

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

DATE: May 26, 2026	APPEAL NO.: SDAB2026-0065 FILE NO.: DP2026-00800
APPEALS BY: (A) Thomson Household and by (B) Heather Thomson (one of the appeals is getting WD)	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Accessory Residential Building (garage), Backyard Suite (above garage) – rooftop deck was approved at <u>3403 48 Street NE.</u>	LAND USE DESIGNATION: R-CG Discretionary
COMMUNITY OF: Whitehorn	DATE OF DECISION: April 9, 2026
APPLICANT: Mohammad Lethy	OWNERS: Simret Berhe & Mulu Eman

The Board opened the hearing on May 19, 2026, with consideration on procedural and jurisdictional issues. The Board adjourned to a 2nd P&J on May 26, 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.

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]	3403 48th Street NE, Calgary AB
Development Permit/Subdivision Application/File Number [required]	DP-2026-00800
Name of Appellant [required]	Thomson Household
Agent Name (if applicable)	
Street Address [required]	128 Whiteview PI NE
hdnFullAddress	128 Whiteview PI NE Calgary AB T1Y 1r6
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T1Y 1r6
Residential Phone # [required]	(403) 701-4427
Business Phone #	(403) 869-3335
Email Address [required]	hgriffy@shaw.ca

APPEAL AGAINST

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

Development Permit Conditions of Approval

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

The height of this development severely encroaches on quiet and personal privacy of our own back yard. People should not have access to look into our home, garage or yard. We bought our home 30 + years ago for its privacy. The balcony, and all windows of 3403 -m 48th Street proposed development face directly into our yard!!! As well, this development will devalue our property,. There MUST be a height restriction. Any windows, doors balconies should face into the properties owners at 3403 -3403 back yard and NOT ours! Whitehorn was and is an R-12 Zone. Your application form does not permit me to attached photos.

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

Estimated Presentation Time

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

Unknown

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

No

If yes, what are the issues?

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

Yes

If yes, how many will you be bringing?

3

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

2026-04-23 11:57:28 MST

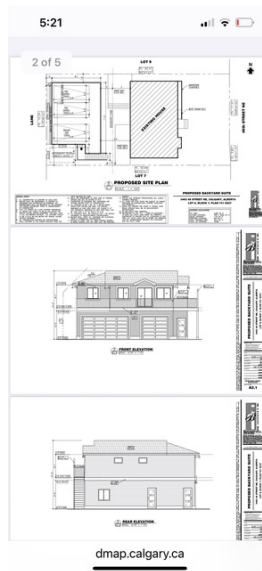
The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. 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



From: [Heather Thomson](#)
To: [Calgary SDAB Info](#)
Cc: [Calgary SDAB Info](#)
Subject: [External] Re: Confirmation of Appeals: SDAB2026-0065 A&B (3403 48 St NE, DP2026-00800)
Date: Tuesday, April 28, 2026 10:17:56 AM

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Hello again

I've spoken to the development department . One application will suffice

Regards,
Heather

On Apr 28, 2026, at 8:03 AM, Heather Thomson <hgriffy@shaw.ca> wrote:

Hello

Thank you for getting back to us .

The application references if we have more than one concern or explanation for submission

Either a full cancellation of this development or changes to design they are to be separate admissions ??

If we can discuss compromises in one session that is preferred.

As the design is now it severely encoaches on our quiet enjoyment and privacy .
The design encroaches on property lines , with eliminates a neighboring daylight -
as the extremely /excessive height blocks any sun.

Regards,
Heather

On Apr 23, 2026, at 2:36 PM, Calgary SDAB Info
<Info@calgarysdab.ca> wrote:

The Subdivision and Development Appeal Board is in receipt of two Notices of Appeal (attached) and two fee payments on April 23, 2026. We note that both appeal filings have the same appellant last name, address, email, and telephone number. If you did not mean to file two separate appeals, you may proceed with one filing and withdraw the other (fee will

be refunded if withdrawn before the first hearing). Please let us know your directions.

Once the first appeal hearing has been scheduled to be heard by the Board, a formal Notice of Hearing will be provided. We encourage you to visit our website for information on preparing for an appeal hearing. Please reference your appeal number **SDAB2026-0065** in future correspondence. We were also requesting if you could provide us with a last name for our records so we can add it to the appeal.

Thank you,

Calgary SDAB Administration

Calgary Subdivision and Development Appeal Board

Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 31 Avenue NE

Contact: **T** 403.268.5312 | **E** info@calgarysdab.ca | **W**

www.calgarysdab.ca

Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5

<image002.png>

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<SDAB2026-0065A Notice of Appeal.pdf>

<SDAB2026-0065B Notice of Appeal.pdf>

From: [Reilander, Craig R.](#)
To: [Calgary SDAB Info](#)
Subject: SDAB2026-0065 DP2025-00800 Appeal Response.pdf
Date: Wednesday, May 6, 2026 4:10:46 PM
Attachments: [SDAB2026-0065 DP2025-00800 Appeal Response.pdf](#)

Good Afternoon,

Please, find attached the Development Authority's response to SDAB2026-0065 / DP2026-00800.

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.

From: [Heather Thomson](#)
To: [Calgary SDAB Info](#)
Cc: [Calgary SDAB Info](#)
Subject: Re: [External] Re: Confirmation of Appeals: SDAB2026-0065 A&B (3403 48 St NE, DP2026-00800)
Date: Thursday, May 14, 2026 2:57:16 PM

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Hello Team

I've sent a follow up and sadly because of the short notice our legal counsel will not be able to attend . As I previously mentioned as I had previously booked my vacation out of the country from May 14-28 depending on the time change from Calgary to Japan and my location , I may not be available , but I'm hoping both Joe Thomson and son Robert Thomson.

As mentioned our greatest concerns with this development is it will eliminate the 30 years we have enjoyed quiet and privacy . We do not and will not accept a breach of our privacy and the reason we purchased this home 30 years ago!! As well this development will drastically reduce the property value of our property

As well blocking the early morning and afternoon sun will destroy the resisting apple trees from the original Whitehorn orchard .

The current home owner does not clear their front sidewalk during winter months .

The planned building doesn't suit the neighbourhood .

I will send photos under separate email

Regards,

Heather

On May 1, 2026, at 11:48 AM, Calgary SDAB Info <Info@calgarysdab.ca> wrote:

We are in receipt of your email advising you are withdrawing Appeal B filed under 'Heather Thomson'. We will action the refund today, and you will receive official confirmation from our senior staff in the next week or so. The hearing will go ahead as scheduled on the first appeal filed.

Thank you,

Calgary SDAB Administration

Calgary Subdivision and Development Appeal Board

Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 31 Avenue NE

Contact: **T** 403.268.5312 | **E** info@calgarysdab.ca | **W** www.calgarysdab.ca


Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5
<image001.png>

From: Heather Thomson <hgriffy@shaw.ca>
Sent: Thursday, April 30, 2026 9:30 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: Re: [External] Re: Confirmation of Appeals: SDAB2026-0065 A&B (3403 48 St NE, DP2026-00800)

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Hello ,
Can you withdrawal the appeal which is just under my name please .
Confirming we are keeping the Appeal registered under Thomson Household
Regards,
Heather

On Apr 28, 2026, at 10:52 AM, Calgary SDAB Info
<Info@calgarysdab.ca> wrote:

Please advise which Notice of Appeal you wish to withdraw.

Calgary SDAB Administration

Calgary Subdivision and Development Appeal Board
Office: 4th floor, Deerfoot Junction 3 Building (DJ3) 1212 31 Avenue
NE

Contact: **T** 403.268.5312 | **E** info@calgarysdab.ca | **W**

www.calgarysdab.ca

Mail: PO Box 2100, Station M, Mail Code: #8110, Calgary, AB T2P 2M5
<image001.png>

From: Heather Thomson <hgriffy@shaw.ca>
Sent: Tuesday, April 28, 2026 10:18 AM
To: Calgary SDAB Info <Info@calgarysdab.ca>
Cc: Calgary SDAB Info <Info@calgarysdab.ca>
Subject: [External] Re: Confirmation of Appeals: SDAB2026-0065 A&B
(3403 48 St NE, DP2026-00800)

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Heather

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SDAB Info <Info@calgarysdab.ca> wrote:

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Thank you,

Calgary SDAB Administration
Calgary Subdivision and Development
Appeal Board
Office: 4th floor, Deerfoot Junction 3
Building (DJ3) 1212 31 Avenue NE

Contact: **T** 403.268.5312 | **E**

info@calgarysdab.ca | **W**

www.calgarysdab.ca

Mail: PO Box 2100, Station M, Mail Code:

#8110, Calgary, AB T2P 2M5

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<SDAB2026-0065A Notice of Appeal.pdf>

<SDAB2026-0065B Notice of Appeal.pdf>

From: [Heather Thomson](#)
To: [Calgary SDAB Info](#)
Subject: [External] Thomson Family Appeal
Date: Thursday, May 14, 2026 3:04:06 PM
Attachments: [IMG_4067.PNG](#)
[IMG_3963.PNG](#)

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APPEAL NUMBER: SDAB2026-0065

April 29, 2026

Please be advised that the following appeal has been filed with the Calgary Subdivision and Development Appeal Board (the "SDAB"):

Appeal Number: 2026-0065
3403 48 Street NE, New Accessory Residential Building (garage), Backyard Suite (above garage). Appeal against an approval. DP2026-0080.

As the appellant, applicant, property owner, subdivision or development authority, and/or owner of nearby property, you are entitled to participate in this hearing. The details are as follows:

Table with 2 columns: Field (Date, Time) and Value (Tuesday, May 19, 2026; 10:45 a.m.)

How to Participate

This hearing will be conducted by video conference using Microsoft Teams. If you are unable to participate by video conference, you may participate by telephone instead.

Registering to Participate

If you plan to participate in the hearing, we encourage you to register in advance. You can register by emailing your contact information and the appeal number at the top of the page to the SDAB office.

The Hearing Process

The hearing will begin with a determination of any preliminary procedural or jurisdictional issues. Procedural issues relate to the management of this appeal, including scheduling future hearing dates, setting timelines for submitting materials, and identifying participants.

Following the determination of any preliminary issues, the SDAB may schedule the hearing to continue on a later date. The SDAB may also deal with some or all of the issues in the appeal on the first date, so it is important for you to come to the first meeting prepared to present your case.

Calgary SDAB contact information: 403-268-5312, 403-268-5312, 403-268-5312, 403-268-5312



Submitting Materials

All evidence, reports, photographs, written arguments, and other materials the parties wish to refer to must be submitted to the SDAB before the hearing.

If you wish to refer to materials at the first meeting, those materials must be filed with the SDAB no later than noon on Monday, May 11, 2026.

If, following determination of any preliminary issue, the SDAB schedules the appeal to continue on a later date, the SDAB will set a deadline for all additional materials to be filed.

All parties are encouraged to provide each other directly with copies of the materials which they



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IT'S THAT SIMPLE.

businesses are launching the workforce of the future.

The Alberta Youth Employment Incentive helps reduce risk and offset training costs. Qualified employers can receive up to \$7,500 in funding to support the hiring of Alberta youth — either \$4,000 for one to two youth for a combined minimum of 400 hours, or \$7,500 for three to five youth for a combined minimum of 750 hours.

STORY CONTINUES BELOW

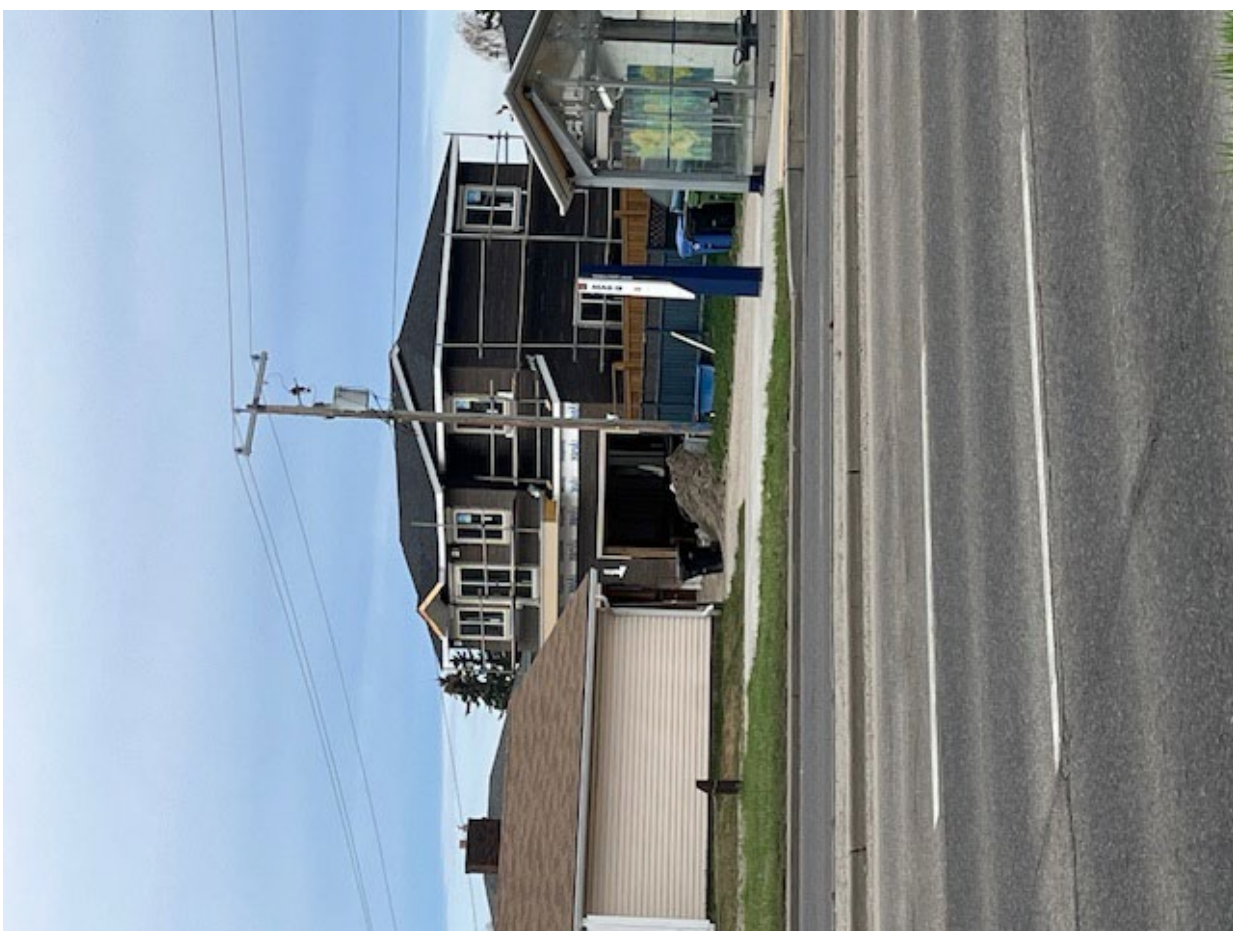
UP TO \$7,500 FOR EMPLOYERS
APPLY. HIRE. GET PAID.
IT'S THAT SIMPLE.

APPLY TODAY

CAREERS FUNDED BY

Employers operating in multiple locations can





Regards,
Heather



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0065

Development Permit Number: DP2026-00800

Address: 3408 48 ST NE

Description: New: Accessory Residential Building (garage), Backyard Suite (above garage)

Land Use: Residential – Grade-Oriented Infill (R-CG) District

Community: Whitehorn

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? Yes, responses included in the Board Report

Applicable Planning Policies:

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

Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

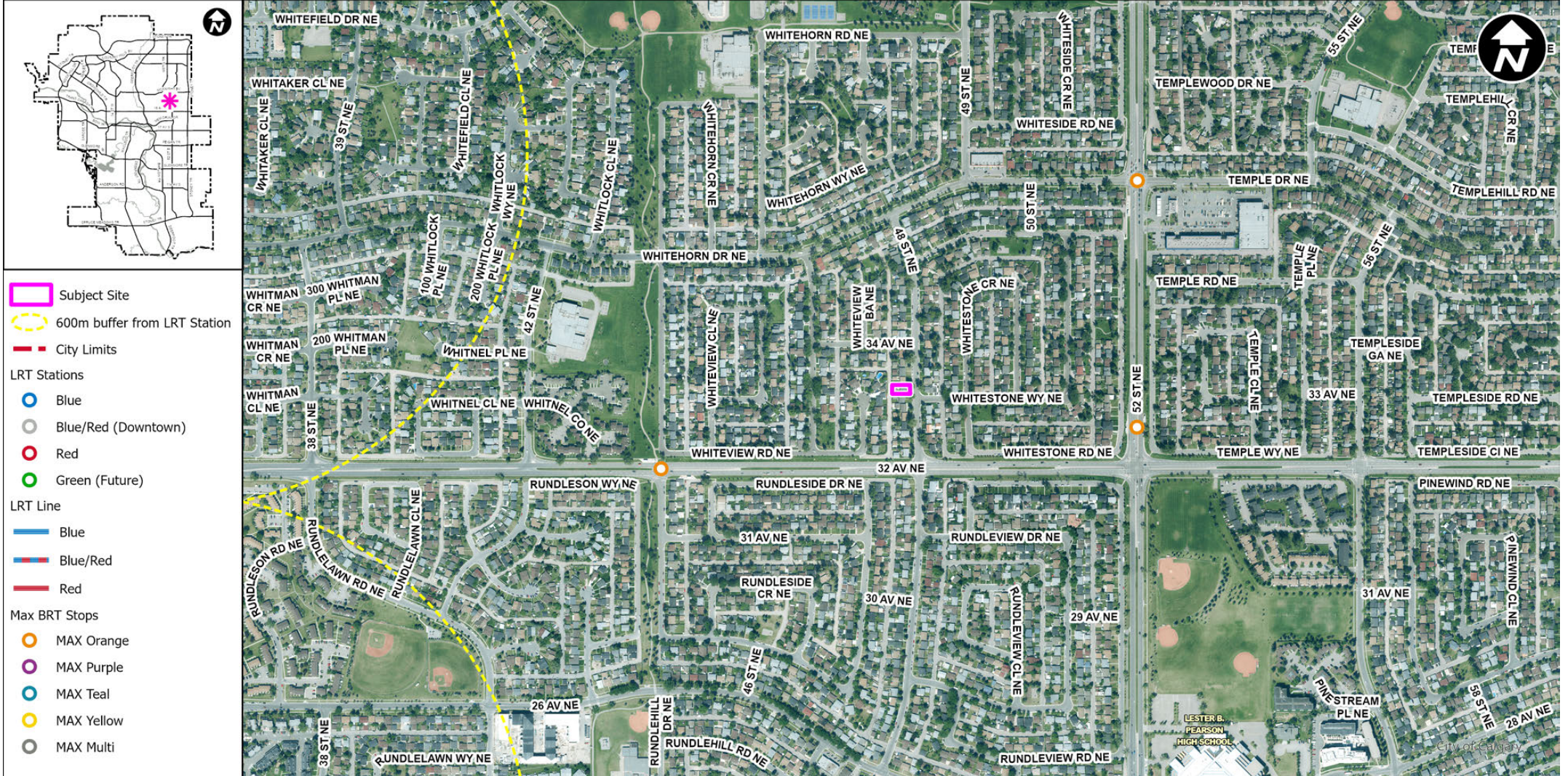
Bylaw Discrepancies		
Regulation	Standard	Provided
345 Accessory Residential Building	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	Plans indicate an Accessory Residential Building area of 89.42m ² (+14.4m ²).
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² .	Plans indicate a suite area of 76.6m ² (+1.6m ²).

Additional Factors, Considerations, and/or Rationale:

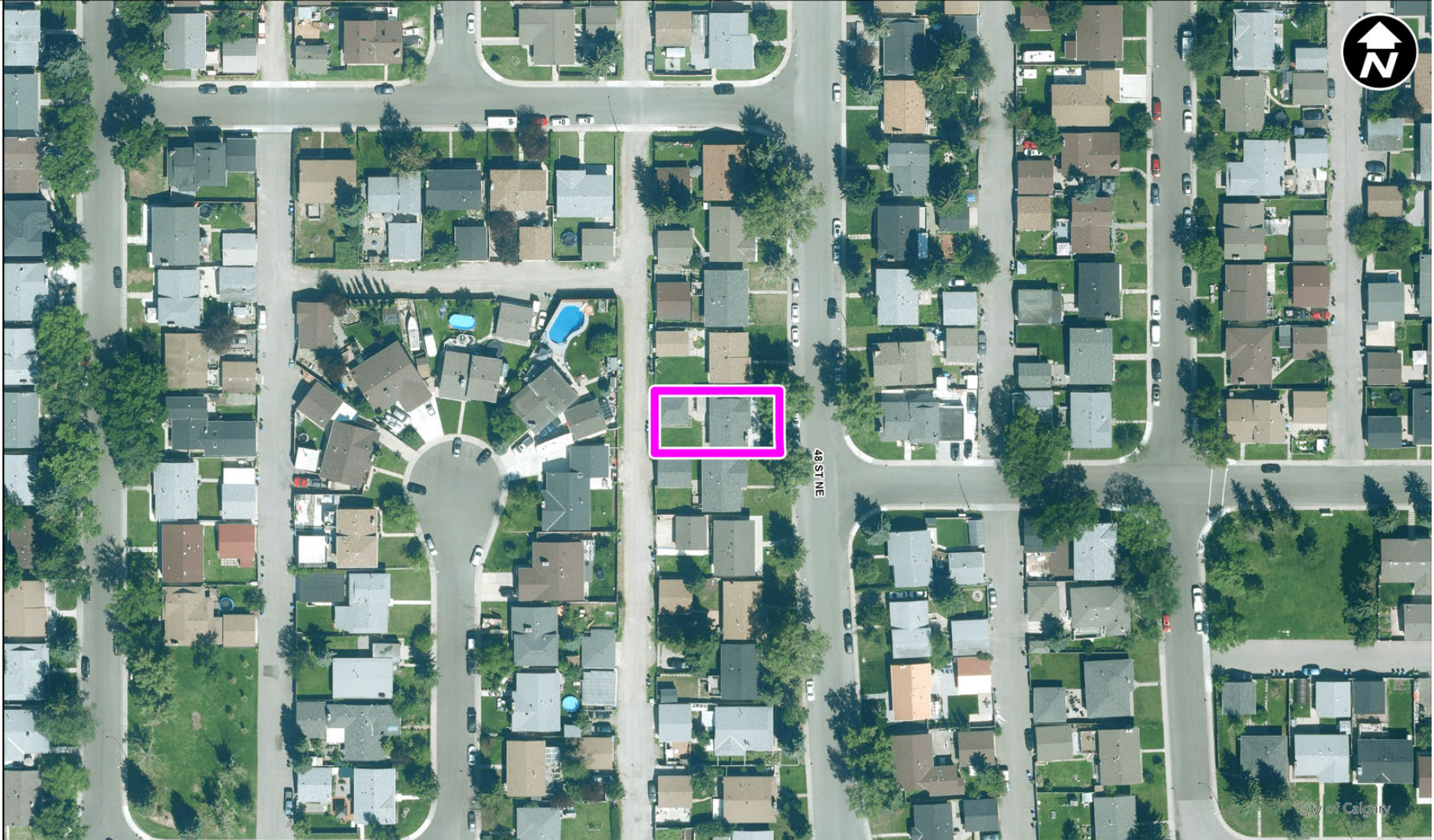
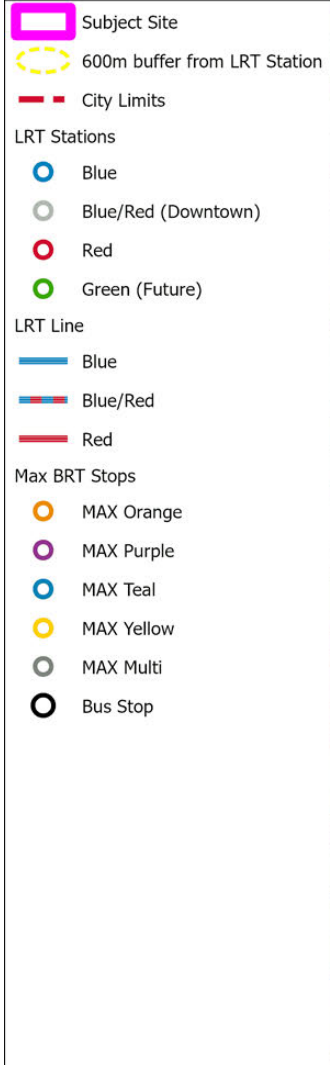
1. The use of Accessory Residential Building (garage), Backyard Suite (above garage) is a discretionary use in the R-CG District
2. In rendering their decision the Development Authority applied Sections 35 and 36 of the Land Use Bylaw.
3. The proposed development is located on a mid-block parcel and has a gravel rear lane. The proposed development is a backyard suite located over a detached rear garage. The garage is accessed from the rear lane, and the suite is accessed by exterior stairs on the south side of the development to the rear yard of the parcel.
4. The proposed development complies with the following policies of the *Backyard Suites How-to Guide*:
 - The Building Placement is at the rear of the parcel, off the lane. This is in line with the detached garages on the adjacent parcels.
 - The building maintains a sloped roof that minimizes the shadowing of the proposed development.
 - The height and massing of the proposed development includes a sloped roof and articulations in the façade to reduce the overall massing and reduce the impact of the building.
 - Windows on the side facades are either obscured or located higher on the wall to reduce the potential for overlooking. Windows and the balcony are located on the façade facing the lane, which is consistent with this policy.
5. The proposed development complies with the following policies of the *Policy to Guide Discretion for Secondary Suites and Backyard Suites*:
 - C.1.(b. c. d. & f.): The balcony for the Backyard Suite is oriented towards the lane. Privacy screening has been provided to mitigate potential overlooking.

- C.1.e.: Windows are primarily located to look onto the lane. Windows with potential for overlooking are obscured or set high in the wall.
 - C.1.h.: The massing of the development has been moderated using a sloped roof and articulated facades.
6. The area of the suite and the garage were relaxed. The location of the building is such that it is in line with other detached garages, and the massing is at the rear of the parcel. The area of the suite is less than the garage such that the upper floor massing of the building appears to be reduced and mitigate the impact of the development's area.
 7. The Development Authority may provide additional materials prior to the merits meeting.

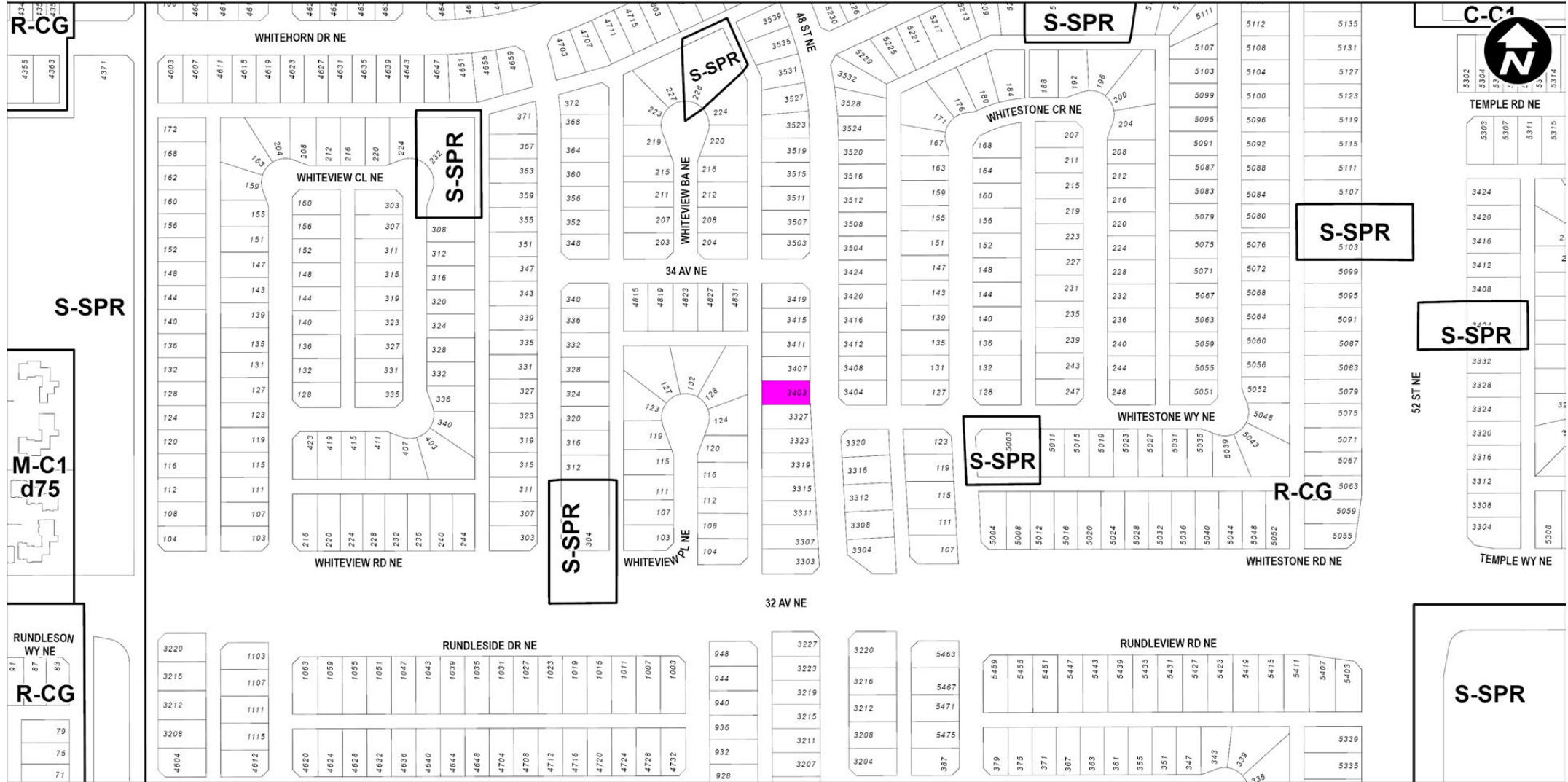
Community Context SDAB2026-0065



Site Context SDAB2026-0065



Land Use Districts SDAB2026-0065





April 9, 2026

AAA DESIGN
Mohammad Lethy



Dear Applicant:

RE: Notification of Decision: DP2026-00800

Subject: New: Accessory Residential Building (garage), Backyard Suite (above garage)

Address: 3403 48 ST NE

This is your notification of decision by the Development Authority to approve the above noted application on April 9, 2026.

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

Development approved by this permit must commence by April 9, 2028 or the development permit shall cease to be valid. The decision will be advertised beginning April 16, 2026 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 7, 2026. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

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

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (368) 886-5543 or by email at ashlie.goble@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Ashlie Goble
Senior Planning Technician
Planning and Development
Attachment(s)



DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2026-00800

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

3403 48 ST NE

Community: **Whitehorn**

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

and legally described as:

7410227;7;8

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

New: Accessory Residential Building (garage), Backyard Suite (above garage)


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: **April 9, 2026**

Development Authority: **Craig Reilander**

_____  _____

File Manager: **Ashlie Goble**

Release Date: _____

This permit will not be valid if development has not commenced by: April 09, 2028

This Development Permit was advertised on: **April 16, 2026**

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: **AAA DESIGN**
Address: **A, 1111 41 ST SW**
City: **CALGARY, AB, T3C 1X5**
Phone: **[REDACTED]**



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

DP2026-00800

Complete Address and Legal Description listing for Development Permit DP2026-00800

Address Type	Address	Legal Description
Building	3403 48 ST NE	
Parcel	3403 48 ST NE	7410227;7;8



Conditions of Approval – Development Permit

Application Number:	DP2026-00800
Application Description:	New: Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3403 48 ST NE
Community:	WHITEHORN
Applicant:	AAA DESIGN
Planning:	ASHLIE GOBLE (368) 886-5543 ashlie.goble@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

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

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

Advisory Comments

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

Planning

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



Abandoned Well Declaration

Application # _____
for office use only

Site Address: 3403 48 St NE

Legal Description: Backyard Suit

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

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

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

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

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

Licensee Company Name _____ Licensee Contact _____

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

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

Applicant Owner Builder Other _____

Company Name AAA Design Contact Person Mohammad Lethy

Address 3139 40 ST SW

Phone _____ Cell Phone _____ Email info@arcdesign.group

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

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

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

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

Feb 13 , 26

Date

M Lethy

Applicant Signature

Mohammad Lethy

Applicant Name (Please Print)

AAA Design Ltd.

Company Name (Please Print)

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



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

651659813-001

Application Date **Feb 13, 2026**

Taken By:

APPLICATION NO DP2026-00800

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00**Cart #:** Applicant: **AAA DESIGN**Contact: **Lethy, Mohammad**Address: **A, 1111 41 ST SW**Phone: City: **CALGARY, AB, T3C 1X5**Fax: **() -**Phone: e-mail: **info@arcdesign.group**Parcel Address: **3403 48 ST NE**Legal: **7410227;7;8**Building Address: **3403 48 ST NE**

Legal:

L.U.D.: **R-CG**Community: **WHITEHORN**Sec. Number: **34E** Ward: **10**Description: **New: Accessory Residential Building (garage),
Backyard Suite (above garage)**Dwelling Units: **1**Proposed Development is: **Discretionary**Proposed Use: **Backyard Suite**

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

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

Applicant / Agent Signature: _____ Date: _____

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

SDAB2026-0065

Home Improvement - Development Permit
 =====
 Application Submitted at: February 13, 2026 5:26:11 PM
 Permit Type: Development Permit

Applicant Info and Project Location
 =====
 Project Location : 3403 48 ST NE
 Project Location Full Spell : 3403 48 STREET NE

Applicant Information

 I am the property owner : False
 I am the licensed contractor : False
 Contact Info

 First Name : Mohammad
 Last Name : Lethy
 Phone Number : ██████████
 Email : info@arcdesign.group

Mailing Address

 Address Line 1 : 3139 40 STREET SW
 Address Line 2 :
 City : CALGARY
 Province : Alberta
 Country : Canada
 Postal Code : T3C-1X5

Home Owner Info

 First Name : Mohammad Lethy
 Phone Number : ██████████
 Email : info@arcdesign.group

What are you applying for?
 =====
 Selected Permits : Backyard Suite

Additional Info
 =====
 What type of secondary suite do you apply for? :
 Option 1: Provide the reduced requirements under 'Option 1: Reduced application requirements' on the application checklist. : False
 Option 2: Provide the full requirements under 'Option 2: Full plans' on the application checklist. : False

Development Permit Detail
 =====

 Are any public trees affected by the project? : No

Input Data

 Uploaded Document:

 Document Type: : ARCHITECTURAL
 Document Subtype: : PLANS
 Document Name: : DP Feb. 10-26.pdf
 Is Optional: : False
 Is Personal Document: : False

Uploaded Document:

 Document Type: : SUPPORTING DOCUMENT
 Document Subtype: : ABANDONED WELL

Document Name : abandoned-well-declaration.pdf
 Is Optional : False
 Is Personal Document : False

Uploaded Document:

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

Uploaded Document:

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

FOIP DISCLAIMER

=====

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

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 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>

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN

THE CITY DISCLAIMS ALL WARRANTIES OR CONDITIONS, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONTENTS, PRODUCTS AND SERVICES CONTAINED ON THIS

WHILE THE CITY TRIES TO ENSURE THE ACCURANCY 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>

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



Public Tree Disclosure Statement

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

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

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

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

- 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: Mohammad Lethy Phone: [REDACTED]

Email: info@arcdesign.group

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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Site Contamination Statement

Application # _____
for office use only

Site Address: 3403 48 St NE

Legal Description: Backyard suit

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? Yes No
(i.e. development permit, land use redesign or subdivision)

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.

Feb 13 , 26

Date

M Lethy

Applicant Signature

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

Mohammad Lethy

Applicant Name (Please Print)

AAA Design Ltd.

Company Name (Please Print)



March 17, 2026

AAA DESIGN
Lethy, Mohammad
info@arcdesign.group

Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-00800

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 April 16, 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) 886-5543 or by email at ashlie.goble@calgary.ca.

Sincerely,

ASHLIE GOBLE
Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2026-00800
Application Description:	New: Accessory Residential Building (garage), Backyard Suite (above garage)
Land Use District:	Residential - Grade-Oriented Infill
Use Type:	Discretionary
Site Address:	3403 48 ST NE
Community:	WHITEHORN
Applicant:	AAA DESIGN
Date DR Sent:	March 17, 2026
Response Due Date:	April 16, 2026
Planning:	ASHLIE GOBLE (368) 886-5543 ashlie.goble@calgary.ca

General Comments

The proposed development permit for a Backyard Suite at 3403 48 ST NE has been through an initial review. The proposal as submitted requires some adjustments to align with the bylaw requirements and policy for a backyard suite.

Notice Posting:

The site was posted for a period of 1 week. There were a few comments submitted raising concerns over a variety of items. The primary concerns are privacy for the adjacent parcels, parking, and how the suite will be serviced.

Circulation: This application was circulated to the following parties:

- Ward Councillor – No comments received
- Community Association – No comments received
- Enmax – No conflict
- Building Regulations – No Comments received. If any changes are required due to building code requirements, it is the responsibility of the applicant to reapply for any new permits that may be required

Bylaw Review:

A complete bylaw review of the proposed development noted bylaw discrepancies that will need to be addressed prior to a decision being made. Please see the bylaw discrepancies table below.

Bylaw Discrepancies		
Regulation	Standard	Provided
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.	Plans indicate if treated as open, the balcony depth is 2.04m (+0.19m) from its furthest façade. Amend the drawings as noted in the prior to decision requirements.
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building	Plans indicate an eaveline height of 3.05m (+0.05m) Supported provided the requested amendments are made.
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	Plans indicate an Accessory Residential Building area of 87.66m ² (+12.66m ²) Supported provided the requested amendments are made.
352 Backyard Suite	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² .	Plans indicate a suite area of 75.07m ² (+0.07m ²) Supported provided the requested amendments are made.
	(8) A Backyard Suite may include a balcony where the balcony: (a) projects from a façade that faces a property line shared with a lane or a street; or	Plans indicate an oversize landing/balcony within the South setback shared with another parcel. Amend the drawings as noted in the prior to decision requirements.
	(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where: (i) the balcony is setback less than 4.0m from the shared property line	Plans do not indicate a privacy wall has been provided on the North elevation where the balcony is within 4.0m of a neighboring parcel. Amend the drawings as noted in the prior to decision requirements.

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:

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.

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:
 - Please revise the balcony to comply with the projection of 1.85m from the building facade of which it is attached.
 - Please revise the balcony on the side to comply with section 352(8) of the bylaw.
 - Please provide a privacy wall or some sort of screening on the north side of the balcony.

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).

Permanent Conditions

The following permanent conditions shall apply:

Planning

3. 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.
4. 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.
5. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

Advisory Comments

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

Planning

6. 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.
7. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
8. 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.
9. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
10. 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.

Page 3		Residential - Grade-Oriented Infill (R-CG) District				D.P. # 2026-00800		
Rule	Requirements				Evaluation			
					Notes	Provided/Variance		
Secondary Suites	If applicable please refer to Secondary Suites Form					See Attached	N/A	N/I
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.				main balcony	2.04	0.19	
					entry balcony	2.55	0.70	
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²				main balcony	14.57	4.57	
					entry balcony	3.26	-6.74	
(2.1) Unless otherwise referenced in this Part, a privacy wall located on a balcony:	(a) must not exceed 3.0m in height when measured from the surface of the balcony; and				2.00			
	(b) must not be located between the foremost front façade of the main residential building and front property line.				C	N/C	N/A	N/I
534 Parcel Coverage	Determine correct percentage of parcel coverage and input values below						%	%
	45.0%	1 464.83 Parcel Area (m ²)	Number of Units	Required Stalls	=	209.17 Max. Coverage	42.62%	-2.38%
	Parcel Coverage Totals						m ²	m ²
	House	Proj. > 1.0m	Garage(s)	Other	Total			
107.18	3.26	87.66		198.10		198.10	-11.07	
Accessory Building	If applicable please refer to Accessory Residential Building Form					See Attached	N/A	N/I
341 Driveways	(3) A driveway connecting a lane to a private garage must be a min of 0.60m in length along the intended direction of travel for vehicles, measured from the property line shared with the lane to the door of a private garage.					0.90	0.30	
546 Motor Vehicle Parking Stalls	(1) The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.				Community (select below)			
	(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.				WHITEHORN Parking Rate: 1.00 Stall per Unit & Suite			
	2	Number of Units & Suites		3			3	1
122 Standards for Motor Vehicle Parking Stalls	(3) The minimum depth of a motor vehicle parking stall is 5.9m where it is required for: (a) a Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling or Single Detached Dwelling				C	N/C	N/A	N/I
	(4) The minimum width of a motor vehicle parking stall required for a Dwelling Unit is: (a) 3.0m where both sides of a stall abut a physical barrier; (b) 2.85m where one side of a stall abuts a physical barrier; and (c) 2.5m in all other				C	N/C	N/A	N/I
	(15) Motor vehicle parking stalls for a Backyard Suite, Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Secondary Suite, Semi-detached Dwelling and Single Detached Dwelling must be: (a) hard surfaced; and (b) located wholly on the subject parcel.				C	N/C	N/A	N/I

Page 6		Accessory Residential Building			D.P. # 2026-00800					
Rule	Requirements			Evaluation						
				Notes		Provided/Variance				
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed:	(b) 3.0m at any eaveline, when measured from the finished floor of the building; or				3.05	0.05			
346 Restrictions on Use of Accessory Residential Building	(1) The finished floor of an Accessory Residential Building, other than a private garage, must not exceed 0.6m above grade.				C	N/C	N/A	N/I		
	(2) An Accessory Residential Building must not be used as a Dwelling Unit, unless a Backyard Suite has been approved.					C	N/C	N/A	N/I	
	(3) An Accessory Residential Building must not have a balcony or rooftop deck.					C	N/C	N/A	N/I	
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel:	(a) must not exceed the less of:		(i) the building coverage of the main residential buildings; or			C	N/C	N/A	N/I
				(ii) 75.0m ² for each Dwelling Unit located on the parcel; and						
						87.66	12.66			
			1 # of Units							

Page 7		Backyard Suite		D.P. # 2026-00800		
Rule	Requirements			Evaluation		
				Notes		
Note: Remember to check any applicable district rules						
352 Backyard Suite	(1) For a Backyard Suite, the minimum building setback from a rear property line is:	(a) 1.5m for any portion of the building used as a Backyard Suite; and	West	1.82	0.32	
		(b) 0.6m for any portion of the building used as a private garage.		0.90	0.30	
	(2) Unless otherwise specified in the district, for a Backyard Suite, the minimum building setback from a side property line is 1.2m for any portion of the building used as a Backyard Suite.		North	1.40	0.20	
			South	1.93	0.73	
	Note: If zero lot line subdivision and side setback is deficient, add the following note to the discrepancy sheet: <i>FM To check MARW to confirm if Backyard Suites are listed within. If so, then the district 0.00m setback can apply.</i>					
	(3) Unless otherwise referenced in subsections (3.1) and (3.2), a minimum separation of 5.0m is required between the closest façade of the main residential building to the closest façade of a Backyard Suite.				5.00	0.00
	(3.1) The minimum façade separation in subsection (3) may be reduced to 1.5m where amenity space is provided at grade that:				N/A	
(a) is adjacent to the main residential building and the Backyard Suite; and			C	N/C	N/A N/I	
(b) has no dimension less than 5.0m.				N/A		
337 Projections Into Side Setback Area	(8) Any portion of a building that projects into a side setback area, other than eaves, landings, window wells, ramps and stairs, must not be located closer than 0.9m from the nearest front façade.			N/A		
337 Projections Into Side Setback Area	(1.1) Portions of a building greater than or equal to 2.4m above grade may project a max of 0.6m into any side setback area.			N/A		
	(1.2) Portions of a building less than 2.4m above grade may project a maximum of 0.6m,			N/A		
335 Length of Portions of a Building in Setback Areas (Side)	(1) On each storey, the total combined length of all projections into any setback area must not exceed 40% of the length of the façade <i>(Does not apply to decks, eaves, porches, ramps, and stairs)</i>	PROVIDE LENGTH AND % VALUES	%	Length	%	Length
	1st st	X 40% =	N/A			
	2nd st	X 40% =				
	__st	X 40% =				
	__st	X 40% =				
(2) The max. length of an individual projection into any setback area is 3.1m <i>(Includes Window Wells)</i>				N/A		
(3.2)(a) Where portions of a Backyard Suite meet the requirements of subsection (b) these portions may project:	(i) into a setback area from a property line shared with a street or a lane to a minimum building setback of 0.6m from the shared property line; and			N/A		
	(ii) 0.6m into a minimum separation area required in subsection (3) or the amenity space required in subsection (3.1);			N/A		
(3.2)(b) Projections in subsection (a) must:	(i) not exceed 40% of the length of the façade on each storey for the total combined length of all projections;		%	Length	%	Length
	1st st	X 40% =	N/A			
	2nd st	X 40% =				
	__st	X 40% =				
	(ii) each contain a window; and			C	N/C	N/A N/I
(iii) each have a maximum length of 3.1m				N/A		
(4) Unless otherwise referenced in subsection (4.1), the maximum building height for a Backyard Suite is 7.5m.				7.32	-0.18	

Not Rounded
Rounded
Rounded
Not Rounded
Rounded
Rounded
Not Rounded

Page 8								
352 Backyard Suite	(4.1) The maximum building height for a Backyard Suite is:	(a) 5.0m measured from grade at a side property line shared with a parcel designated with a low density residential district;	(c) increases at a 45 degree angle to a maximum of 7.5m at a proportional distance from the shared property line.		C	N/C	N/A	N/I
		(b) 3.0m measured from grade at a rear property line shared with a parcel designated with a low density residential district; and			C	N/C	N/A	N/I
	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² .					75.07		0.07
	(6) The maximum floor area of a Backyard Suite may be relaxed by the Development Authority to a maximum of 10.0%.							
		Compliant					-7.43	
							0.09%	
352 Backyard Suite	(8) A Backyard Suite may include a balcony where the balcony:	(a) projects from a façade that faces a property line shared with a lane or a street; or	entry balcony		C	N/C	N/A	N/I
		(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where:	missing on North side		C	N/C	N/A	N/I
	(i) the balcony is setback less than 4.0m from the shared property line; and (ii) the privacy wall is a minimum of 2.0m in height and a maximum of 3.0m in height.							
(9) A balcony attached to a Backyard Suite may project into a required setback area from a property line shared with a street or a lane to a minimum setback of 0.6m from the property line.			rear			0.60		0.00
354 Accessory Suite - Density	(1) There must not be more than one Backyard Suite located on a parcel, except in the R-CG and R-2M Districts where one Backyard Suite may be located on any bare land unit.				C	N/C	N/A	N/I
	(1.1) There must not be more than one Secondary Suite contained within a Dwelling Unit.				C	N/C	N/A	N/I
	(3) A Secondary Suite or a Backyard Suite must not be separated from the main residential use on a parcel by the registration of a condominium or subdivision plan.				C	N/C	N/A	N/I
Additional Notes								

Not Rounded

Rounded

Not Rounded

Not Rounded

Not Rounded

FILE: DP 2026-00800

DATE RECEIVED: February 13, 2026

Bylaw Discrepancies		
Regulation	Standard	Provided
340 Balconies	(1) Unless otherwise referenced in this Part, an open balcony must not project more than 1.85m from the building façade to which it is attached.	Plans indicate if treated as open, the balcony depth is 2.04m (+0.19m) from it's furthest façade.
	(2) Unless otherwise referenced in this Part, the floor area of a recessed balcony must not exceed 10.0m ²	Plans indicate if treated as recessed the balcony area is 14.57m ² (+4.57m ²)
345 Accessory Residential Building	(6) The height of an Accessory Residential Building must not exceed: (b) 3.0m at any eaveline, when measured from the finished floor of the building	Plans indicate an eaveline height of 3.05m (+0.05m)
	(4) The area of a parcel covered by all Accessory Residential Buildings located on a parcel: (ii) 75.0m ² for each Dwelling Unit located on the parcel;	Plans indicate an Accessory Residential Building area of 87.66m ² (+12.66m ²)
352 Backyard Suite	(5) The maximum floor area of a Backyard Suite, excluding any area covered by stairways and internal landings not exceeding 2.5m ² , is 75m ² .	Plans indicate a suite area of 75.07m ² (+0.07m ²)
	(8) A Backyard Suite may include a balcony where the balcony: (a) projects from a façade that faces a property line shared with a lane or a street; or	Plans indicate an oversize landing/balcony within the South setback shared with another parcel.
	(b) includes a privacy wall that screens the balcony from a property line shared with a parcel designated with low density residential district where: (i) the balcony is setback less than 4.0m from the shared property line	Plans do not indicate a privacy wall has been provided on the North elevation where the balcony is within 4.0m of a neighboring parcel.

Samnick, Cyrille

From: mohammed lethy [REDACTED]
Sent: Friday, April 3, 2026 7:20 AM
To: info@arcdesign.group; Goble, Ashlie
Cc: mlethy
Subject: Re: [External] Re: DP2026-00800 Detail Review - 3403 48 ST NE
Attachments: DP April 3-26.pdf

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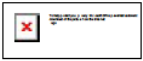
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[Report Suspicious](#)

Hi Ashlie,

Please find attached updated drawings

Thanks



Mohammad Lethy | Executive Director | SH

t: [REDACTED] | m: [REDACTED]

e: [REDACTED]

ArcDesign | 3139 40 Street SW, T3C-1X5, Calgary, Alberta

On Wednesday, April 1, 2026 at 06:21:15 p.m. GMT+2, Goble, Ashlie <ashlie.goble@calgary.ca> wrote:

Hi Mohammed,

Thanks for sending those through. It looks like all the deficiencies have been address except for one.

The stairwell/ Landing on the south side of the backyard suite isn't an allowable projection. To confirm to the detailed review, it needs to have a 1.2-meter side setback. If the setback is less than 4.0 meters, then it needs a privacy wall (which has already been provided). This can be confirmed by referencing section 352(8) of the land use bylaw. If you can revise the plans to make this comply, I will then be able to move the permit forward.

Sincerely,

Ashlie Goble, AT (SHE/HER)

Senior Planning Technician

Development & Subdivision Application Services
Community Planning | Planning & Development Services
T 368.886.5543 | E ashlie.goble@calgary.ca | calgary.ca
Floor #4, Municipal Building - 800 Macleod Tr. S.E. | Mail Code: #8094
P.O. Box 2100, Station M, Calgary, AB T2P 2M5



ICS: Unrestricted

From: mohammed lethy [REDACTED] >
Sent: Tuesday, March 31, 2026 2:22 PM
To: info@arcdesign.group; Goble, Ashlie <Ashlie.Goble@calgary.ca>
Cc: mlethy [REDACTED] >
Subject: Re: [External] Re: DP2026-00800 Detail Review - 3403 48 ST NE

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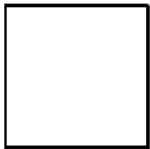
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[Report Suspicious](#)

Hi Ashlie,

Please find attached updated file

Thanks



Mohammad Lethy | Executive Director | SH

t: ([REDACTED])

ArcDesign | 3139 40 Street SW, T3C-1X5, Calgary, Alberta

On Tuesday, March 24, 2026 at 06:06:49 p.m. GMT+2, Goble, Ashlie <ashlie.goble@calgary.ca> wrote:

Hi Mohammed,

Thanks for sending those drawings through. However, it appears they are not consistent throughout the drawing set. For example, the setback to the line of the balcony should have changed on the lane side, you have indicated a privacy wall on the north side of the balcony on the plans, but it is not shown on the respective elevations, and nothing seems to of been done to the balcony on the side (please clarify if this was intentional).

Please revise the drawings to show what will be proposed consistently amongst all the drawings and send them back at your earliest convenience.

Sincerely,

Ashlie Goble, AT (SHE/HER)
Senior Planning Technician
Development & Subdivision Application Services
Community Planning | Planning & Development Services
T 368.886.5543 | E ashlie.goble@calgary.ca | calgary.ca
Floor #4, Municipal Building - 800 Macleod Tr. S.E. | Mail Code: #8094
P.O. Box 2100, Station M, Calgary, AB T2P 2M5



ICS: Unrestricted

From: mohammed lethy [REDACTED] >
Sent: Tuesday, March 24, 2026 8:29 AM
To: info@arcdesign.group; Goble, Ashlie <Ashlie.Goble@calgary.ca>
Cc: mlethy [REDACTED] >
Subject: [External] Re: DP2026-00800 Detail Review - 3403 48 ST NE

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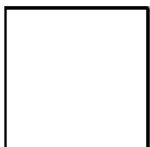
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[Report Suspicious](#)

Hi Ashlie,

Please find attached updated drawings and our reply in blue color

Thanks



Mohammad Lethy | Executive Director | SH

t: [REDACTED]

ArcDesign | 3139 40 Street SW, T3C-1X5, Calgary, Alberta

On Tuesday, March 17, 2026 at 11:52:53 p.m. GMT+2, <ashlie.goble@calgary.ca> wrote:



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/dbprocess.

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,

ASHLIE GOBLE
Senior Planning Technician
ashlie.goble@calgary.ca
(368) 886-5543
www.calgary.ca/PDMap

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.



Re: DP2026-00800 COMPLETENESS REVIEW - 3403 48 ST NE

Dear Applicant,

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

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

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

Please track your application, using your Job Access Code (JAC) DP2026-00800-59813, at www.calgary.ca/vista.

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

Regards,

ASHLIE GOBLE
Senior Planning Technician
ashlie.goble@calgary.ca
(368) 886-5543
www.calgary.ca/PDMap



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

2026-03-16

File No: DP2026-00800
Location: 3403 48 ST NE

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 2026-02-23 and based on the information provided and as of the above noted date the proposed development does not conflict with ENMAX facilities in respect of the requirements set forth in 10-002 Overhead System (Table 7) and 12-002 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act* (OHS) (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

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

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

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

Sincerely,

Marcelo Singson P.Eng
 Distribution Engineering

QR Code for ENMAX Ground
 Disturbance Guidelines



SDAB2026-0065

Comment Summary



Permit #: DP2026-00800
 Address: 3403 48 ST NE
 Job Description: New: Accessory Residential Building (garage), Backyard Suite (above garage)

Name:	J Thomson	Created Date:	March 1, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	654662673
Address:	128 Whiteview PI NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Privacy considerations
 Garbage and recycling facility locations
 Site layout
 Other

General Comment

Water, sewer infrastructure will not withstand development. At least two home , The City of Calgary water/sewage has backed up and flooded basements/yards into neighbouring homes.
 Privacy - our back yard and home privacy will be Eliminated .

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - image.jpg](#)

Name:	Gursewak Sangha	Created Date:	March 3, 2026
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	655214264
Address:	124 Whiteview Place NE		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
 Parking or loading zones
 Privacy considerations

General Comment

Concerned as a back neighbour about the height of this new development. Windows, doors, and patio will overlook our backyard.
 Also, parking concerns for the back lane. Street parking in the area is at a max already and new development will likely bring vehicles parked in the back lane where waste bins are to be set out for collection. City waste trucks will not have room to maneuver if back lane is used for parking, as will be the case if developments like these continue to be permitted. If development is permitted, please look into parking regulations for back lane.

Attachments



Name:	Enmax	Created Date:	March 16, 2026
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	657861426
Address:	Circulation Referee No Address		
Overall:	In support of this application		

Area of Concern

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

General Comment

No conflict with existing Enmax facilities.

Attachments

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2026-00800-Reply Letter-2026-03-16-signed.pdf](#)

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

50

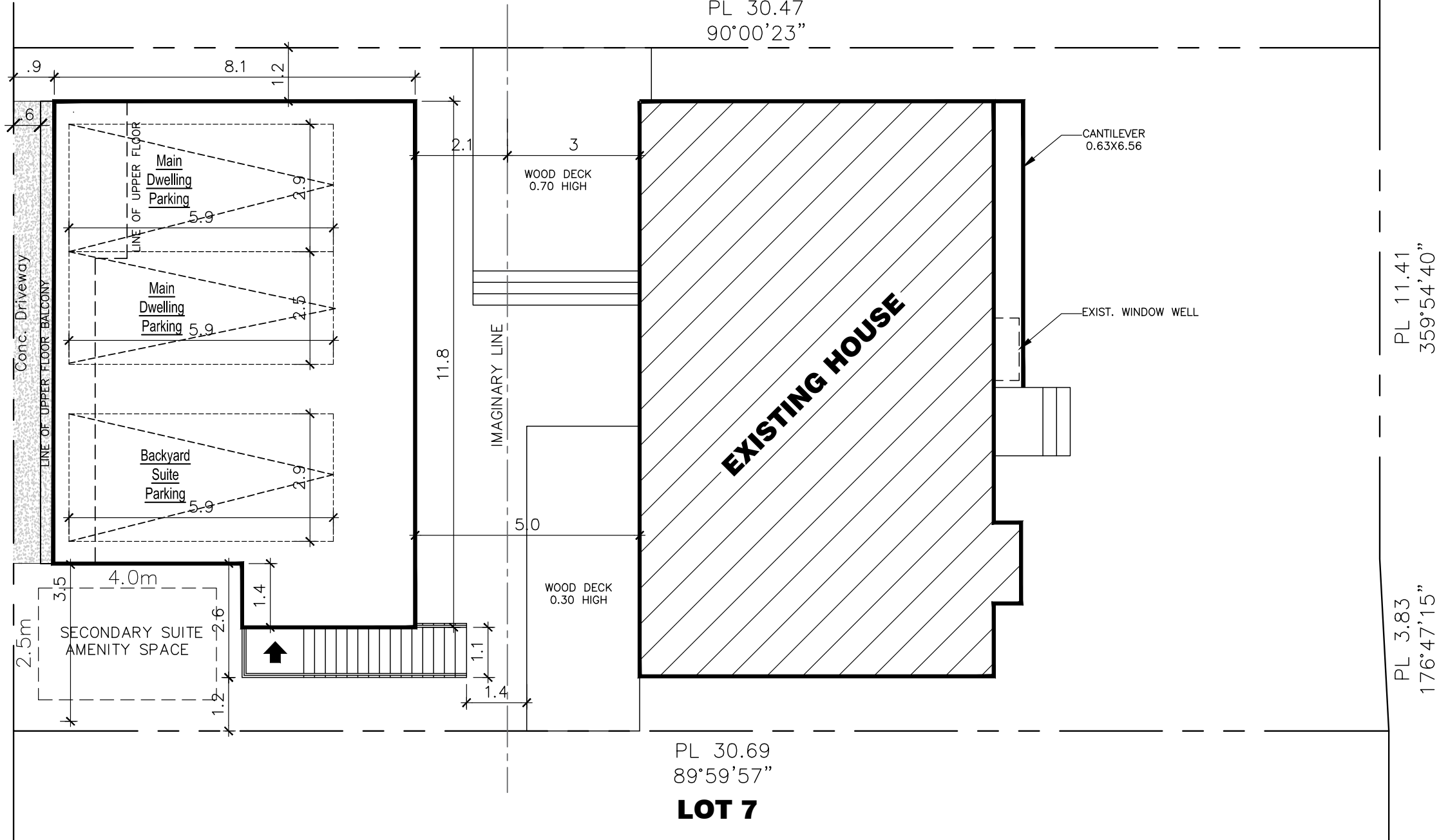
LOT 9

PL 30.47
90°00'23"



LANE

PL 15.24
179°56'43"



PROPOSED SITE PLAN

1
A-1

SCALE: 1 = 100

PROPOSED BACKYARD SUITE

**3403 48 STREET NE, CALGARY, ALBERTA
LOT 8, BLOCK 7, PLAN 741 0227**

COVERAGE CALCULATIONS:

LOT AREA:	5,000 SQ FT
ALLOWED COVERAGE:	45% = 2250 SQ FT
HOUSE COVERAGE:	1103 SQ FT
PROPOSED COVERAGE:	958.3 SQ FT
TOTAL COVERAGE AREA:	2061.3 SQ FT
TOTAL LOT COVERAGE:	41.2%

GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO N.B.C 2023
- BUILDER SHALL BE RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND INFORMATION ON DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER FOR PROPER ADJUSTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FINAL LOT GRADES MAY ALTER EXTERIOR APPEARANCE.
- ALL BEAMS AND LINTELS TO BE #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE. AND SHALL HAVE A FULL END BEARING SUPPORT. ALL EXTERIOR LINTELS TO BE 2-2X10 #2 AND BETTER DRY SPRUCE UNLESS NOTIFIED OTHERWISE.
- ALL CONSTRUCTION METHODS AND SPECIFICATIONS SHALL CONFORM TO THE ALBERTA BUILDING CODE AND

LOCAL BUILDING BY-LAWS.

- WALLS ARE DIMENSIONED TO EDGE EDGE OF FRAMING. OPENING ARE DIM. TO CENTRE OF R.O.
- CONTRACTOR TO DETERMINE SOIL CONDITIONS ARE SUITABLE BEFORE START OF CONSTRUCTION.
- ALL FOOTINGS TO BE A MIN. OF 4' BELOW GRADE, WHERE STEP FOOTING ARE USED, THE VERTICAL DIMENSION OF EACH STEP SHALL NOT EXCEED 2'-0" AND HORIZONTAL DIMENSION OF EACH STEP SHALL NOT BE LESS THAN 2'-0" AS PER 9-15-3-8.
- ALL MATERIALS SHALL BE INSTALLED AND / OR APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- BUILDER SHALL VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER TO VERIFY THAT ALL WOOD FRAMING MATERIAL IS GRADE STAMPED AND HAS LESS THAN 19% MOISTURE

CONTENT.

- WRITTEN AND APPROVED SPECIFICATIONS WILL ALWAYS OVERRIDE DRAWINGS.
- ALL PLANS AND PLOT PLANS ARE SUBJECT TO CHANGE DEPENDING ON ARCHITECTURAL CONTROL GUIDELINES AND APPROVALS.
- DOORS AND WINDOWS ARE SHOWN IN NOMINAL SIZES. ROUGH OPENING SHALL BE AS MANUFACTURE'S SPECIFICATIONS.
- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR TO CALL CITY - PRIOR TO EXCAVATION - TO MARK THE UTILITY LINES INSIDE THE PROPERTY, CONTRACTOR TO CONFIRM THAT ALL EXCAVATION IS FAR FROM ANY UTILITY LINES AND TO INFORM THE DESIGNER WITH ANY ENCROACHMENT BETWEEN THE EXCAVATION AND THE UTILITY LINES.



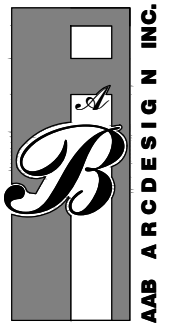
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1
A2.1 **FRONT ELEVATION**
SCALE: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



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PROPOSED BACKYARD SUITE

3403 48 STREET NE, CALGARY, ALBERTA
LOT 8, BLOCK 7, PLAN 741 0227

GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

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

DRAWN BY: SH

CHECKED BY: ML

JOB NUMBER: ---

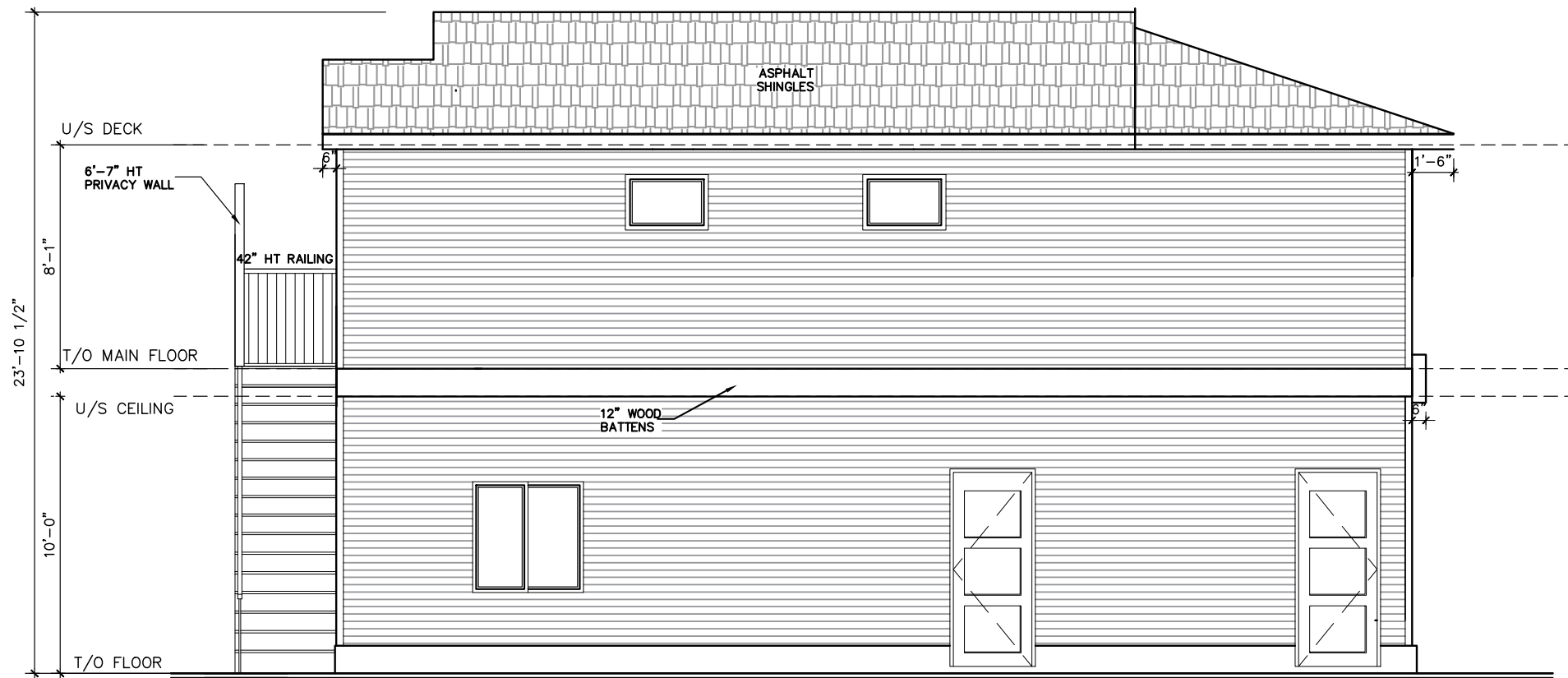
ISSUE DATE: Jan. 21-26

REVISIONS: ---

SHEET TITLE:
PROPOSED FRONT ELEVATION

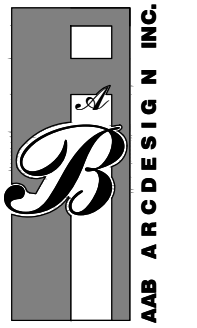
SHEET NUMBER:
A2.1

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1
A2.2 **REAR ELEVATION**
SCALE: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



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A.A.B. ARCD DESIGN INC.

PROPOSED BACKYARD SUITE

3403 48 STREET NE, CALGARY, ALBERTA
LOT 8, BLOCK 7, PLAN 741 0227

GENERAL NOTES:
- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

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

DRAWN BY: SH

CHECKED BY: ML

JOB NUMBER: ---

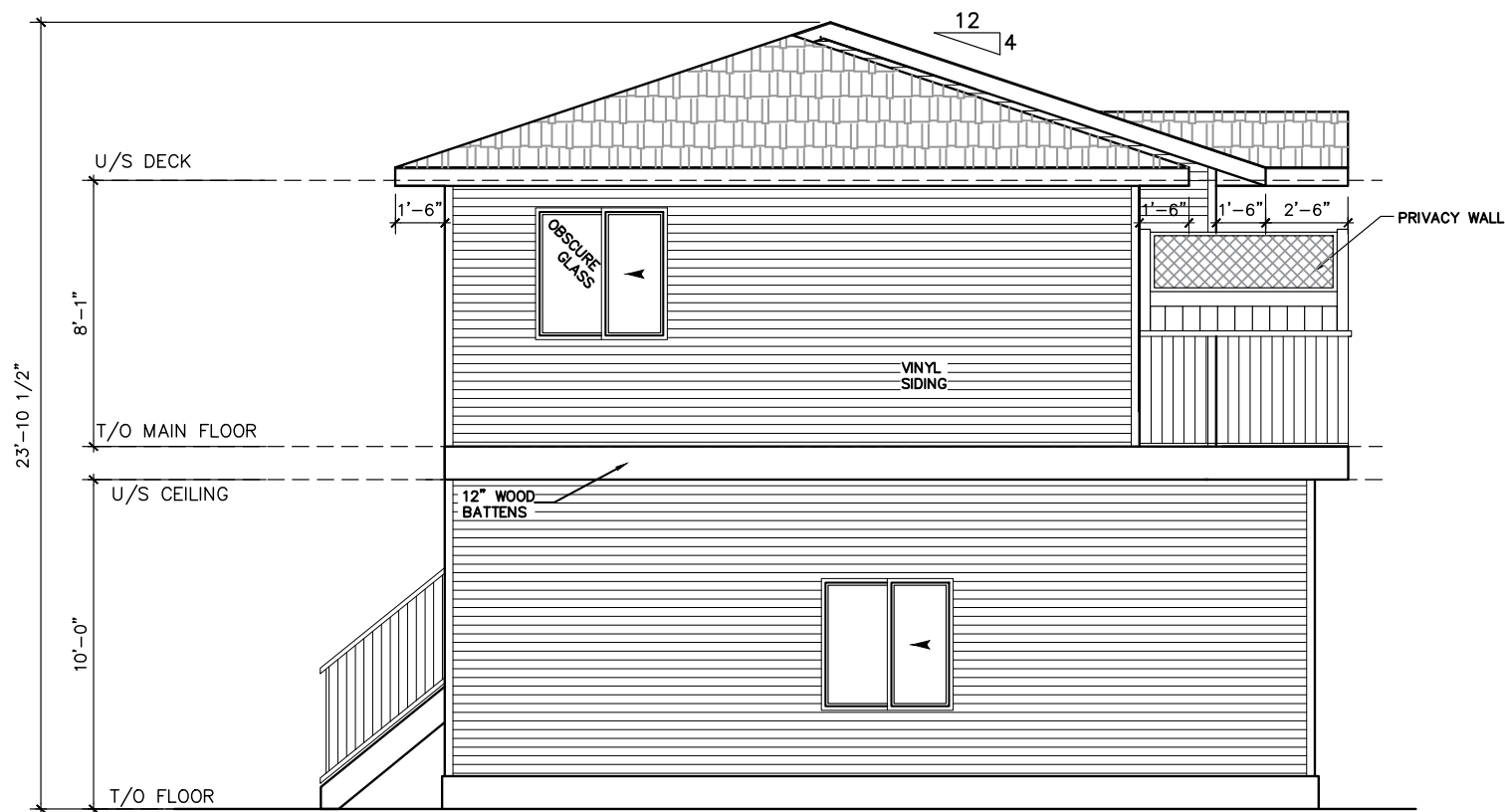
ISSUE DATE: Jan. 21-26

REVISIONS: ---

SHEET TITLE:
PROPOSED REAR ELEVATION

SHEET NUMBER:
A2.2

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1
A2.3 **LEFT ELEVATION**
SCALE: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



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A.A.B. ARCD DESIGN INC.

PROPOSED BACKYARD SUITE

3403 48 STREET NE, CALGARY, ALBERTA
LOT 8, BLOCK 7, PLAN 741 0227

GENERAL NOTES:

- TRADES ARE RESPONSIBLE FOR CHECKING ALL DIMENSIONS & NOTES AND REPORTING ANY DISCREPANCIES TO THE DESIGNER PRIOR TO CONSTRUCTION.

LEGAL:

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

DRAWN BY: SH

CHECKED BY: ML

JOB NUMBER: ---

ISSUE DATE: Jan. 21-26

REVISIONS: ---

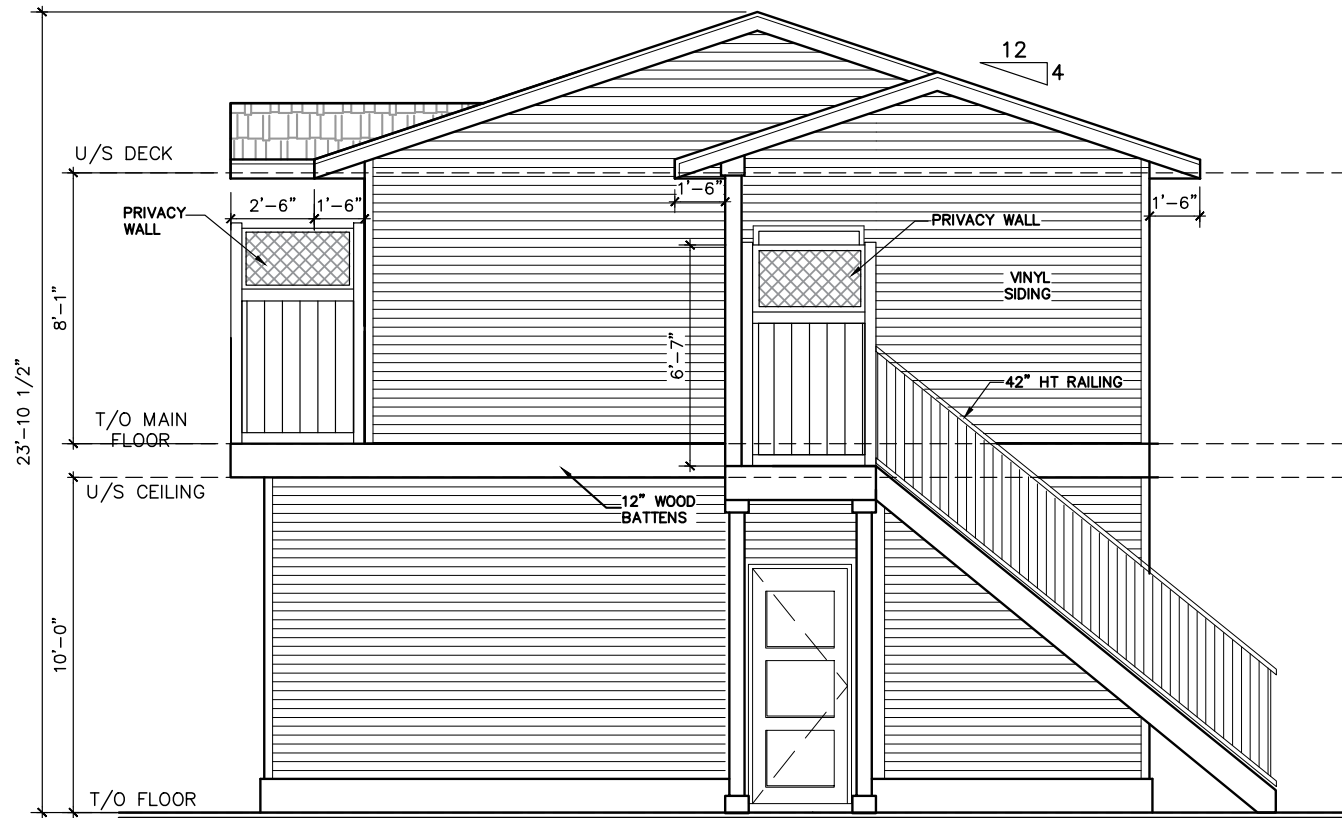
SHEET TITLE:

PROPOSED LEFT ELEVATION

SHEET NUMBER:

A2.3

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



1
A2.4 **RIGHT ELEVATION**
SCALE: 3/16" = 1'-0"

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE DESIGNER. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE DESIGNER AND CAN BE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER.



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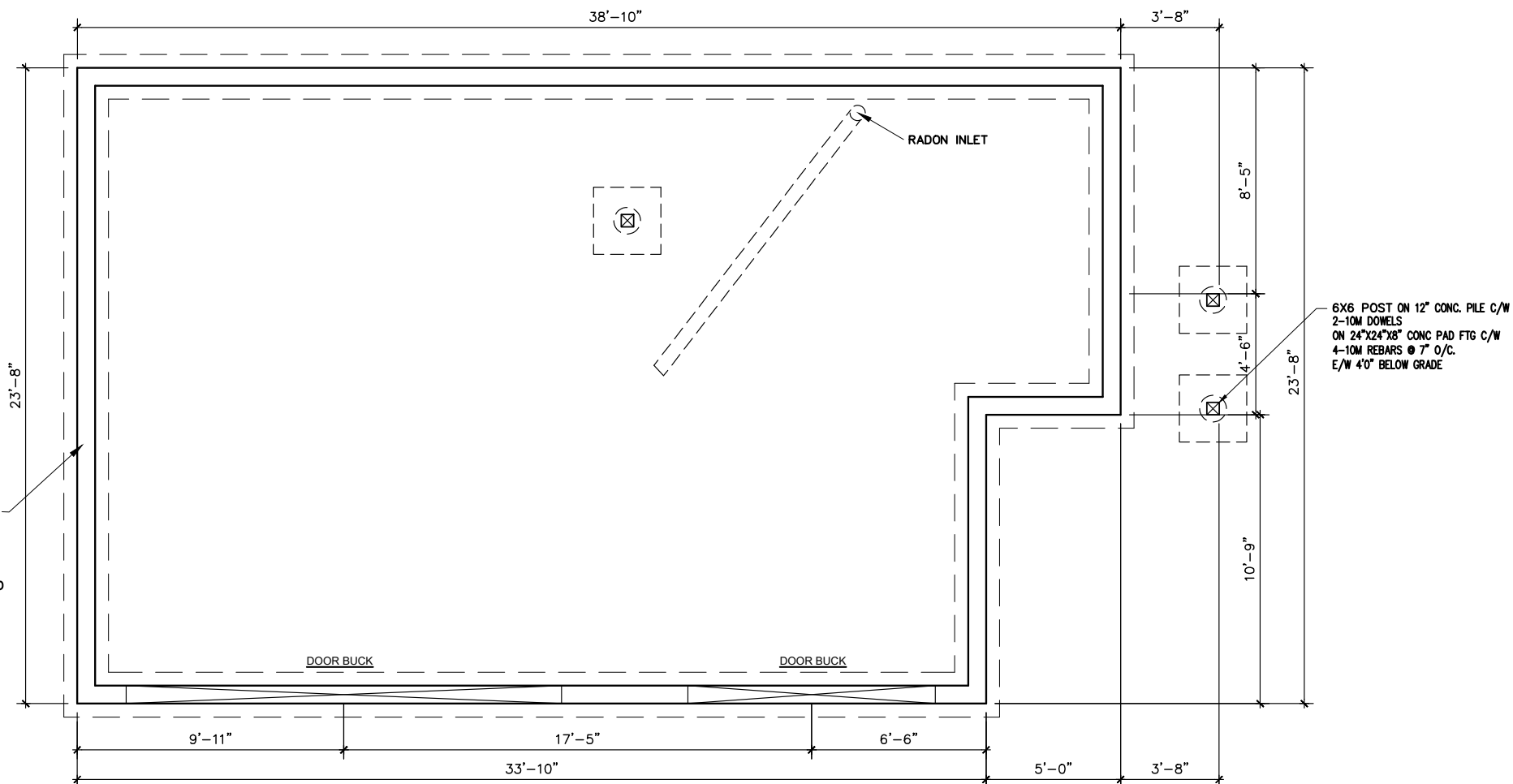
LEGAL: _____
SCALE: 3/16" = 1'-0"
DRAWN BY: SH
CHECKED BY: ML
JOB NUMBER: _____
ISSUE DATE: Jan. 21-26
REVISIONS: _____

SHEET TITLE:
PROPOSED RIGHT ELEVATION
SHEET NUMBER:
A2.4

DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



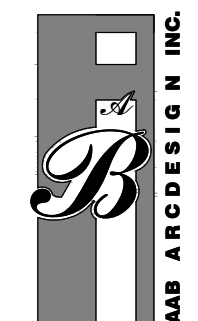
- 8" CONC. WALL 20 MPA TYPE 50 CEMENT. (MIN. 4'-0" BELOW GRADE) C/W 2 ROWS 10M REBAR.
- 20 MPA TYPE 50 20"x8" CONT. CONCRETE FOOTING ON UNDISTURBED SOIL, C/W 2-10M CONT. REBAR & 10MM @ 24" O.C.
- WEeping TILE ONLY AS REQ'D. CONTINUOUS 6" CRUSHED ROCK COVER AND CONNECTED TO STORM SEWER



1
A3.0
PROPOSED FOUNDATION PLAN
 SCALE: 3/16" = 1'-0"

- 20" CONTINUOUS FOOTING
- 4" CONC. SLAB W/ 10M REBAR @ 24" OC EACH SIDE
- 3-6" COMPACTED GRAVEL
- SLOPE 4" TOTAL
- UNEXCAVATED SOIL UNDER SLAB AREA
- EXCAVATE UNDER FOOTINGS ONLY
- NOTE: 10" DIA. CONC. PIERS- TO UNDISTURBED SOIL IF EXCAVATED UNDER SLAB C/W REBAR TIED INTO SLAB

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ISSUE DATE: Jan. 21-26

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SHEET TITLE:

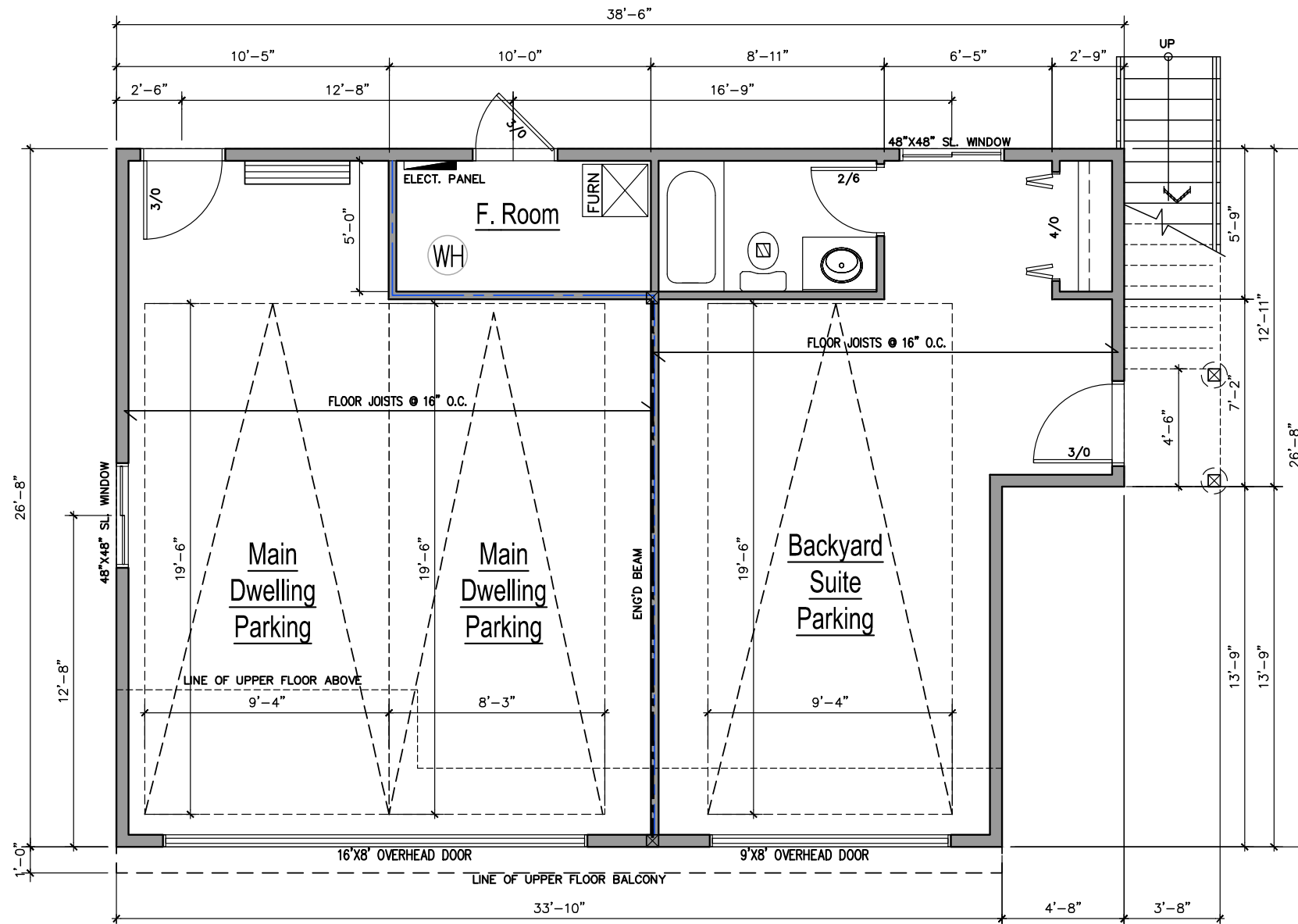
PROPOSED FOUNDATION PLAN

SHEET NUMBER:

A3.0



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN




ARCHITECTURAL LEGEND	
	EXHAUST FAN
	FIRE ALARM
	EXISTING CONC. BLOCK WALL
	EXISTING WOOD STUD WALL
	NEW WOOD STUD WALL
	EXISTING WALL TO BE DEMOLISHED
	EXISTING OPENING TO BE CLOSED PATCH & MAKE GOOD

1
A3.1 **PROPOSED MAIN FLOOR PLAN**

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

MAIN FLOOR AREA = 962.4 SQ.FT. = 89.4 SQ.M.

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

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ISSUE DATE: Jan. 21-26

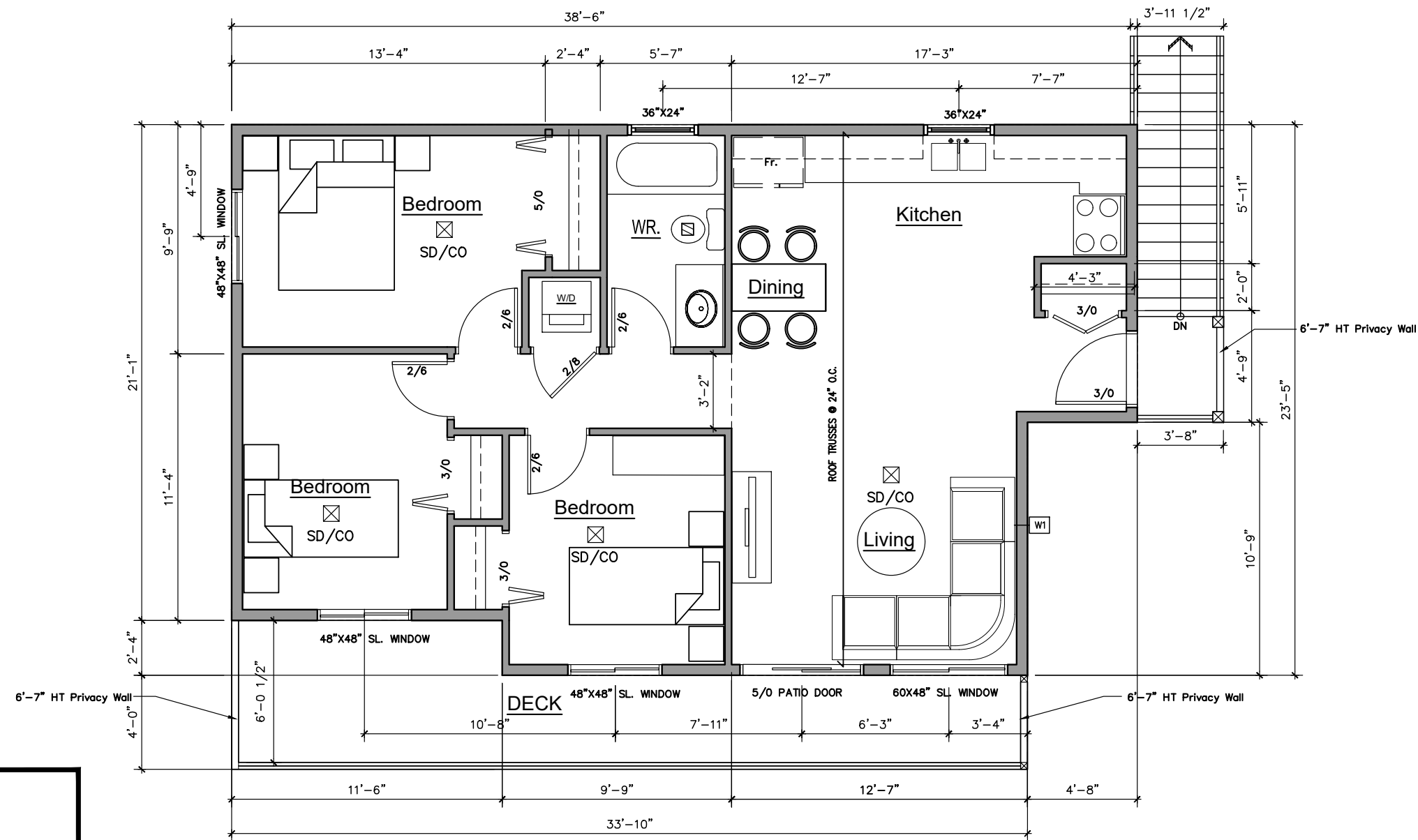
REVISIONS: _____

SHEET TITLE: **PROPOSED MAIN FLOOR PLAN**

SHEET NUMBER: **A3.1**



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN



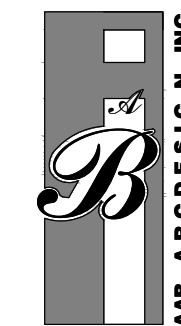
ARCHITECTURAL LEGEND

- EXHAUST FAN
- FIRE ALARM
- EXISTING CONC. BLOCK WALL
- EXISTING WOOD STUD WALL
- NEW WOOD STUD WALL
- EXISTING WALL TO BE DEMOLISHED
- EXISTING OPENING TO BE CLOSED PATCH & MAKE GOOD

1
A3.2 **PROPOSED UPPER FLOOR PLAN**
SCALE: 3/16" = 1'-0"

UPPER FLOOR AREA = 824.4 SQ.FT. = 76.6 SQ.M.

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LEGAL:

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DRAWN BY: SH

CHECKED BY: ML

JOB NUMBER: ---

ISSUE DATE: Jan. 21-26

REVISIONS: ---

SHEET TITLE:

PROPOSED UPPER FLOOR PLAN

SHEET NUMBER:

A3.2