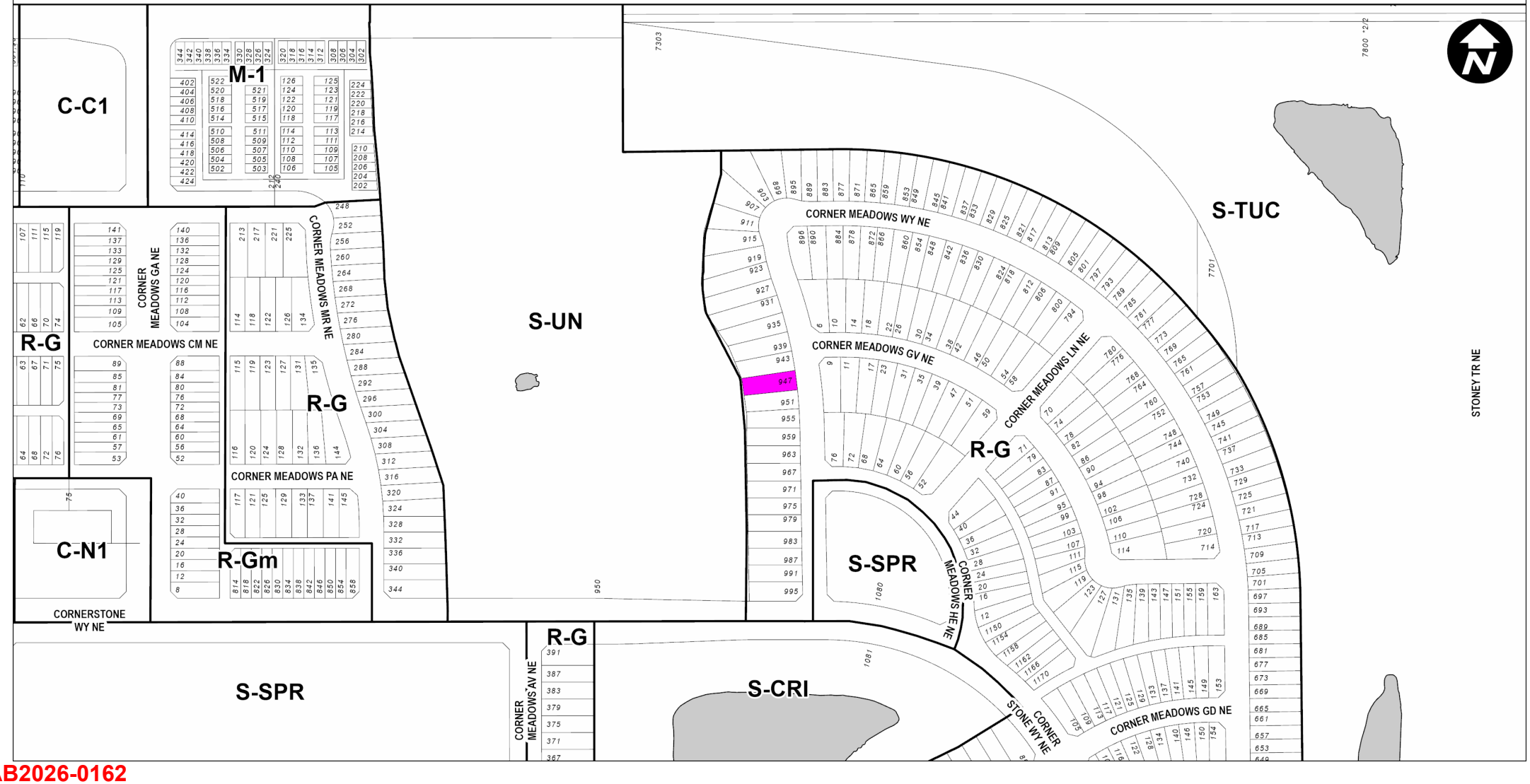


SDAB2026-0162

Site Context SDAB2026-0162

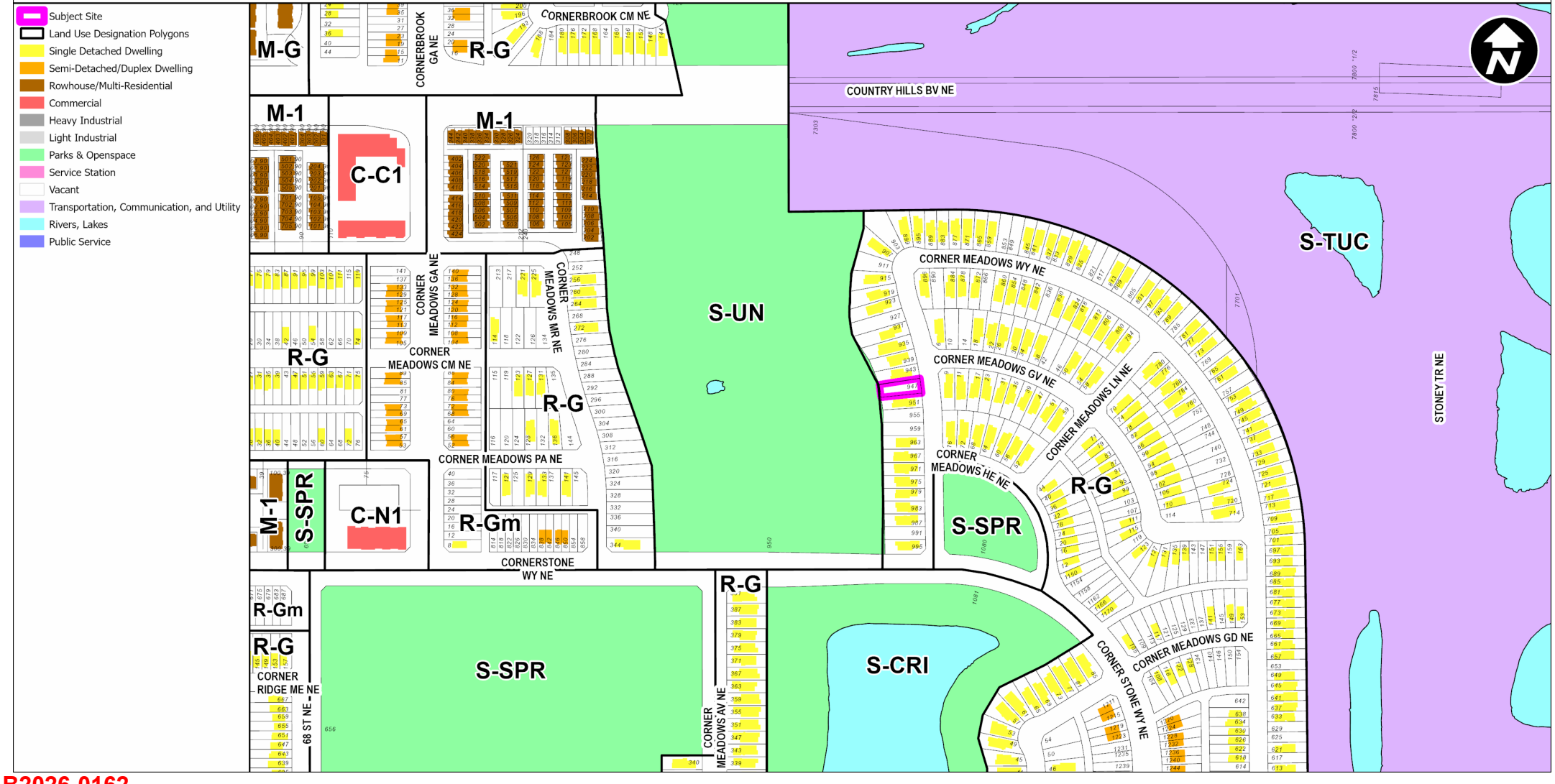


Land Use Districts SDAB2026-0162



SDAB2026-0162

Surrounding Land Use SDAB2026-0162



SDAB2026-0162

The City of Calgary
Planning & Development Services
Development & Subdivision Application Services

Reasons for Refusal for DP2026-04007

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 driveway widening at 947 Corner Meadows Way NE in the community of Cornerstone**.** The parcel is designated R-G District under the Land Use Bylaw. Single Detached Dwelling is listed as a Permitted use in this district.

Planning Review and Analysis

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

This application seeks approval for an existing widened driveway. The driveway width approved was 6.71m as per BP2022-10336 and now the total width of the driveway is 9.76m. The parcel width is 12.04m and the Land Use Bylaw, section 341 (5)(b) limits the maximum width of the driveway to 7.00m when the parcel width is greater than 9.00m and less than 15.00m. The proposed driveway requires a relaxation as the width exceeds the maximum allowed.

The Development Authority generally doesn't support front driveways exceeding the maximum allowable as per the Land Use Bylaw. It is in the opinion of the Development Authority that the proposed driveway is significantly over the allowable width which would increase the extent of hard surfaces and decrease the amount of street parking.

Driveways remove street parking and reduce the area available for front landscaping/yards. Although front driveways are consistent with development on the street, the widths are limited. Limiting driveway widths reduces negative impacts of driveways and allow for landscaping and street parking

The Development Authority's opinion is that the proposed development does not comply with the policy or the test for relaxation.

Decision

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

Craig Reilander, Development Authority

Sep 02, 2026
Date

SDAB2026-0162

The City of Calgary
Planning & Development Services
Development & Subdivision Application Services

Attachments for DP2026-03904

Site and Context

The subject site is an interior, laneless parcel and has street access to a front driveway.



Process

Notice Posting	Notice Posting was not required as per section 27 of the Land Use Bylaw.
Circulation	Circulation was not required
Public Responses Received	N/A
Bylaw Review	The application does not comply with the bylaw as shown in the bylaw relaxations table below.

Key Land Use Bylaw Provisions

Test for a Relaxation

31 The ***Development Authority*** may approve a ***development permit*** application for a ***permitted 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

SDAB2026-0162

The City of Calgary
Planning & Development Services
Development & Subdivision Application Services

(b)	the proposed ***development*** conforms with a ***use*** prescribed by this Bylaw for that land or ***building***.

Bylaw Relaxations

Bylaw Requirement		**Provided**
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 12.04m and plans indicate a driveway width of 9.76m (+2.76m).

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-04007

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

947 CORNER MEADOWS WY NE

Community: **Cornerstone** L.U.D.:**R-G**

and legally described as:

2210475;14;13

VOID
REFUSED

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

Relaxation: driveway - width

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 2, 2026**

Development Authority: **Craig Reilander** _____

File Manager: **Jan Santos** 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. 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: **GURAYA, HARJIT**
Address:
City: , ,
Phone: **5878926311**

SDAB2026-0162

DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-04007

Complete Address and Legal Description listing for Development Permit DP2026-04007

Address Type	Address	Legal Description
Building	947 CORNER MEADOWS WY NE	
Parcel	947 CORNER MEADOWS WY NE	**2210475;14;13**

SDAB2026-0162

August 6, 2026

GURAYA, HARJIT

[redacted]

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-04007

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 September 5, 2026. 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 368-887-1659 or by email at Jan.Santos@calgary.ca.

Sincerely,

JAN SANTOS
Senior Planning Technician

Detailed Review 1 – Development Permit

Application Number:	**DP2026-04007**
Application Description:	Relaxation: driveway - width
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	947 CORNER MEADOWS WY NE
Community:	CORNERSTONE
Applicant:	GURAYA, HARJIT
Date DR Sent:	August 6, 2026
Response Due Date:	September 5, 2026
Planning:	JAN SANTOS 368-887-1659 Jan.Santos@calgary.ca

General Comments

The Development Permit for a driveway width relaxation at 947 Corner Meadows Way NE have gone through a detailed review. The Development Permit is not supported, as the bylaw discrepancy is quite significant to justify the requested relaxation.

Paved front yards can negatively impact your neighbourhood's appearance, safety, street parking, stormwater drainage, etc.

Please review the Bylaw Discrepancies and Prior to Decision Requirements below for more information and how to proceed with your application.

Bylaw Discrepancies

Regulation	Standard	Provided
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 12.04m Maximum width of 7.00m Plans indicate a driveway width of 9.76m (+2.76m). Relaxation is not supported.

SDAB2026-0162

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.

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

   • Total driveway width of 9.76m is quite significant to support. Please amend the plans to comply with the maximum allowed driveway width of 7.00m.

   • Please note that if your driveway doesn't exceed the maximum allowed driveway width of 7.00m then a Development Permit is not required and any applicable refund will be issued.

   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).

SDAB2026-0162

Home Improvement - Development Permit
==========
Application Submitted at: July 9, 2026 10:35:55 AM

Permit Type: Development Permit

Applicant Info and Project Location
==========
Project Location : 947 CORNER MEADOWS WY NE

Project Location Full Spell : 947 CORNER MEADOWS WAY NE

Applicant Information
****
I am the property owner : True

I am the licensed contractor : False

Contact Info

****
First Name : Harjit

Last Name : Guraya

Phone N[redacted]

Email : [redacted]

Mailing Address

****
Address Line 1 : 947 CORNER MEADOWS WY NE

Address Line 2 :

City : Calgary

Province : Alberta

Country : Canada

Postal Code : T3N2C2

Home Owner Info

****
First Name : Harwinder &Harjit Guraya

Phone N [redacted]

Email : [redacted]

What are you applying for?
==========
Selected Permits : Driveway

Development Permit Detail
==========

****
Are any public trees affected by the project? : No

Input Data
****

Uploaded Document:
****
Document Type: : ARCHITECTURAL

Document Subype: : PLANS

Document Name: : 7f45e17a-77b6-4128-ad30-b446d32a8bba.jpeg

Is Optional: : False

Is Personal Document: : False

Uploaded Document:
****
Document Type: : SUPPORTING DOCUMENT

Document Subype: : PUBLIC TREE DISCLOSURE

Document Name: : 08080f5f-2638-4a50-ace9-0c38af73a3d9.jpeg

Is Optional: : False

Is Personal Document: : False

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Applicant's Declaration

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 FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. <u>Interpretation</u>

These Online Application Consent and Confirmation of Applicant supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

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 is true and accurate and is intended to be your permit application to The City.

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 Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

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 application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

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 The City's sole discretion.

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 notice. The changes or additional terms are effective immediately upon being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

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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 the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as section 4 (c) of the Protection of Privacy Act (POPA). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used to conduct ongoing evaluations of services received from Planning & Development department. The name of the applicant and the nature of the application may be made available to the public, as authorized by the Access to Information Act (ATIA), unless exempted under the Act's disclosure provisions. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE, Calgary, Alberta, in relation to this program by contacting the Access Privacy Protection Administrator for Planning and Development by telephone at (403)268-5311 or by using the live chat services provided on our websites.

9. <u>Alberta Law</u>

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 take place in Alberta.

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 Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. <u>Site Ownership</u>

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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 will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

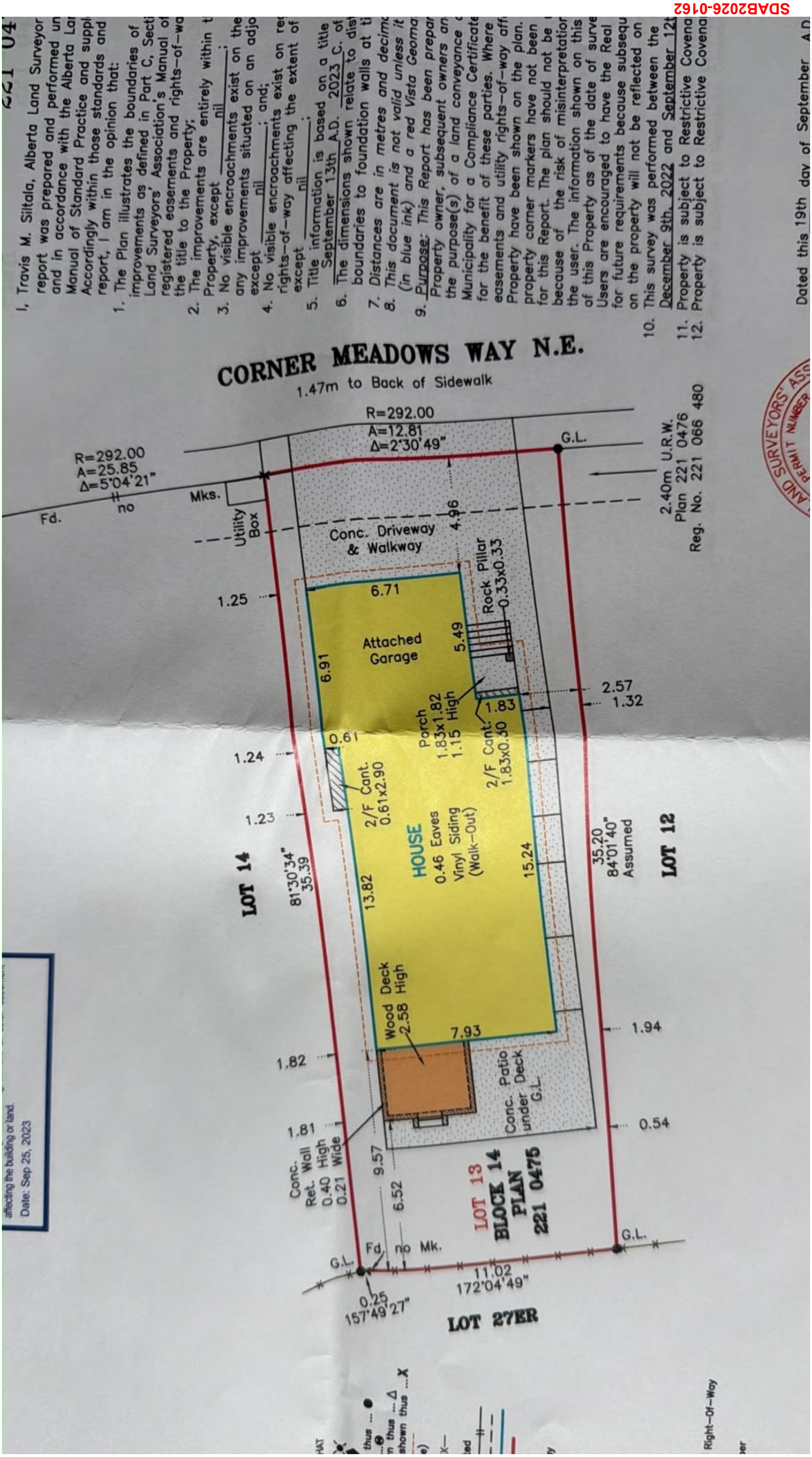
15. <u>Condominium Property</u>

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 other owners to make this application.

I, Travis M. Siltala, Alberta Land Surveyor
report was prepared and performed un
and in accordance with the Alberta Lan
Manual of Standard Practice and suppl
Accordingly within those standards and
report, I am in the opinion that:

1. The Plan illustrates the boundaries of
improvements as defined in Part C, Secti
Land Surveyors' Association's Manual of
registered easements and rights-of-wa
the title to the Property;
2. The improvements are entirely within t
Property, except nil ;
3. No visible encroachments exist on the
any improvements situated on an adjo
except nil ; and;
4. No visible encroachments exist on re
rights-of-way affecting the extent of
except nil ;
5. Title information is based on a title
September 13th A.D. 2023 C. of
6. The dimensions shown relate to dist
boundaries to foundation walls at ti
7. Distances are in metres and decima
8. This document is not valid unless it
(in blue ink) and a red Vista Geoma
9. Purpose: This Report has been prepar
Property owner, subsequent owners an
the purpose(s) of a land conveyance c
Municipality for a Compliance Certificate
for the benefit of these parties. Where
easements and utility rights-of-way aff
Property have been shown on the plan.
property corner markers have not been
for this Report. The plan should not be
because of the risk of misinterpretation
the user. The information shown on this
of this Property as of the date of surve
Users are encouraged to have the Real
for future requirements because subsequ
on the property will not be reflected on
10. This survey was performed between the
December 9th, 2022 and September 12t
11. Property is subject to Restrictive Covena
12. Property is subject to Restrictive Covena

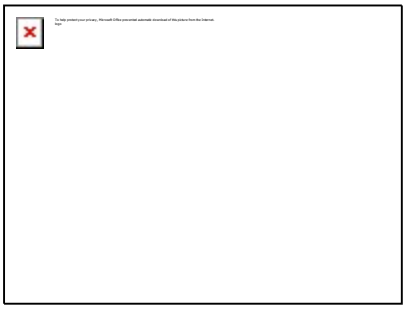
Dated this 19th day of September A.D



affecting the building or land.
Date: Sep 25, 2023

Knee, Judy

From: Jan.Santos@calgary.ca
Sent: Tuesday, July 28, 2026 12:43 PM
To: [redacted]
Cc: Jan.Santos@calgary.ca
Subject: DP2026-04007 COMPLETE APPLICATION 947 CORNER MEADOWS WY NE



Re: DP2026-04007 COMPLETENESS REVIEW - 947 CORNER MEADOWS WY 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 underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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]
www.calgary.ca/vista.

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

Regards,

JAN SANTOS
Senior Planning Technician
Jan.Santos@calgary.ca
368-887-1659
www.calgary.ca/PDMap

SDAB2026-0162

Knee, Judy

From: Harjit Guraya <[redacted]
Sent: Thursday, August 13, 2026 9:29 AM
To: Santos, Jan
Subject: [External] DP2026-04007
Attachments: DP2026-04007.pdf

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Report Suspicious

Attached is drawing of actual driveway and extended plan
Hope this helps
Thanks
Harjit

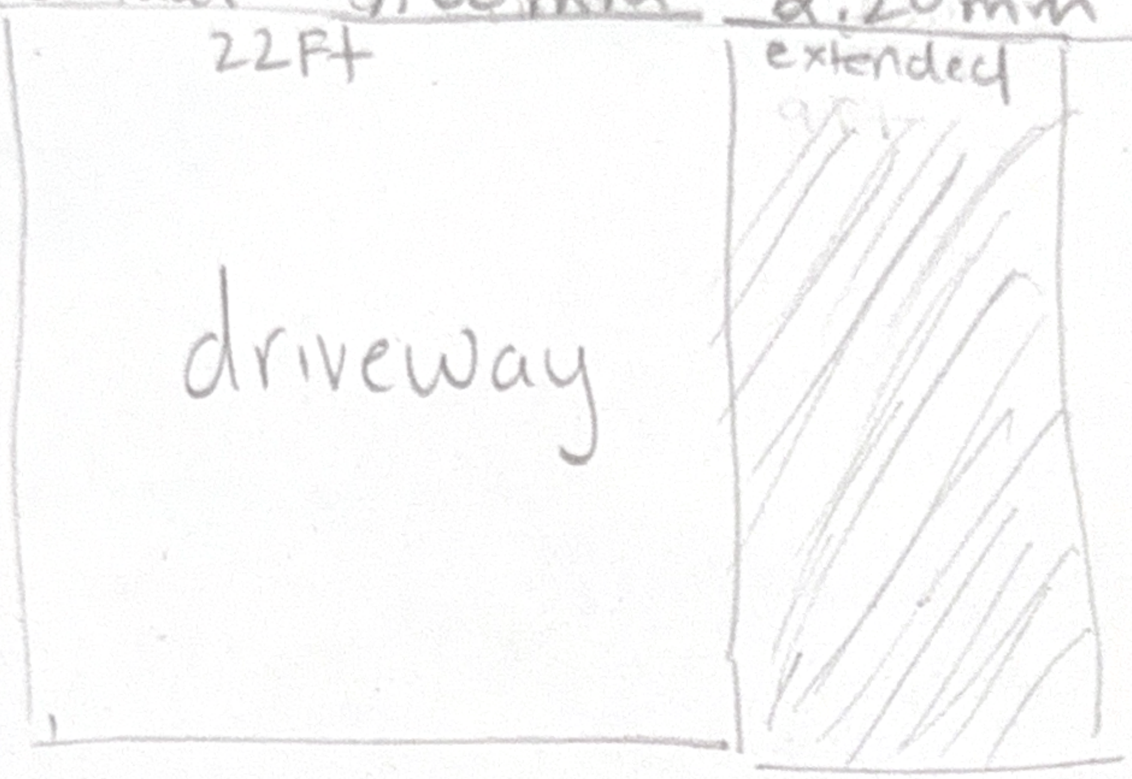
[redacted]

DP2026-04007

Harjit Guraya
947 Cornermeadows way NE
Calgary, AB
T3N-2C2

sidewalk.

actual 7.00mm 2.20mm



DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

Knee, Judy

From: Santos, Jan
Sent: Monday, August 10, 2026 10:00 AM
To: 'Harjit Guraya'
Subject: RE: [External] DP2026-04007

Hello,

You will need to draw the amended plans yourself showing your driveway will be 7m instead of the 9.76m it currently is. This is because your current driveway width proposal is not supported by the Development Authority.

Regards,

Jan Santos
Senior Planning Technician
Development & Subdivision Application Services
Community Planning | Planning & Development
The City of Calgary | C: 368 887 1659
Visit www.calgary.ca/pdmap to learn more about the development activity in your community

From: Harjit Guraya <[redacted]
Sent: Monday, August 10, 2026 9:51 AM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] DP2026-04007

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Report Suspicious

Hi
Harjit here
Asking how and where do I get amended plans
Harjit
[redacted]

Knee, Judy

From: Harjit Guraya [redacted]
Sent: Monday, August 31, 2026 5:43 AM
To: Santos, Jan
Subject: [External] Re: DP2026-04007 Deadline Reminder - 947 CORNER MEADOWS WY NE

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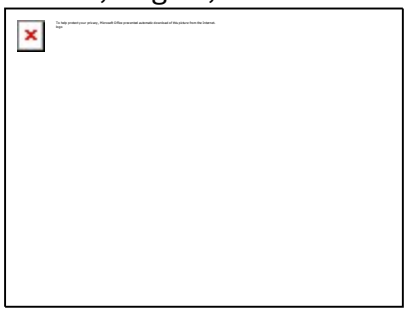
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I will appeal just need more time I have been really sick
I hope you understand from my understanding since last e meal I have 21 days
Thanks
Harjit

On Mon, Aug 31, 2026 at 2:01 AM <Jan.Santos@calgary.ca> wrote:



Dear Applicant,

This is an automated reminder that your timeline to submit amended plans and a response to the Detailed Review is approaching. Please submit the requested information by September 5, 2026.

If the information is not received by the above date, your application may be inactivated and administratively cancelled as per Land Use Bylaw 1P2007, Section 41.1

If you have already made arrangements with the File Manager in regard to submission of the required information, please disregard this email.

Should you have any questions or concerns, or would like to request an extension, please contact me at your convenience.

Regards,

JAN SANTOS
Senior Planning Technician
Jan.Santos@calgary.ca
368-887-1659
www.calgary.ca/PDMap

Knee, Judy

From: Harjit Guraya [redacted]
Sent: Tuesday, September 1, 2026 9:00 AM
To: Santos, Jan
Subject: Re: [External] Fwd: Your Appeal for DP2026-04007 - No Decision, Appeal Fee Refunded

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Ok

On Tue, Sep 1, 2026 at 8:58 AM Santos, Jan <Jan.Santos@calgary.ca> wrote:

> Good morning,
>
> The decision has not yet been made by the City. I will start the refusal process and once you have received the refused email from the City then you can proceed with filing the appeal.
>
> Regards,
>
> **Jan Santos**
>
> Senior Planning Technician
>
> Development & Subdivision Application Services
>
> Community Planning | Planning & Development
>
> The City of Calgary | C: 368 887 1659
>
> Visit www.calgary.ca/pdmap to learn more about the development activity in your community

From: Harjit Guraya <[redacted]
Sent: Monday, August 31, 2026 6:52 PM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] Fwd: Your Appeal for DP2026-04007 - No Decision, Appeal Fee Refunded

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What do I do I filed a appeal I got this answer

Thanks

---------- Forwarded message ---------
From: **Calgary SDAB Info** <Info@calgarysdab.ca>
Date: Mon, Aug 31, 2026 at 6:32 PM
Subject: Your Appeal for DP2026-04007 - No Decision, Appeal Fee Refunded
To:
CC: Calgary SDAB Info <Info@calgarysdab.ca>

Hello,

We are in receipt of your appeal filing against DP2026-04007 with payment. The appeal filed on August 31, 2026 cannot be accepted by SDAB as no decision has been made on the development permit application. When and if that occurs, and you wish to file an appeal in accordance with the requirements of the Municipal Government Act, you can do so upon payment of the fee and filing of the form to the SDAB. The SDAB can neither accept or process this appeal. You may wish to consider getting third party advice on these matters.

Please view the application on the City's Development Map and direct any comments to the File Manager. Your appeal fee has been refunded (confirmation attached) and should return back to your card in the next few days.

Thank you,

Aly Jinnah

Tribunal Clerk

The City of Calgary - City Clerks

4th floor, 1212 – 31st Avenue NE

PO Box 2100, Station M, #222

Calgary, AB T2E 7S8

Knee, Judy

From: Santos, Jan
Sent: Friday, August 21, 2026 4:02 PM
To: 'Harjit Guraya'
Subject: RE: [External] DP2026-04007

Hello Harjit,

The recent drawings showing a total driveway width of 9.20m is still not supported as this is still quite a significant relaxation. Please provide a different drawing showing the total driveway width of 7.00m as per the Detailed Review document that was sent to you on August 6. If you would like to continue with the driveway width of 9.20m then I can refuse your application and you can then appeal the City's decision with the Subdivision Appeal Board for $200. The appeal board will consider the application, the reasons for refusal, and any relevant information before making its own decision. However, submitting an appeal doesn't guarantee that the refusal will be overturned.

For more information regarding appealing your Development Permit please go to Calgary Subdivision and Development Appeal Board.

Regards,

Jan Santos
Senior Planning Technician
Development & Subdivision Application Services
Community Planning | Planning & Development
The City of Calgary | C: 368 887 1659
Visit www.calgary.ca/pdmap to learn more about the development activity in your community

From: Harjit Guraya [redacted]
Sent: Thursday, August 13, 2026 9:29 AM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] DP2026-04007

This Message Is From an External Sender
This message came from outside your organization.
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

Attached is drawing of actual driveway and extended plan
Hope this helps
Thanks