

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE:</b> <del>March 23, 2023</del> , April 20, 2023	<b>APPEAL NO.:</b> SDAB2023-0010 <b>FILE NO.:</b> DP2022-05998
<b>APPEAL BY:</b> Karl Unruh	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a</b>  <b>Relaxation:</b> driveway - width  <b>was approved at <u>161 Cranwell Bay SE.</u></b>	<b>LAND USE DESIGNATION:</b> R-1N  <b>Permitted with a Relaxation</b>
<b>COMMUNITY OF:</b> Cranston	<b>DATE OF DECISION:</b> February 15, 2023
<b>APPLICANT:</b> Sachidananda Udupa	<b>OWNER:</b> Sachidananda Udupa & Shreelatha Udupa

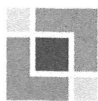
The hearing commenced on March 23, 2023 with consideration of procedural and jurisdictional issues. The Board adjourned the matter to April 20, 2023.

**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: 4<sup>th</sup> Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

\*\* Attention: Mac Users \*\*

Do not attempt to complete this form using Mac pdf Preview. To complete and submit this form successfully, right click to select "Open with" and choose your Adobe Reader program. Download a free copy of Adobe Reader at <http://get.adobe.com/reader/>.



Subdivision  
& Development  
APPEAL BOARD

## NOTICE OF APPEAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2020-01)

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. For filing instructions and fee payment options, see the reverse side of this form. ISC: Unrestricted

<b>Site Information</b>			
Municipal Address of Site Under Appeal <i>161 Cranwell bay se</i>		Development Permit/Subdivision Application/File Number <i>DP 2022-05998</i>	
<b>Appellant Information - must name all appellants</b>			
Name of Appellant <i>Karl Unruh</i>		Agent Name (if applicable)	
Street Address (for notification purposes) <i>157 Cranwell bay</i>			
City <i>Calgary</i>	Province <i>Alberta</i>	Postal Code <i>T3M1E8</i>	Residential Phone # <i>(403) 606-0088</i>
Business Phone # ( )	Email Address <i>Karl41@telus.net</i> <i>Karl41@telus.net</i>		

**APPEAL AGAINST (Check one box only: for multiple appeals you must submit another Notice of Appeal)**

<b>Development Permit</b>	<b>Subdivision Application</b>	<b>Notice of Order</b>
<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal	<input type="checkbox"/> Notice of Order

**REASONS FOR APPEAL** Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons (Attach a separate page if required):

*attached separate page*

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

Estimated presentation time (minutes/hours) <i>30 min</i>	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues?	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	If yes, how many will you be bringing?

This personal information is collected under the authority of the *Freedom of Information and Protection of Privacy Act*, Section 33(c) and the *Municipal Government Act*, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

Signature of Appellant / Agent <i>Karl Unruh</i>	Date YYYY MM DD <i>2023 2 28</i>
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FOR OFFICE USE ONLY				
Final Date of Appeal YYYY MM DD <i>2023 03 16</i>	SDAB Appeal Number <i>SDAB2023-0010</i>	Fee Paid <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD	Date Received <i>March 3, 2023</i>

Print

**SDAB2023-0010**

Re:DP2022-05998 permit

In early 2022 new tenants arrived at 161 Cranwell bay se.  
Soon after all kinds of commercial vehicles started parking up every available parking space on the street and the unapproved section of driveway at 161. Large trucks, trailers up to 38', flat decks with excavation equipment, 3 to 5 ton tractor type of transports etc.

We managed to ticket the commercial vehicles on the street until they started removing licence plates and GVW registration information and to my knowledge vehicle registrations from commercial to private. In addition to always having to call the parking authorities I had to involve David Serieska and Bryan Davidson the development inspectors for the usage of the extended unauthorized third driveway. David determined the boundaries to be only around 12"± into the third section. Once David contacted the owners I assume the owners told the tenants not to park on that remaining section. They seemed to respect the order but it did not last long as you will see in the February 17,18/23. Since the application the owners and the tenants have been utterly neglectful both with the yard upkeep and the parking problem situation. It has upset the immediate neighbourhood(attached signatures).

This is a residential area, not a commercial equipment depot and employee rest stop.

To this day I am continuously having to call 311,the development inspectors parking authorities, bylaw and Diane Fletcher the permit authority and that's just with the current landlord.The current tenant Terra Firma HDD is using the premise to conduct business.

These are pie shaped lots. I cannot see my street when this additional driveway is occupied with a various assortment of equipment on it.

Would you like to view this from your front door? I'd surly have problems selling my property at current values.

In my opinion the amendments as stated will not be respected based on previous tenant behaviour both past and present.I absolutely detest having to look out my front door window at this sort of view. If I had responsible landlords and respectful tenants from the beginning there would never be any such conflicts. What will solve the problem once and for all? A COMPLETE REMOVAL ORDER OF THAT SECTION OF DRIVEWAY?

MAR 13 2023

Re: Development proposal DP2022-05998 for 161 Cranwell bay se

Feb 27/23

I do not approve of the extended driveway portion of 161 Cranwell bay se.

Signed:

BOLA ONIPEDE

165 CRANWELL BAY SE

CALGARY, AB T3M 1E8

IAN BARRETT

125 CRANWELL BAY SE

CALGARY AB T3M-1E8

BRYDON FOOTR

137 CRANWELL BAY SE

CALGARY AB T3M 1E8

EDWARD TYNDALL

145 CRANWELL BAY

CALGARY, AB

Anquan Men (Alex)

141 CRANWELL BAY.

CALGARY, AB.

Re: Development proposal DP2022-05998 for 161 Cranwell bay se

*March 2/23*

I do not approve of the extended driveway portion of 161 Cranwell bay se.

Signed:

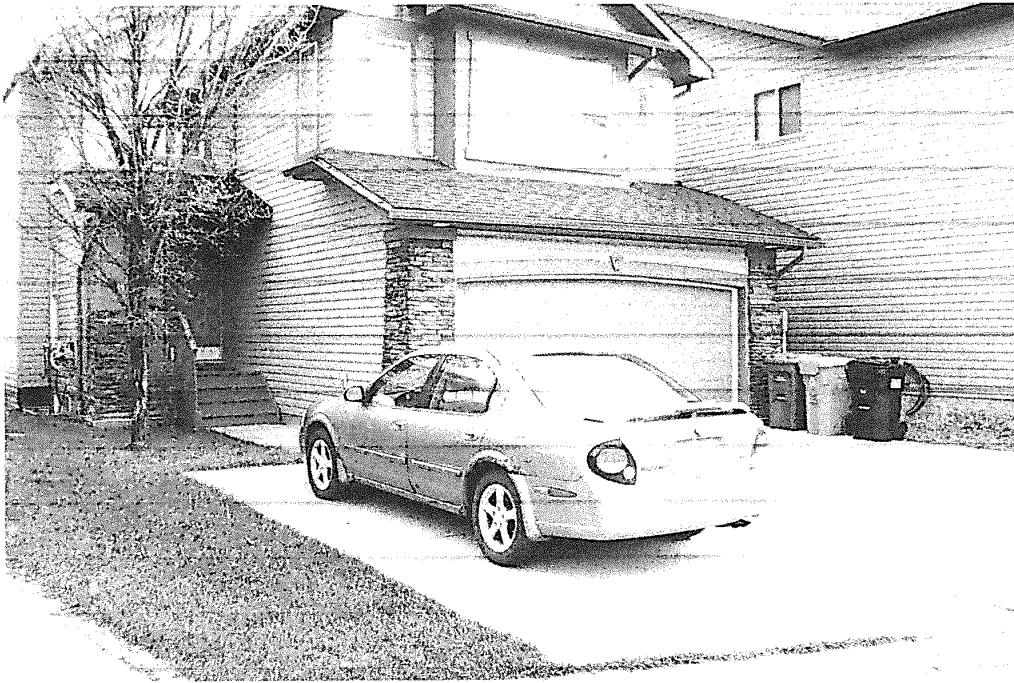
Soban Bhatti

~~153~~ 153 Cranwell Bay SE

Calgary, AB

T3M1E8

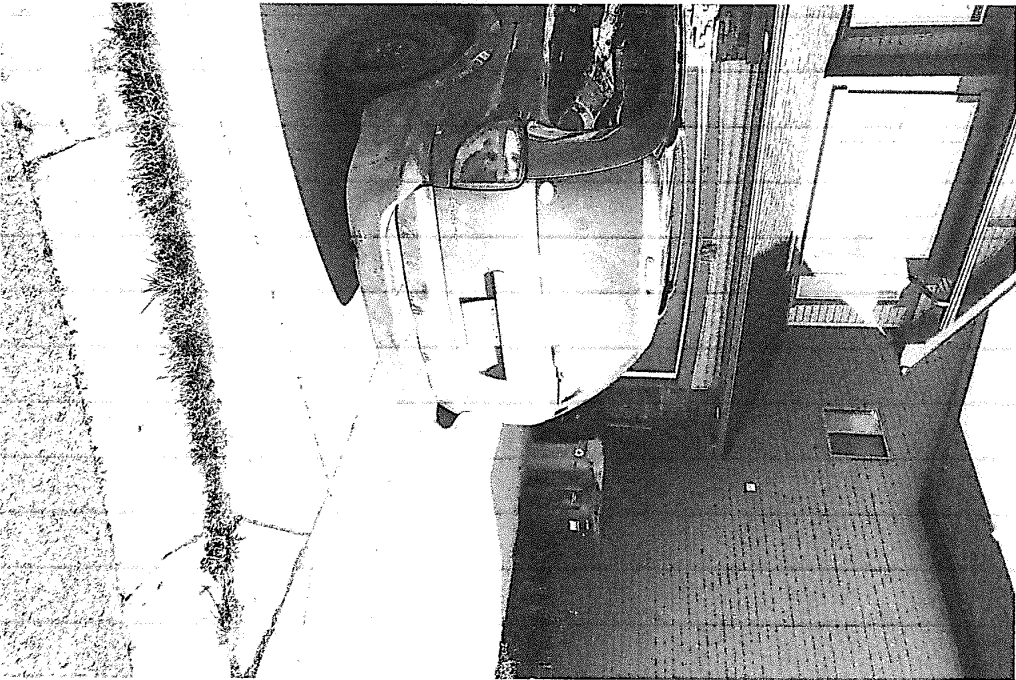
*Imported  
June 22, 2018*



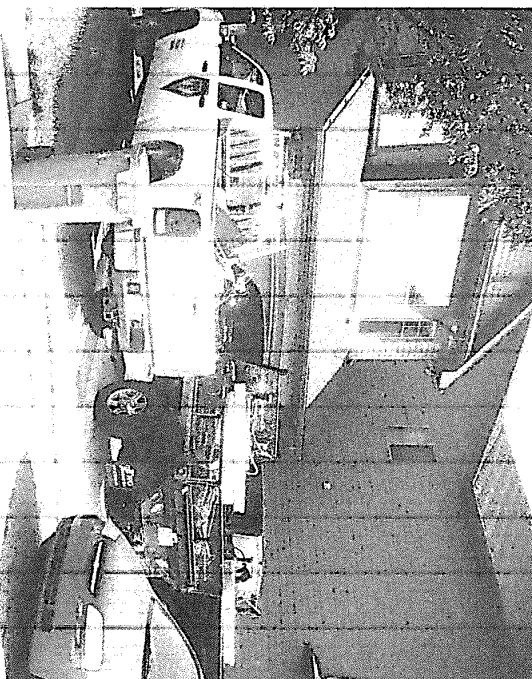
Apr 7, 2022

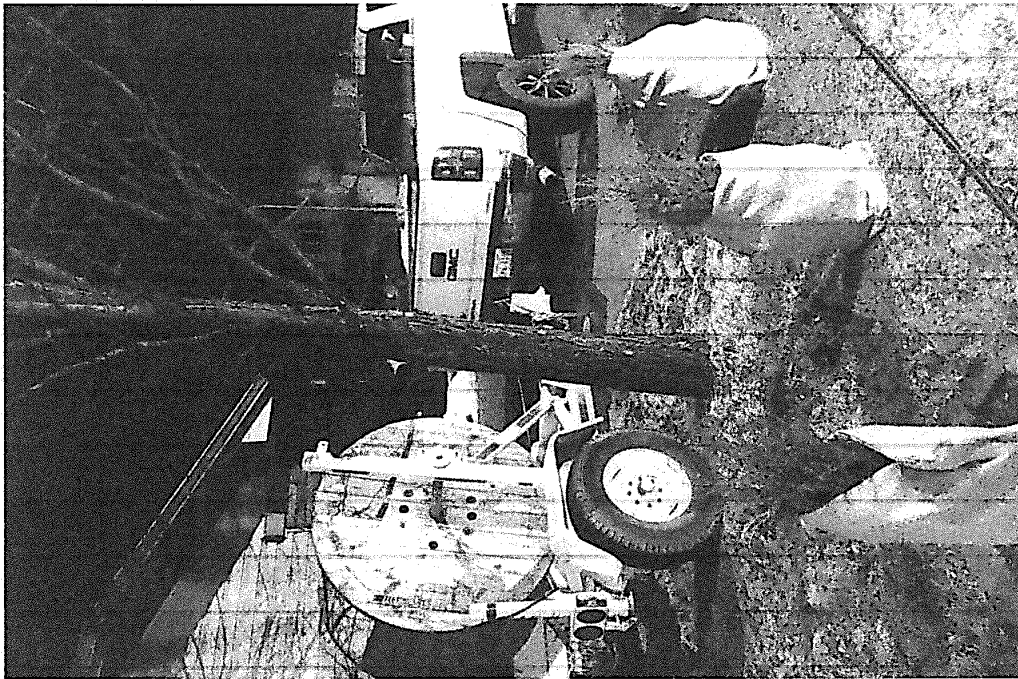


Completed  
Sept 11, 2018



Good 11/12





3/20/23 10:18 AM  
J. J. J. J. J.

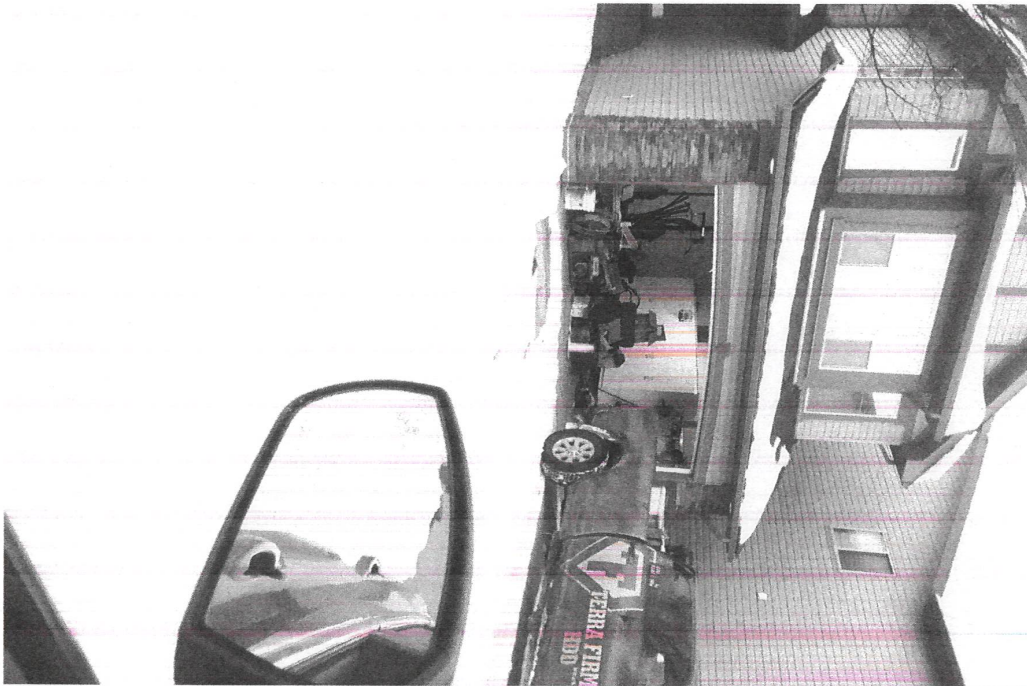


February 17, 2023

March 3, 2015  
After the tenant at  
161 Crannell Bay was ordered  
to stop off they started parking as in the  
section photo, partially blocking my driveway.  
They made sure to park this way to block  
garbage pick-up for the next day.



March 1/23





*Treated as a separate issue. The maximum  
driveway width permitted by our Land Use  
Bylaw for that property is 7 metres.*

[Quoted text hidden]

**Serieska, David** <Dave.Serieska@calgary.ca>  
To: Karl Unruh <karl41@telus.net>  
Cc: "Davidson, Bryan" <Bryan.Davidson@calgary.ca>

Thu, Jul 21, 2022 at 3:03 PM

Good afternoon Karl,

Just a quick update. I attended the site this afternoon with the intentions on speaking with the tenants regarding their vehicles and the driveway. Unfortunately, there was no answer at the door. Regardless, we are still moving forward with our enforcement actions.

All required evidence to address the vehicle issue has now been obtained and I will now be working on getting the registered owner information. This may take a few days as I do not personally have that ability. Once the ownership information is obtained, we should have the necessary documentation to confirm the weights and classification of the vehicles so that we can proceed accordingly.

I have also opened a new complaint file (CO2022-01186) to address the widening of the driveway as this will be treated as a separate issue. The maximum driveway width permitted by our Land Use Bylaw for that property is 7

**SDAB2023-0010**



Karl Unruh &lt;karl41@telus.net&gt;

**161 Cranwell bay se**

2 messages

Karl Unruh <karl41@telus.net>  
 To: "Serieska, David" <dave.serieska@calgary.ca>

Tue, Aug 23, 2022 at 10:30 PM

Hi Dave

Well it seems they are in compliance for now with one commercial truck on the driveway skirting the non conforming driveway.

Today there were people taking detailed measurements of the non conforming driveway for some reason.

Is there an appeal eligibility here? Can they apply for approval of this extended section of driveway?

I have two other neighbors voicing their dissatisfaction with all these vehicles now.  
 They continue to park their commercial vehicles on the street.

Regards  
 Karl Unruh  
 403 606-0088

Serieska, David <Dave.Serieska@calgary.ca>  
 To: Karl Unruh <karl41@telus.net>

Thu, Aug 25, 2022 at 7:41 AM

Good morning Karl,

I am pleased to hear that they are currently complying. The property owner has been in contact with me and we have discussed the driveway issue at length. He advised me that was unaware that it was not approved by the City when he purchased the property and said that he would like to speak to our Planning department about it. Our records do indicate that he has done so yet. Maybe he was just gathering the dimensions of the driveway before speaking with them?

As mentioned previously, the property owner does have the opportunity to submit a new Development Application for a Relaxation to the driveway width. If he does so, the application will have to be posted and you and anyone else affected by it will have the opportunity to contact the file manager.

Thanks.

**Dave Serieska**

Development Inspector

Building Safety &amp; Development Services/Development Inspections

Planning &amp; Development Services

The City of Calgary | Mail Code: 231

T 403 510 2700 | E david.serieska@calgary.ca | calgary.ca

**SDAB2023-0010**

metres. I measured the driveway today and have determined that it was 8.8m in width. An Infraction report has now been sent to the property owners advising them of Land Use Bylaw rules and directing them obtain new approvals and/or stop using that area as a parking space.

I will be in contact again as soon as I have anything new to report.

Thank you for your continued patience.

Regards,

**Dave Serieska**

Development Inspector

Calgary Building Services

Planning & Development

The City of Calgary | Mail Code: 231

T 403.510-2790

P.O. Box 2100, Station M, Calgary, AB T2P 2M5

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**From:** Karl Unruh <karl41@telus.net>  
**Sent:** Wednesday, July 20, 2022 9:20 PM  
**To:** Serieska, David <Dave.Serieska@calgary.ca>  
**Subject:** Re: [External] 161 Cranwell bay se #327805

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**This Message Is From an External Sender**

This message came from outside your organization.

**SDAB2023-0010**



The City of Calgary  
Planning & Development Services

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# Development Authority Appeal Response

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**Appeal Number:** SDAB2023-0010

**Development Permit Number:** DP2022-05998

**Address:** 161 Cranwell BA SE

**Description:** Relaxation: driveway-width

**Land Use:** Residential - Narrow Parcel One Dwelling (R-1N)

**Community:** Cranston

**Identified Appeal Body:**

Subdivision and Development Appeal Board (SDAB)

**Development Authority Attendance:** No

**SDAB2023-0010**

**Use:** Permitted with Relaxation

**Notice Posted:** Not Required

**Public Response(s) Received?** Yes, responses included in the Board Report

**Applicable Planning Policies:** No applicable ARP or ASP

**Bylaw Relaxations:**

The development requires the following Land Use Bylaw relaxations:

Bylaw Requirement		Provided
<b>341 Driveways</b>	(5) That portion of a driveway, including a <b>motor vehicle parking stall</b> , within 6.0 metres of a public sidewalk, or a curb on a <b>street</b> where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the <b>parcel width</b> is greater than 9.0 metres and less than 15.0 metres.	Driveway width is 7.6m.(+0.6m). Parcel width is 11.0m.

**Additional Factors, Considerations, and / or Rationale**

1. Single Detached Dwelling is a permitted use in the Residential - Narrow Parcel One Dwelling (R-1N) District.
2. In making their decision the Development Authority applied Sections 30 and 31 of the Land Use Bylaw.
3. The interior laneless parcel is in a cul-de-sac and there is no public sidewalk along the front property line. Residential properties surround the parcel.
4. The driveway widening allows additional vehicles to be parked on the subject parcel in a congested cul-de-sac with limited on-street parking.
5. The on-street space between the subject parcel's original driveway and the edge of the adjacent property's driveway is about 4 metres. This area is not sufficient to park a vehicle on the street. The length of a compact car is 4.4m to 4.6m. The driveway widening does not remove on-street parking.
6. Land Use Bylaw definitions
  - a. Section 13 (92) "**motor vehicle parking stall**" means an area for the parking of a single motor vehicle.
  - b. Driveway is not a defined term.
7. Land Use Bylaw Section 122 (1) provides guidance in determining the area required for a parking stall.

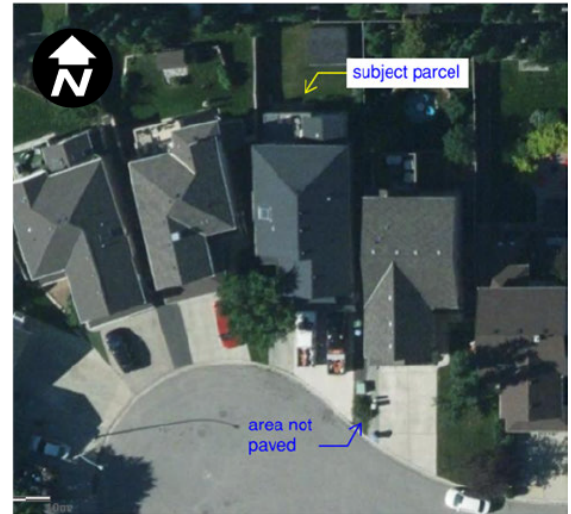
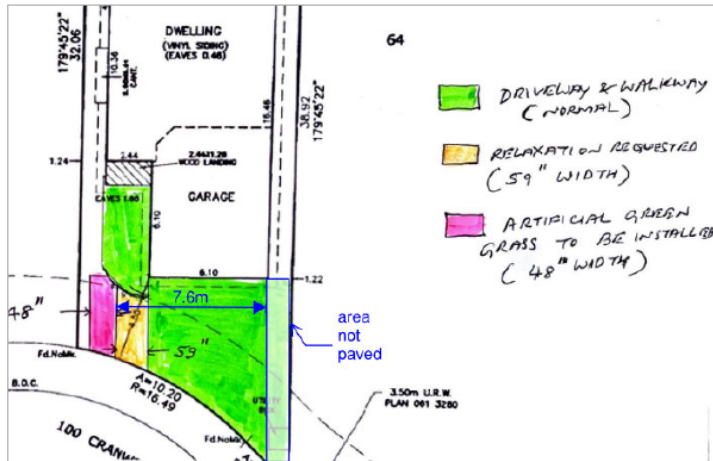
**Standards for Motor Vehicle Parking Stalls**

Unless otherwise specified, the minimum width and depth of **motor vehicle parking stalls** are illustrated in Table 2.

Table 2: Minimum Dimensions for Motor Vehicle Parking Stalls

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)	
			Dwelling Units	Other Uses
90	7.20	5.40	2.50	2.60
75	6.12	5.64	2.59	2.69
60	4.82	5.49	2.89	3.00
45	4.00	5.00	3.54	3.68

8. The driveway width is 7.6 metres as shown on the below site plan. The area between the east side property line and the concrete driveway is not paved as shown in the below image.

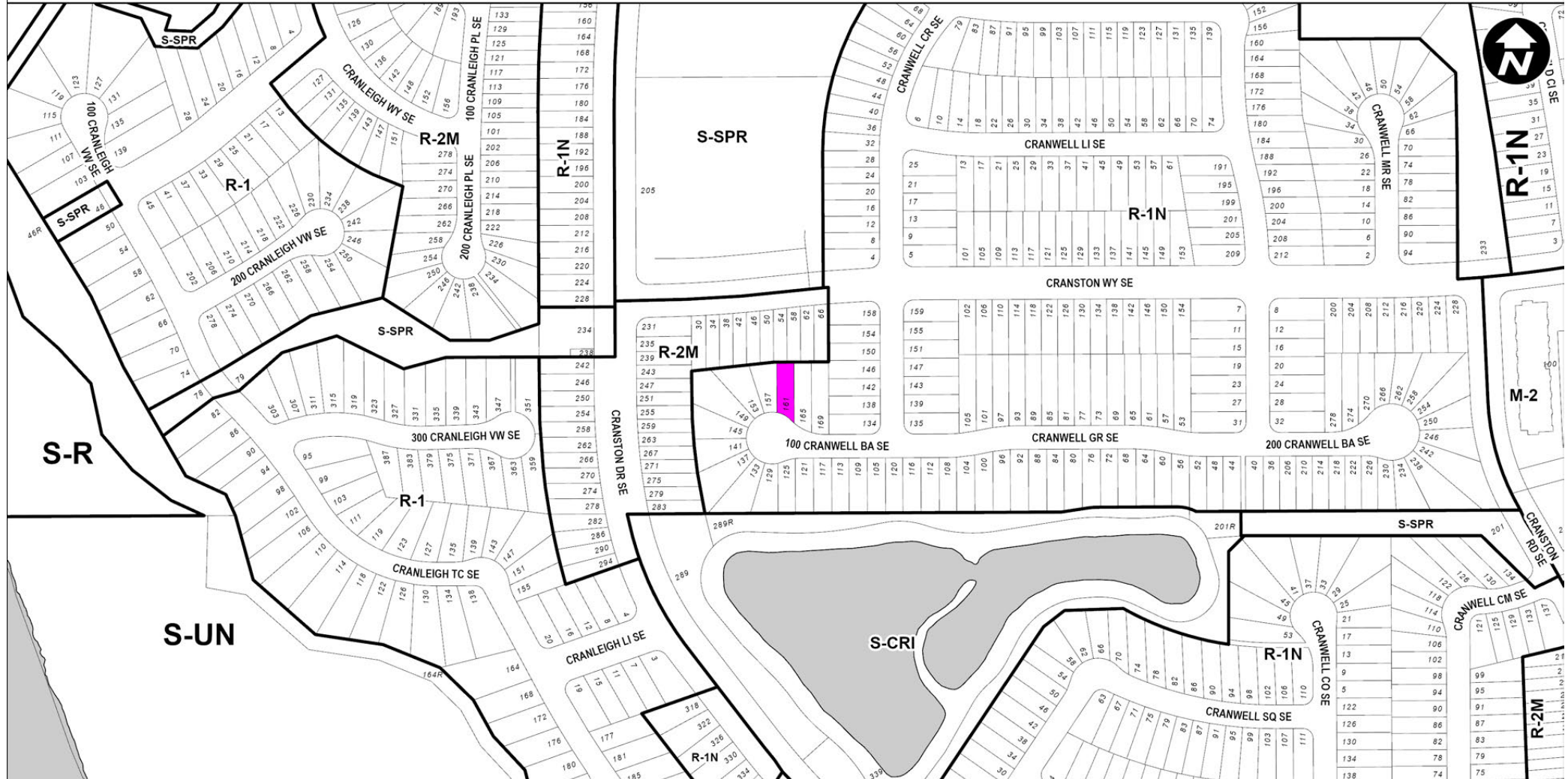








## Land Use Districts SDAB2023-0010





February 15, 2023

UDUPA, SACHIDANANDA



Dear Applicant:

**RE: Notification of Decision: DP2022-05998**

**Subject: Relaxation: driveway - width**

**Project:**

**Address: 161 CRANWELL BA SE**

This is your notification of decision by the Development Authority to approve the above noted application on February 15, 2023.

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

Development approved by this permit must commence by February 15, 2025 or the development permit shall cease to be valid.

The decision will be advertised beginning February 23, 2023 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight March 16, 2023. 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](http://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 587-224-3169 or by email at [Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca) and assist me by quoting the Development Permit number.

Sincerely,

Diana Fletcher  
Senior Planning Technician  
Planning and Development  
Attachment(s)



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

**DP2022-05998**

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

**161 CRANWELL BA SE**

Community: **Cranston**

L.U.D.: **R-1N**

and legally described as:

**0613279;34;63**

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: **February 15, 2023**

Development Authority: **Melanie D Meadows**

File Manager: **Diana Fletcher**

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

**This permit will not be valid if development has not commenced by: February 15, 2025**

This Development Permit was advertised on: **February 23, 2023**

**This is NOT a Building Permit**

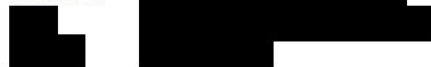
In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

**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: **UDUPA, SACHIDANANDA**

Address:





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

**DP2022-05998**

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**Complete Address and Legal Description listing for Development Permit DP2022-05998**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	161 CRANWELL BA SE	
Parcel	161 CRANWELL BA SE	0613279;34;63



## Conditions of Approval – Development Permit

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<b>Application Number:</b>	<b>DP2022-05998</b>
<b>Application Description:</b>	Relaxation: driveway - width
<b>Land Use District:</b>	Residential - Narrow Parcel One Dwelling
<b>Use Type:</b>	Permitted with a Relaxation
<b>Site Address:</b>	161 CRANWELL BA SE
<b>Community:</b>	CRANSTON
<b>Applicant:</b>	UDUPA, SACHIDANANDA
<b>Planning:</b>	DIANA FLETCHER 587-224-3169 Diana.Fletcher@calgary.ca
<b>Engineering:</b>	DARREN FLOOD 403-268-1766 Darren.Flood@calgary.ca
<b>Mobility Engineering:</b>	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

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## Permanent Conditions

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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. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.

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

Page 1 of 2

## Advisory Comments

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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. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



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

389630265-001

Taken By:

Application Date **Aug 25, 2022**

## APPLICATION NO DP2022-05998

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: **UDUPA, SACHIDANANDA**

Address:

City: **CALGARY, AB,**

Phone:

Parcel Address: **161 CRANWELL BA SE**Legal: **0613279;34;63**Building Address: **161 CRANWELL BA SE**

Legal:

L.U.D.: **R-1N**Community: **CRANSTON**Sec. Number: **20SSE** Ward: **12**Description: **Relaxation: driveway - width**Proposed Development is: **Permitted with a Relaxation**Proposed Use: **Single Detached Dwelling**

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

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

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

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

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

Track your application on-line with **VISTA** Go to: [www.calgary.ca/vista](http://www.calgary.ca/vista) and enter your JOB ACCESS CODE (JAC) **DP2022-05998** or call our Planning Support Centre at (403)268-5311.

**SDAB2023-0010**



## Home Improvement Service Application Form

Please visit [Calgary.ca/myhome](http://Calgary.ca/myhome) to find more information on rules, requirements and fees. If you are applying online through [apply.calgary.ca](http://apply.calgary.ca), this information will be requested through the online application and you will **not** need to fill out this form.

### SECTION 1: Where is the work happening?

Address: **161 CRAWNEK BAY SE, CALGARY, T3M1E8**

### SECTION 2: Who is applying?

Applicant ☒ Property Owner ☐ Representing Owner

Applicant Name: **SACHIDANANDA UDUPA**

Company Name (if applicable):

Email: [REDACTED]

Phone Number (during business hours): [REDACTED]

### SECTION 3: Who is doing the work?

Builder ☒ Property Owner ☐ Licensed Contractor

Business Name (if applicable):

Property Owner Contact ☐ N/A Property Owner is applicant

Owner Email: [REDACTED]

### SECTION 4: What are you applying for?

#### Home Renovation Permits

Home renovation projects are projects you complete inside your home or that increase the area of your home (Check all that apply. Click the underlined text for checklist)

☐ Basement

Square Feet: \_\_\_\_\_

☐ Addition

Square Feet: \_\_\_\_\_

☐ Porch

Square Feet: \_\_\_\_\_

☐ Indoor Fireplace

# of Fireplaces: \_\_\_\_\_  
☐ Wood ☐ Gas ☐ Both

☐ Interior, Exterior, or Structural Alterations

Estimated Cost: \_\_\_\_\_

Describe the scope of work:

## SECTION 4: Continued

## Outdoor Projects

Outdoor projects are projects completed outside of your home. (Check all that apply. Click the underlined text for checklist)

<input type="checkbox"/> <u>Uncovered Deck</u>	Square Feet: _____	<input type="checkbox"/> <u>Balcony</u>	Square Feet: _____
<input type="checkbox"/> <u>Garage, Shed, Carport, Greenhouse</u>	Estimated Cost: _____ Square Feet: _____	<input type="checkbox"/> <u>Outdoor Fireplace</u>	# of Fireplaces: <input type="checkbox"/> Wood <input type="checkbox"/> Gas <input type="checkbox"/> Both
<input type="checkbox"/> <u>Hot Tub, Pool</u>	Estimated Cost: _____	<input type="checkbox"/> <u>Covered deck, Pergola</u>	Square Feet: _____
<input type="checkbox"/> <u>Retaining Wall</u>	Estimated Cost: _____	<input checked="" type="checkbox"/> <u>Driveway</u>	
<input type="checkbox"/> <u>Fence</u>		<input type="checkbox"/> <u>Solar Panel(s)</u>	

## Suite Project

Suites come in two types Secondary (inside or attached to a house) or Backyard (above a detached garage). (Check **ONE** option below only. Click the underlined text for checklist)

<input type="checkbox"/> <u>Proposed Secondary Suite</u> (built after March 12, 2018)	Estimated Cost: _____ Square Feet: _____	<input type="checkbox"/> <u>Existing Secondary Suite</u> (built prior to March 12, 2018)	Estimated Cost: _____ Square Feet: _____
<input type="checkbox"/> <u>Backyard Suite</u>	Square Feet: _____		

## SECTION 5: Are you doing any Electrical and/or plumbing work? (Check all that apply)

<input type="checkbox"/> <u>Homeowner Electrical Permit</u>	Describe what you are doing: _____
<input type="checkbox"/> <u>Homeowner Plumbing Permit</u>	Describe what you are doing: _____

## Declaration:

☐ declare that I am the legal landowner of the property stipulated on this application, that this is my primary place of residence, and I will be performing the work.

NOTE: Your Building Permit will be reviewed and issued in a digital format. You will receive access to the stamped and approved digital copy once the permit has been issued

## Applicant's Declaration:

In relation to the submission of this application, I confirm that I am

- i. An owner of the parcel, an authorized agent of the owner of the parcel, or other person having legal or equitable interest in the parcel, and
- ii. If the parcel has a condominium board, I have consent from the condominium board to submit this application.

In addition, I certify that all information submitted with this application, including information shown on plans and documents, to be true and correct. Incomplete or inactive applications may be cancelled or refused at the discretion of the proper authority in accordance with their respective bylaw.

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

FOIP DISCLAIMER: The personal information on this form is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (Section 5) and amendments thereto, as well as section 33(c) of the FOIP Act. This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the permit will be available to the public, as authorized by the FOIP Act. 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 emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.



## 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](mailto:tree.protection@calgary.ca)

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

☐ Applicant ☒ Owner ☐ Builder ☐ Other:

If Other: Name: SACHIDANANDA UDUPA Phone: [REDACTED]

Email: [REDACTED]

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

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



October 26, 2022

UDUPA, SACHIDANANDA

[REDACTED]  
[REDACTED]

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2022-05998**

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.

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at 587-224-3169 or by email at [Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca).

Sincerely,

A handwritten signature in black ink that reads "Diana Fletcher". The signature is written in a cursive, flowing style.

**DIANA FLETCHER**

Senior Planning Technician



## Detailed Review 1 – Development Permit

<b>Application Number:</b>	<b>DP2022-05998</b>
<b>Application Description:</b>	Relaxation: driveway - width
<b>Land Use District:</b>	Residential - Narrow Parcel One Dwelling
<b>Use Type:</b>	Permitted with a Relaxation
<b>Site Address:</b>	161 CRANWELL BA SE
<b>Community:</b>	CRANSTON
<b>Applicant:</b>	UDUPA, SACHIDANANDA
<b>Date DR Sent:</b>	October 26, 2022
<b>Response Due Date:</b>	November 26, 2022
<b>Planning:</b>	DIANA FLETCHER 587-224-3169 Diana.Fletcher@calgary.ca
<b>Engineering:</b>	DARREN FLOOD 403-268-1766 Darren.Flood@calgary.ca
<b>Mobility Engineering:</b>	AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

## General Comments

The Development Permit application for a driveway with a relaxation to the width has been circulated and reviewed. Please review the comments below and provide a response on how you would like to proceed by November 26, 2022.

## Comments on Relevant City Policies

Bylaw Variances		
Regulation	Standard	Provided
<b>341 (5)</b>	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: a) 6.0 metres where the parcel width is 9.0 metres or less; or	<b>Lot width: 11m Driveway: 9m</b>

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

	b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	
--	--	--

## Prior to Decision Requirements

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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. The development, as proposed, is not supported for the following reasons:
  - The driveway does not meet the regulations of Section 341 in Land Use Bylaw 1P2007

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).

## Prior to Release Requirements

---

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

### Planning

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

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

Page 4 of 6

## Permanent Conditions

---

The following permanent conditions shall apply:

### Planning

3. The permanent conditions will be finalized at the time of Development Authority decision.
4. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
5. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
6. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.

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

Page 5 of 6

**SDAB2023-0010**

## Advisory Comments

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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

7. The advisory comments will be finalized at the time of Development Authority decision.
8. 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.
9. 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.
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.

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

Page 6 of 6

**Samnick, Cyrille**

---

**From:** Fletcher, Diana R.  
**Sent:** Wednesday, October 26, 2022 3:49 PM  
**To:** [REDACTED]  
[REDACTED] DP2022-05998

Hello,

I am the file manager for the driveway widening Development Permit at 161 Cranwell Bay SE.

After review of the file, it does not appear that Planning will be able to support such a large relaxation. I will be sending out a Detailed Review either today or tomorrow which provides options to move forward.

I just wanted to reach out and see if you could reduce the width of the driveway and by how much?

If you can reduce it, you can add planters or some sort of landscaping over the portion you are able to reduce without digging up the concrete. Here are some examples below:



**Diana Fletcher**

Senior Planning Technician  
Development & Subdivision Application Services | Community Planning  
Planning and Development Services  
C 1.587.224.3169 | [diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)

**Samnick, Cyrille**

---

**From:** sachi udupa [REDACTED]  
**Sent:** Friday, January 6, 2023 7:18 AM  
**To:** Fletcher, Diana R.  
**Subject:** [External] Re: Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE

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Hello Ms. Fletcher,

I am currently on vacation outside Canada (in India). I was supposed to come back to Canada earlier but unfortunately fell sick, had to postpone my return journey to Canada. [REDACTED]  
 [REDACTED] I will be back in Calgary in the second week of February 2023.

Hence I request you to hold this detailed review till I come back in the second week of February 2023.  
 My email is [REDACTED] is inactive now. I will activate my phone number once I reach Calgary.

Please accept my apologies for all the inconvenience caused because of my absence.

I will contact you as soon as I come back to Calgary.

Thanks & regards,  
 Sachidananda Udupa  
 161 Cranwell Bay SE

-----  
 On Thursday, January 5, 2023, 10:32 PM, Fletcher, Diana R. <[Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca)> wrote:

Hello,

It doesn't look like any of my emails are getting to you, your phone number doesn't seem to be working either. Please let me know if you receive this – it looks like the incorrect email address was in our system.

Diana

---

**From:** Fletcher, Diana R.

**Sent:** Wednesday, October 26, 2022 4:02 PM

**Subject:** Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE



Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.



This email contains the following information:

- Detailed Review

For more information about the Development Permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

For status updates and more information on your specific Development Permit please visit [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap).

---

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

**Diana Fletcher**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

**C** 1.587.224.3169 | [diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)

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**Samnick, Cyrille**

---

**From:** Fletcher, Diana R.  
**Sent:** Wednesday, February 8, 2023 4:35 PM  
**To:** sachi udupa  
**Cc:** Latha Udupa  
**Subject:** RE: [External] Re: Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE

Hi,

I had submitted your Development Permit for approval and it was not supported by the Development Authority. The relaxation was considered excessive.

The options to move forward are:

- Request a refusal, you would have to appeal the refusal and see if the appeal board would approve the driveway as is
- You can add gravel or a planter to a portion of the extended driveway to reduce the size (see pictures below)
- You can remove the additional/extended driveway and plant grass in this location

You don't have to remove the entire extension but if you continue with the Development Permit, in order to get approval, a portion will have to be removed.

These are just examples to give you an idea of what you can do without having to dig up the concrete.





Let me know how you would like to proceed. If you do decide to revise the plans, you can show the planters or the portion you will remove on the site plan and send it back to me.

Thanks,

Diana

---

**From:** sachi udupa [REDACTED]  
**Sent:** Wednesday, February 8, 2023 4:21 PM  
**To:** Fletcher, Diana R. <Diana.Fletcher@calgary.ca>  
**Cc:** Latha Udupa [REDACTED] >  
**Subject:** Re: [External] Re: Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE

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Hello,

I can submit the documents electronically. Please let me know what are the additional documents that need to be submitted.

Thanks,  
 Sachi

On Wednesday, February 8, 2023 at 04:14:15 PM MST, Fletcher, Diana R. <[diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)> wrote:

Hello,

There is no need to come to City Hall, you can submit everything electronically. If you wish to discuss this, we can set up a teams meeting, phone call or we can meet at City Hall if necessary.

Let me know which way you would like to meet and what your availability is like.

Thanks,

Diana

---

**From:** sachi udupa [REDACTED]om>  
**Sent:** Wednesday, February 8, 2023 3:21 PM  
**To:** Fletcher, Diana R. <[Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca)>  
**Cc:** Latha Udupa [REDACTED]>  
**Subject:** Re: [External] Re: Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE

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Good day,

We are back in Canada now. Please let me know, when it would be suitable for you to accommodate us, so that we (my wife & myself - property owners) can come to your office for the discussion.

Thanks,

Sachi

On Monday, January 23, 2023 at 02:41:36 PM MST, Fletcher, Diana R. <[diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)> wrote:

Hello,

Thank you for getting back to me. I will keep the file on hold until the end of February 2023. Once you are back in Canada, please contact me and we can work together to get this sorted out.

Thanks,

Diana

---

**From:** sachi udupa <[REDACTED]>  
**Sent:** Friday, January 6, 2023 7:18 AM  
**To:** Fletcher, Diana R. <[Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca)>  
**Subject:** [External] Re: Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE

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Hello Ms. Fletcher,

I am currently on vacation outside Canada (in India). I was supposed to come back to Canada earlier but unfortunately fell sick, had to postpone my return journey to Canada. [REDACTED]  
[REDACTED]. I will be back in Calgary in the second week of February 2023.

Hence I request you to hold this detailed review till I come back in the second week of February 2023.

My email is [REDACTED] and my phone number ([REDACTED]) is inactive now. I will activate my phone number once I reach Calgary.

Please accept my apologies for all the inconvenience caused because of my absence.

I will contact you as soon as I come back to Calgary.

Thanks & regards,

Sachidananda Udupa

161 Cranwell Bay SE

---

On Thursday, January 5, 2023, 10:32 PM, Fletcher, Diana R. <[Diana.Fletcher@calgary.ca](mailto:Diana.Fletcher@calgary.ca)> wrote:

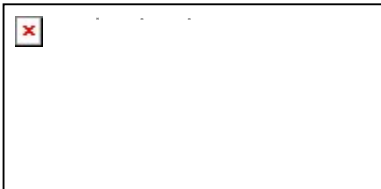
Hello,

It doesn't look like any of my emails are getting to you, your phone number doesn't seem to be working either. Please let me know if you receive this – it looks like the incorrect email address was in our system.

Diana

---

**From:** Fletcher, Diana R.  
**Sent:** Wednesday, October 26, 2022 4:02 PM  
**To:** [REDACTED]  
**Subject:** Action Required - Detailed Review for DP2022-05998 at 161 CRANWELL BA SE



Good Day,

The detailed review for your Development Permit has been completed and we require additional information before we are able to proceed to a decision.



This email contains the following information:

- Detailed Review

For more information about the Development Permit process please visit [www.calgary.ca/dpprocess](http://www.calgary.ca/dpprocess).

For status updates and more information on your specific Development Permit please visit [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap).

---

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

**Diana Fletcher**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

**C** 1.587.224.3169 | [diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)

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

September 27, 2022

**File No: DP2022-5998**

**Location: 161 Cranwell Ba SE**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated Sept 8, 2022 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 and Table 17.1 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](mailto: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](mailto: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](mailto:EPC_Permits@enmax.com)

Sincerely,

Narind Parmar, P.L.(Eng.),  
Distribution Engineering

QR Code for ENMAX Ground  
Disturbance Guidelines



**Samnick, Cyrille**

---

**From:** Serieska, David  
**Sent:** Monday, October 3, 2022 11:36 AM  
**To:** Fletcher, Diana R.  
**Subject:** RE: DP2022-05998 - 161 Cranwell Bay SE

Hi Diana,

This neighbor has lodged multiple complaints regarding this property over the years as he does not like the fact that it is a rental. The current tenants have 3 large pick up trucks, 2 of which were registered as large vehicles. We had to advise them that they could not park on site as they met the LUB definition for large vehicles so they are now parking them on the road near the home. This is also unacceptable to the neighbor.

This property is located on a cul-de-sac which naturally impedes parking on the street in front of the homes anyway. If this driveway isn't approved, it may create enough room for 1 small vehicle to park on the street. The complainant has expressed to me in the past that he would like the spot to be available for his family members when they visit. I leave this one up to you.

Sorry.



## Dave Serieska

Development Inspector  
 Building Safety & Development Services/Development Inspections  
 Planning & Development Services  
 The City of Calgary | Mail Code: 231  
 T 403.510-2790 | E [david.serieska@calgary.ca](mailto:david.serieska@calgary.ca) | calgary.ca  
 Floor 3, Municipal Building 800 Macleod TR SE  
 P.O. Box 2100, Station M, Calgary, AB T2P 2M5

---

**From:** Fletcher, Diana R. <Diana.Fletcher@calgary.ca>  
**Sent:** Thursday, September 29, 2022 9:20 AM  
**To:** Serieska, David <Dave.Serieska@calgary.ca>  
**Subject:** DP2022-05998 - 161 Cranwell Bay SE

Hi David,

**SDAB2023-0010**

I have been talking to an adjacent property owner of 161 Cranwell Bay. The owner of 161 Cranwell Bay seems to have widened the driveway at some point and the adjacent property owner is quite upset about this.

Just wondering if you have any info on this. I really don't see any issues with the driveway widening and the adjacent property owner seems to have more of a problem with the tenants of 161 than the actual widening so I thought I'd reach out and see if you were on site and if there seems to be issues with the widening.

Thanks,

**Diana Fletcher**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

**C** 1.587.224.3169 | [diana.fletcher@calgary.ca](mailto:diana.fletcher@calgary.ca)

**Fletcher, Diana R.**

---

**From:** Karl Unruh <[REDACTED]>  
**Sent:** Tuesday, August 30, 2022 9:42 PM  
**To:** Fletcher, Diana R.  
**Subject:** [External] 161 cranwell bay se/ Photo DP 2022-05998

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This is a photo from my front step. You can see that the nonconforming driveway is at least clear for now. The vehicles on the street are in the description from the previous email.

Imagine one of these large vehicles parked up on the now empty space visible in the photo.



**Fletcher, Diana R.**

---

**From:** Karl Unruh <[REDACTED]>  
**Sent:** Tuesday, August 30, 2022 8:56 PM  
**To:** Fletcher, Diana R.  
**Subject:** [External] 161 Cranwell bay se DP2022-05998 app

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Hello again Diana

My phone number I just sent was incomplete.

It is [REDACTED]  
Regards  
Karl Unruh  
[REDACTED]ranwell bay se.

**Fletcher, Diana R.**

---

**From:** Fletcher, Diana R.  
**Sent:** Wednesday, August 31, 2022 8:18 AM  
**To:** Karl Unruh  
**Subject:** RE: [External] 161 Cranwell bay se DP2022-05998 app

Good morning Karl,

This file has just been assigned to me so I haven't even looked at it yet. I do appreciate your email and the background information. I will take your comments into consideration when reviewing the application and I will see if I can speak with someone in enforcement to have something done with the commercial vehicles taking over the bay.

Do you think this is a business operating out of the home or is it several individuals who are taking their work vehicles home? Just asking because if there is a business operating out of the home, a Development Permit is required and there are no large vehicles allowed with a home business (a home business is actually referred to as Home Occupation – Class 2 and no vehicles over 4536 kg are allowed).

Thanks,

Diana

**From:** Karl Unruh [mailto: ]  
**Sent:** Tuesday, August 30, 2022 8:50 PM  
**To:** Fletcher, Diana R. <Diana.Fletcher@calgary.ca>  
**Subject:** [External] 161 Cranwell bay se DP2022-05998 app

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Good evening Diana

My name is Karl Unruh. I live at [REDACTED]. We have had numerous complaints about 161 Cranwell bay se. There are up to about 4 or 5 commercial vehicles and up to about 3 to 4 private vehicles showing up every night. There are usually about three commercial vehicles on the street after 8pm and now only one on the driveway thanks to Dave Serieska the development manager who pursued the 1 commercial vehicle and the nonconforming driveway they were parking on. These vehicles are large 3 ton to 5 ton with flat decks attached occasionally.

I have called the parking authority numerous times and have had them ticketed. In the last month the parking authority has not been ticketing these vehicles. I suspect they changed their registry to private. I will be looking into this.

I have spent many hours trying to clear up this "Invasion". There is no room to park in the bay. Neighbours have complained about these large vehicles in front of their yards. The company names on these vehicles are Terra Ferma HDD. This is a company employee motel of sorts.

Since the driveway ruling they have been parking right angles to the bay. This blocks off the garbage trucks when garbage day comes. The only way I can get my garbage cans out for the pickup is to place my cans out about 20' from my curb. It also stops the trucks for 153 Cranwell bay as well. It is obvious to me that they are doing this in retaliation.

I stand to lose the most. When they fill up the driveways, the third nonconforming section literally blocks my whole front yard and these vehicles are in close proximity to my front door.

It devalues my property value immensely. I probably would not be able to sell it if I were to try today.

I have had neighbors approach me about this ongoing disrespectful behavior from 161,

so I went around the bay to see who else had been put off. Here are the neighbors who are willing to protest 161's application for the additional driveway section: 121,137,145,149,153,157,165 and 169 Cranwell bay.



These addresses are most but two and one has been away all summer. I can forward their details based on your direction in this matter.


If you think this is an embellishment, which I'm sure you've heard before, I encourage you to see for yourself.

Thank you for your time and consideration

I can be reached at [REDACTED] Regards.

[External] 161 Cranwell bay se DP 2022-05998

 Karl Unruh   
To:  Fletcher, Diana R.

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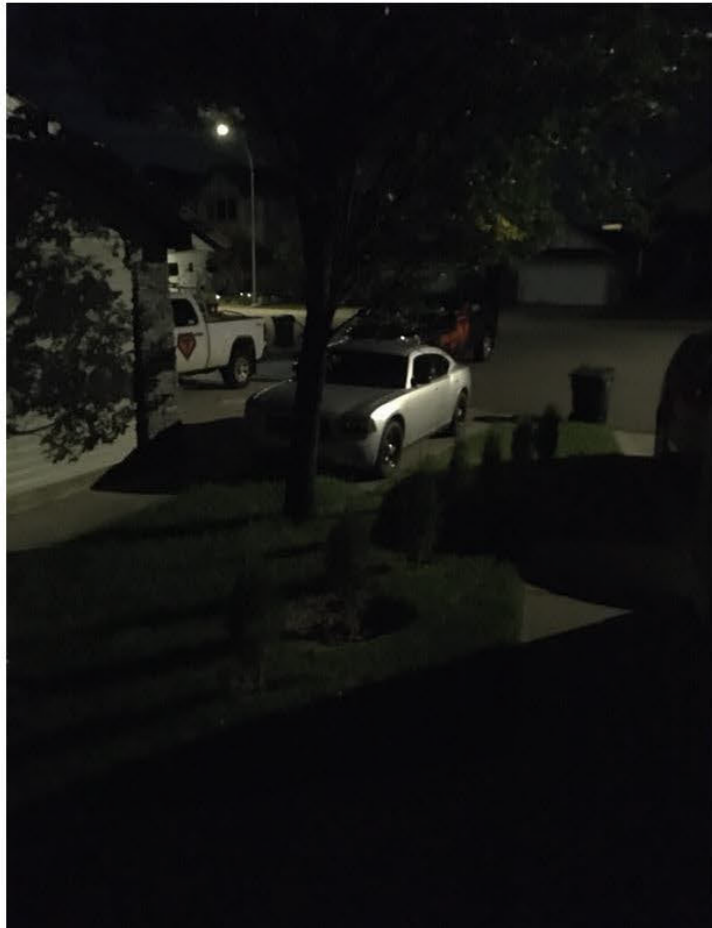
Wed 9/7/2022 9:42 P

As expected a complete disregard to respect any bylaws and the neighbors  Cranwell bay se .

Please note this evening's photos. Dave Serieska, the development officer made a ruling with the extended driveway was not respected in addition to angle parking, changing registry on vehicles and on it goes with at least 3 commercial vehicles every night and several employee vehicles as well.

P.S. Looks like I'll have to roll my garbage bin out to the centre of the bay for pickup again.

Thank you for your consideration in this matter.  
Karl Unruh  





SDAB2023-0010

[External] 161 cranwell bay se/ Photo DP 2022-05998



Karl Unruh <[REDACTED]>  
To: ○ Fletcher, Diana R.

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This is a photo from my front step. You can see that the nonconforming driveway is at least clear for now. The vehicles on the street are in the description from the previous email. Imagine one of these large vehicles parked up on the now empty space visible in the photo.



**SDAB2023-0010**

**Samnick, Cyrille**

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**From:** Karl Unruh [REDACTED]  
**Sent:** Tuesday, February 21, 2023 1:24 PM  
**To:** Fletcher, Diana R.  
**Subject:** [External] 161 Cranwell bay se

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Good afternoon Diana

How and why was this driveway approved? Do I/the neighborhood have no say in this matter?

Should there not have been a notice to be posted for the neighborhood to apply their say?

We certainly do not Approve!

These people have no regard for their neighbors at all. They bring in huge pieces of equipment and park as if they are in some field operation.

"Driveway widening"?The original unapproved section was already poured near the property line.

Karl Unruh

**Samnick, Cyrille**

---

**From:** Fletcher, Diana R.  
**Sent:** Tuesday, February 21, 2023 8:28 AM  
**To:** Karl Unruh  
**Subject:** RE: [External] 161 cranwell bay

Hi Karl,

A Development Permit for driveway widening has been approved on this parcel, however, the driveway width was reduced significantly and it appears that this truck and trailer are partially parked on the lawn. In the spring, the landowner will be covering a portion of the widening with artificial grass which is not supposed to be parked on.

It looks like David is out of the office for the remainder of the week so I think your best option at this point is to call 311 and make another complaint, if there is an option to provide pictures, submit these pictures. A ticket can be issued for parking on the front lawn. As well, the applicant is not abiding by the conditions of approval in the Development Permit for driveway widening which as mentioned approved a much smaller widening, this can also be fined. The Development Permit if needed is DP2022-05998.

Please let me know if you wish to discuss this further or if you have any issues submitting a complaint through 311.

Thanks,

Diana

---

**From:** Karl Unruh [REDACTED]  
**Sent:** Saturday, February 18, 2023 9:37 AM  
**To:** Fletcher, Diana R. <Diana.Fletcher@calgary.ca>  
**Subject:** [External] 161 cranwell bay

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Good morning Diana

I really don't know where to turn anymore.

We had Dave Serieska the development inspector come out and determine a ruling on the nonconforming extended driveway at 161.

They have continuously ignored the ruling.

Last night as you will see in the photo not only do they park on the extended section but bring their commercial vehicles with trailers on. Business as usual.

Fines? orders? Does the City of Calgary have no enforcement ability?

This is the view from my front door!  
Licence# on the truck is [REDACTED]

Thank you for your consideration

Regards  
Karl Unruh  
[REDACTED]






[External] 161 Cranwell bay se

 Karl Unruh <[redacted]>  
To:  Fletcher, Diana R.

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Wed 9/28/2022 7:39 PM

 You replied to this message on 9/29/2022 9:15 AM.  
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I have many pictures of them parking their vehicles and now doing mechanical work on them.

No FINES?

Let's assume they do not get the approval for this additional driveway. Do you think they will stop? Where is the accountability?  
This situation has only escalated!

Regards

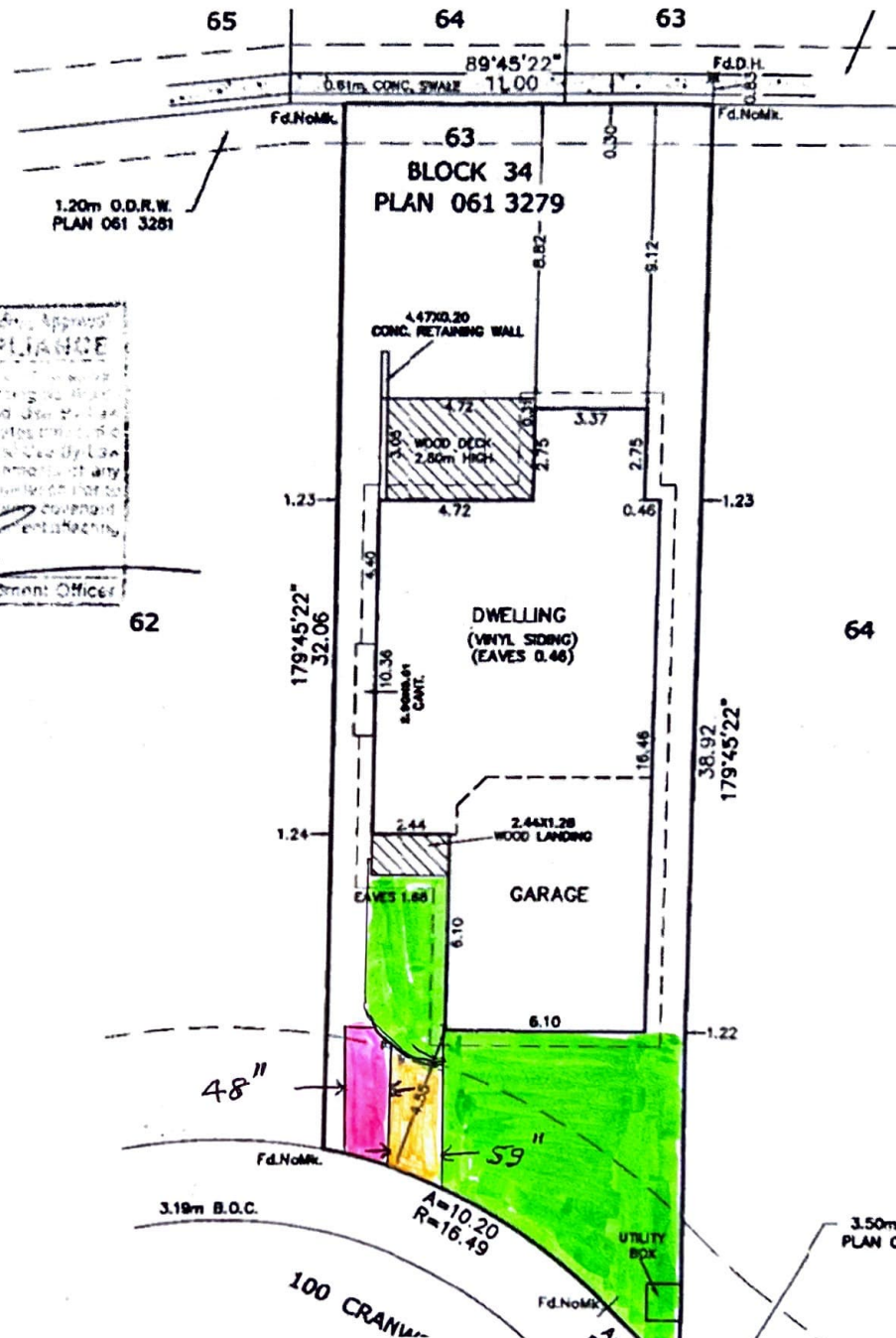
Karl Unruh




[redacted]

Attached photos



SDAB2023-0010



 DRIVEWAY & WALKWAY  
(NORMAL)  
 RELAXATION REQUESTED  
(59" WIDTH)  
 ARTIFICIAL GREEN  
GRASS TO BE INSTALLED  
(48" WIDTH)