

REPORT TO THE SUBDIVISION AND  
DEVELOPMENT APPEAL BOARD

<b>DATE:</b> July 7, 2026	<b>APPEAL NO.:</b> SDAB2026-0093 <b>FILE NO.:</b> DP2026-02081
<b>APPEAL BY:</b> Pardeep Rana (2139533 Alberta Ltd.) represented by Carol McClary	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a</b>  <b>Change of Use: Liquor Store</b>  <b>was refused at <u>4820 Edmonton Trail NE</u> entryway address <u>513 McKnight Boulevard NE</u>.</b>	<b>LAND USE DESIGNATION: C-COR2</b>  <b>Discretionary</b>
<b>COMMUNITY OF:</b> Greenview	<b>DATE OF DECISION:</b> May 26, 2026
<b>APPLICANT:</b> Com-Tech Drafting & Design (2002)	<b>OWNER:</b> Pardeep Rana (2139533 Alberta Ltd.) represented by Carol McClary

**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.

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]	4820 Edmonton Trail NE
Development Permit/Subdivision Application/File Number [required]	Dp2026-02081
Name of Appellant [required]	Pardeep Rana (2139533 Alberta Ltd.)
Agent Name (if applicable)	Carol McClary
Street Address [required]	227 hampstead Way NW
hdnFullAddress	227 hampstead Way NW Calgary AB T3A 6G8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T3A 6G8
Residential Phone # [required]	(403) 689-8547
Business Phone #	(403) 862-2401
Email Address [required]	carolmcclaryconsulting@gmail.com

## APPEAL AGAINST

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

Development Permit Refusal

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

The owner of the proposed liquor store disagrees with the Reasons for Refusal stated by the Development Authority.  
The location of the proposed liquor store is worthy of a relaxation of the separation distance to the nearby liquor store. The location of the liquor store within the existing building is not facing Edmonton Trail. McKnight Blvd is a major road and a physical separation and major barrier between the two liquor stores.  
Other reasons will be presented at the Hearing.

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

Estimated Presentation Time                      1 hour

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

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

If yes, what are the issues?

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

If yes, how many will you be bringing?

*I confirm and acknowledge that*

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

Submission Date    2026-06-15 21:18:13 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](mailto:info@calgarysdab.ca).

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

Website: [calgary.ca/sdab](http://calgary.ca/sdab)

Phone: (403) 268-5312

Email: [info@calgarysdab.ca](mailto:info@calgarysdab.ca)

**From:** [Fandrich, Jamie](#)  
**To:** [Calgary SDAB Info](#)  
**Subject:** SDAB2026-0093 / DP2026-02081 - Appeal Response  
**Date:** Thursday, June 25, 2026 10:47:53 AM  
**Attachments:** [SDAB2026-0093 / DP2026-02081 Appeal Response.pdf](#)

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Hello,

Attached is the Appeal Response for SDAB2026-0093 / DP2026-02081.

Please register me as a participant for the P&J hearing and send me the notice of hearing for the future merit hearing, if scheduled.

Thank you,

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

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services | The City of Calgary

C 403.651.5029 | [jamie.fandrich@calgary.ca](mailto:jamie.fandrich@calgary.ca)



The City of Calgary  
Planning & Development Services

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# Development Authority Appeal Response

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**Appeal Number:** SDAB2026-0093

**Development Permit Number:** DP2026-02081

**Address:** 513 Mcknight BV NE

**Description:** Change of Use: Liquor Store

**Land Use:** Commercial – Corridor 2 (C-COR2 f3.0h46)

**Community:** Greenview Industrial Park

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

**Development Authority Attendance:** No

**SDAB2026-0093**

**Use:** Discretionary

**Notice Posted:** Completed as per Bylaw

**Public Response(s) Received?** No

**Applicable Planning Policies:**

- North Hill Communities Local Area Plan (the Plan)
- Liquor Store Separation Guidelines (the Guidelines)

**Bylaw Relaxations:**

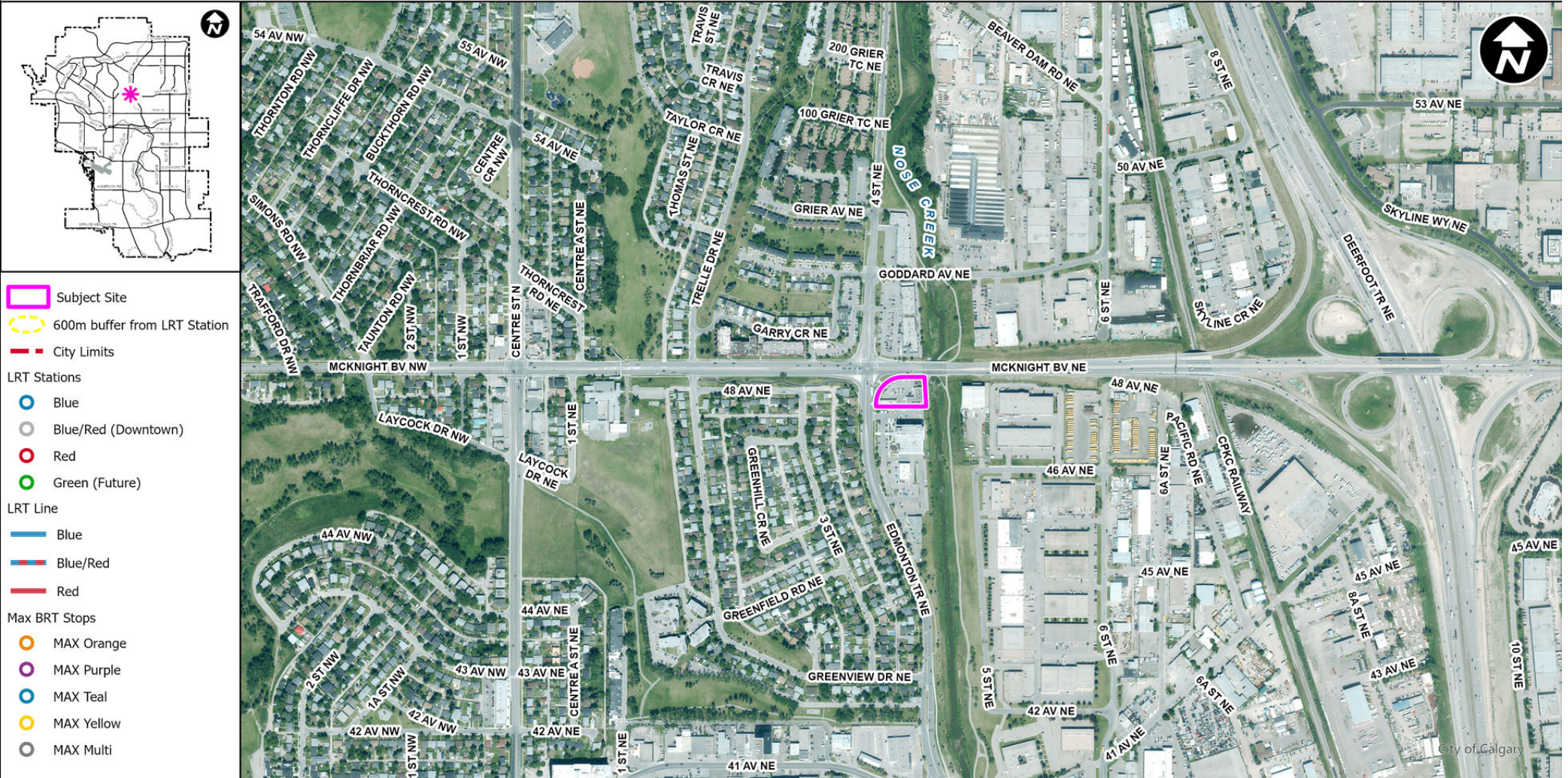
The development requires the following Land Use Bylaw relaxations:

Bylaw Requirement		Provided	Variance
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate the proposed Liquor Store as being 99.99 metres from the existing Liquor Store to the North.	A proposed relaxation of 66.67% (+56.67%) would be required.

















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

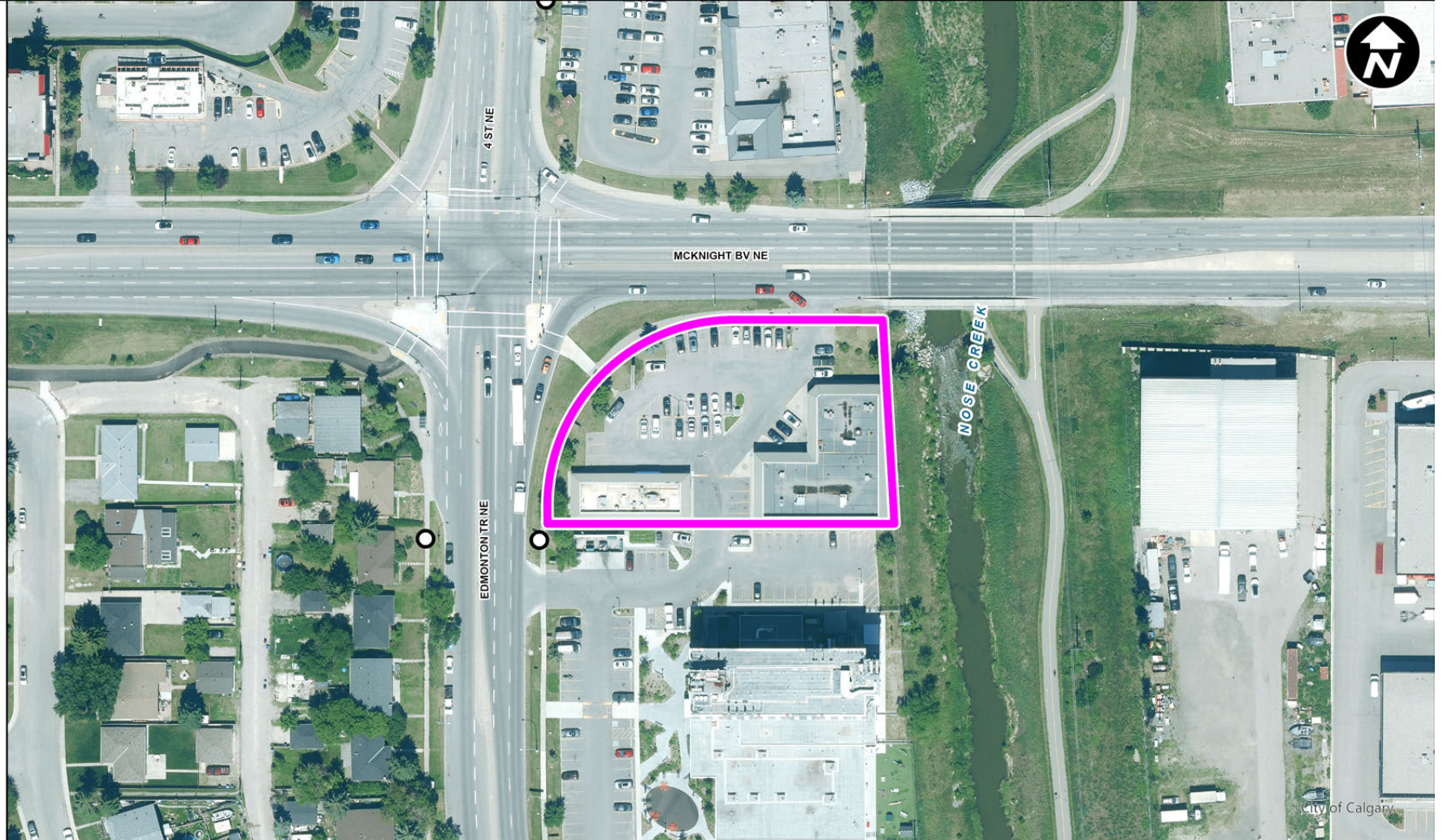
1. Please see the Reasons for Refusal.
2. The Development Authority may provide additional materials prior to the merit hearing.

# Community Context SDAB2026-0093

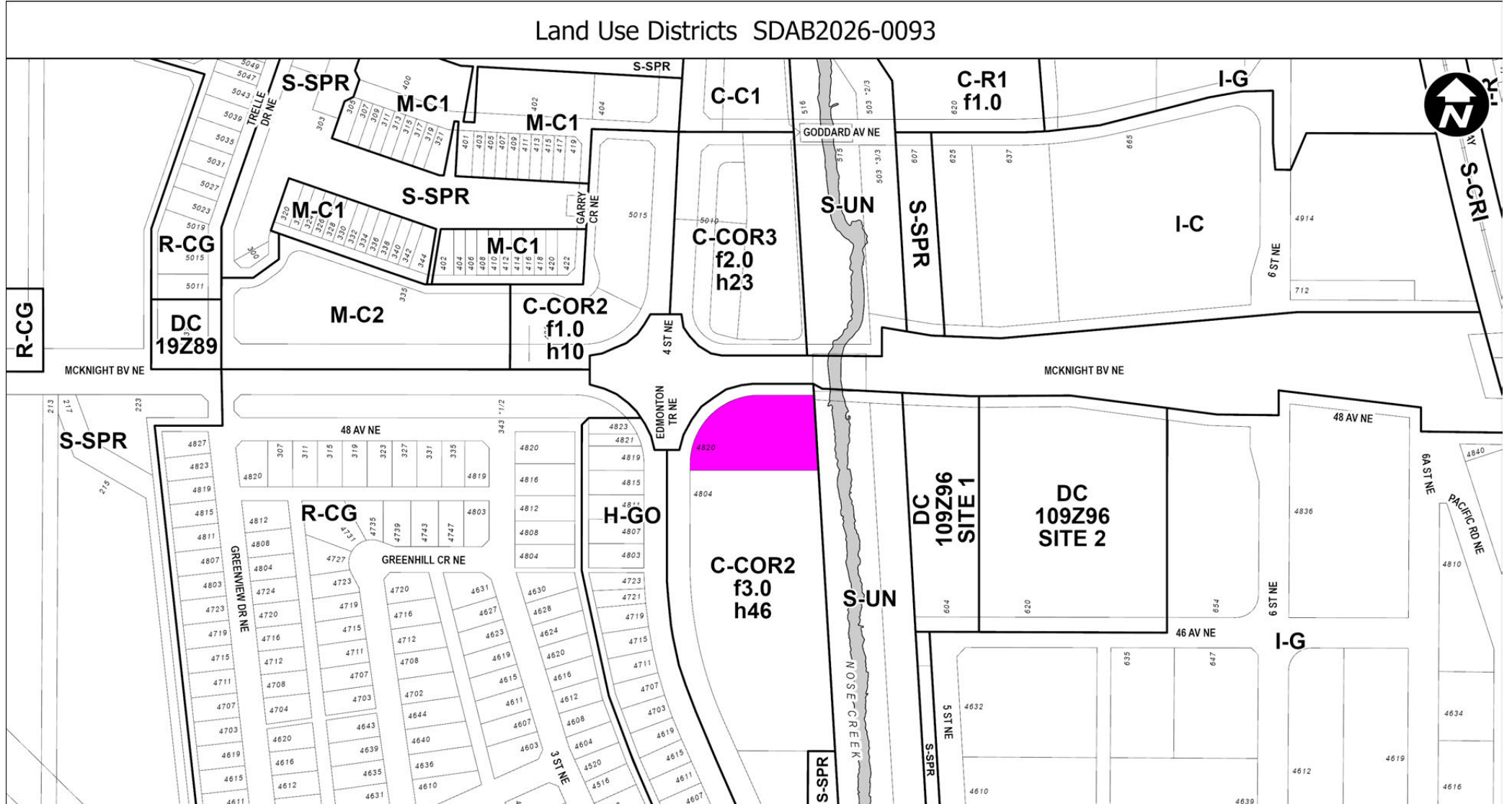


Site Context SDAB2026-0093

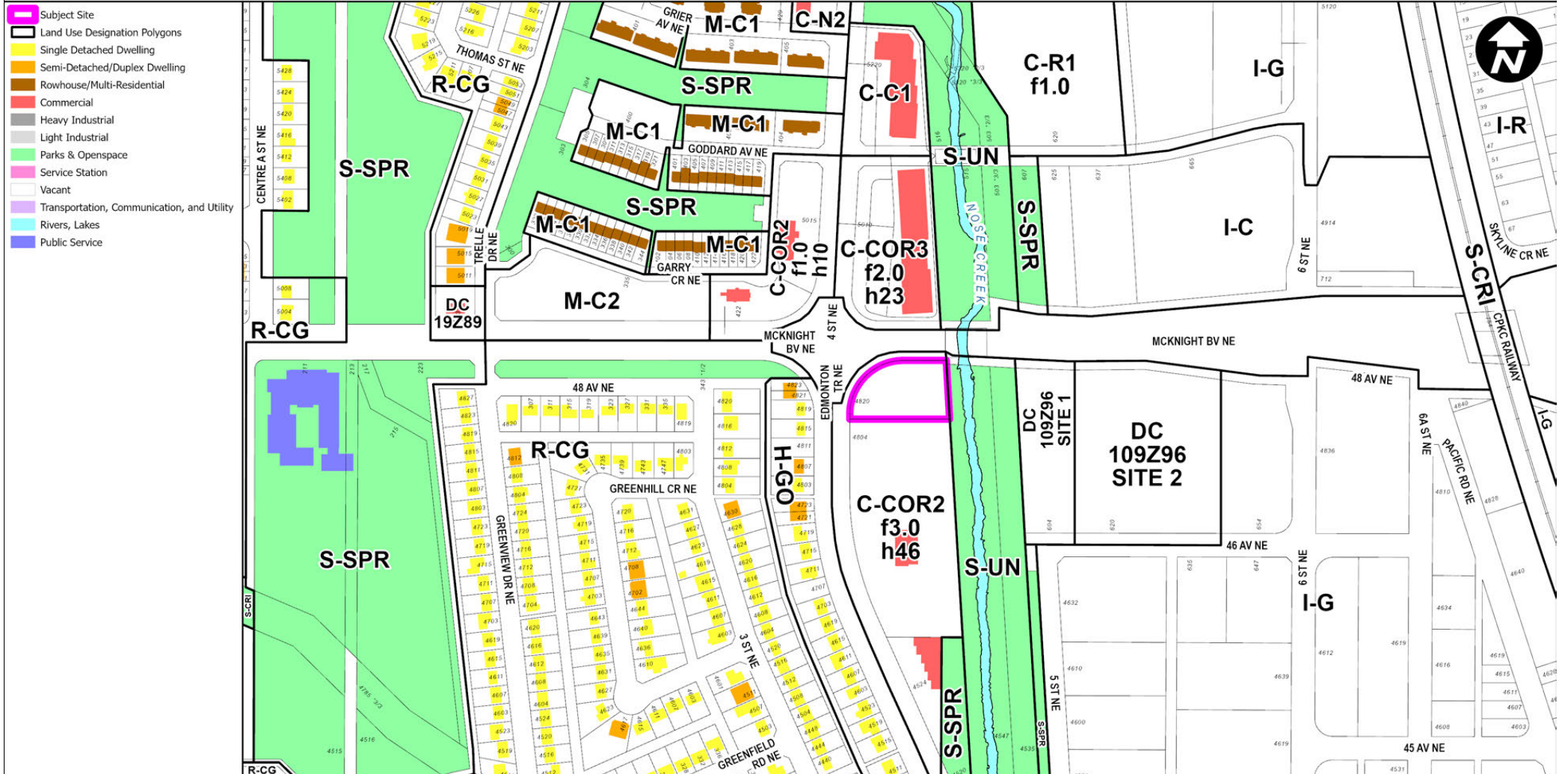
-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
  -  Blue
  -  Blue/Red (Downtown)
  -  Red
  -  Green (Future)
- LRT Line**
  -  Blue
  -  Blue/Red
  -  Red
- Max BRT Stops**
  -  MAX Orange
  -  MAX Purple
  -  MAX Teal
  -  MAX Yellow
  -  MAX Multi
  -  Bus Stop



Land Use Districts SDAB2026-0093



Surrounding Land Use SDAB2026-0093





May 26, 2026

COM-TECH DRAFTING & DESIGN (2002)



**RE: Notification of Decision for DP2026-02081**  
**Subject: Change of Use: Liquor Store**  
**Address: 4820 EDMONTON TR NE**

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on May 26, 2026. Attached are the Reasons for Refusal.

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

Should you have any questions or concerns, please contact me at (368) 886-0147 or by email at [David.Lai@calgary.ca](mailto:David.Lai@calgary.ca).

Sincerely,

DAVID LAI  
Senior Planning Technician  
Planning and Development



DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2026-02081

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

**4820 EDMONTON TR NE**

Community: **Greenview Industrial Park**

L.U.D.: **C-COR2 f3.0h46**

and legally described as:

**9012577;1;1**

**VOID**

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

**Change of Use: Liquor Store**

**REFUSED**

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: **May 26, 2026**

Development Authority: **Jamie Fandrich**

File Manager: **David Lai**

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

**This permit will not be valid if development has not commenced by: May 26, 2027**

**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: **COM-TECH DRAFTING & DESIGN (2002)**

Address: **306B, 1235 26 AV SE**

City: **CALGARY, AB, T2G 1R7**

Phone: **[REDACTED]**



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

**DP2026-02081**

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**Complete Address and Legal Description listing for Development Permit DP2026-02081**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	509 MCKNIGHT BV NE	
Entryway	513 MCKNIGHT BV NE	
Parcel	4820 EDMONTON TR NE	9012577;1;1



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Planning & Development Services

Development & Subdivision Application Services

### Reasons for Refusal for DP2026-02081

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

#### Proposed Use

This application is for a Liquor Store at 513 McKnight BV NE in the community of Greenview Industrial Park. The parcel is designated Commercial – Corridor 2 (C-COR2 f3.0h46) District under the Land Use Bylaw. Liquor Store is listed as a discretionary use in this district.

#### Planning Review and Analysis

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

The application seeks a relaxation for a Liquor Store to be located within 300.0 metres from another approved liquor store in the community, measured at 99.9 metres. The intent of the minimum 300.0 metres setback requirement for a Liquor Store is to prevent proliferation of the use along corridors and in communities. Section 40(h) of the Land Use Bylaw explicitly instructs the Development Authority to refuse all development applications for prospective Liquor Stores when it is found that the separation distance to other approved Liquor Stores requires a variance of greater than 10 percent.

In evaluating the application, the Development Authority determined that the location of the proposed liquor store is inappropriate and the proposed relaxations cannot be supported. According to section 40 of the Land Use Bylaw 1P2007, the Development Authority must refuse the proposed development due to the separation distance clearance to the nearest approved Liquor Store.

#### Decision

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

*Jamie Fandrich*  
 \_\_\_\_\_  
 Jamie Fandrich, Development Authority

**May 26, 2026**  
 \_\_\_\_\_

Date



**Attachments for DP2026-02081**

**Site and Context**

The subject site is a corner parcel and has street access from the north property line.



**Process**

<b>Notice Posting</b>	Notice Posting was required as per section 27 of the Land Use Bylaw.
<b>Circulation</b>	Calgary Police Service Crime Prevention Team – no comments received Ward 4 Councillor – no comments received Thorncliffe/Greenview Community Association – no comments received LEMAG – Licensing – no concerns Alberta Gaming & Liquor Commission – no comments received
<b>Public Responses Received</b>	No comments were received.
<b>Bylaw Review</b>	The application does not comply with the bylaw as shown in the bylaw relaxations table below.



## Key Land Use Bylaw Provisions

### Discretionary Use Development Permit Application

**35** When making a decision on a *development permit* for a *discretionary use* the *Development Authority* must take into account:

- (a) any plans and policies affecting the parcel;
- (a.1) climate mitigation and climate adaptation;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location and parcel for the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (f) the servicing requirements;
- (g) access, parking and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel;
- (i) the impact on the public transit system; and
- (j) sound planning principles

### Discretionary Use That Does Not Comply

**36** (1) The *Development Authority* may approve a *development permit* application for a *discretionary use* where the proposed *development* does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the *Development Authority*:

- (a) the proposed *development* would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed *development* conforms with a *use* prescribed by this Bylaw for that land or *building*.

### Development Authority's Decision

**37** (1) The *Development Authority* may approve, either permanently or for a limited period of time, a *development permit* application for a *discretionary use*, and may impose the conditions enumerated in section 38 of this Part.

- (2) The *Development Authority* may refuse a *development permit* application for a *discretionary use* even though it meets the requirements and rules of this Bylaw

### Applications the Development Authority Must Refuse

**40** The *Development Authority* must refuse a *development permit* application when the proposed *development*:

- (h) is for a Liquor Store in any district, other than the C-R2, C-R3 and CR20-C20/R20 Districts, that requires more than a 10 per cent relaxation of a minimum separation distance specified in subsections 225(d) or 225(e), except where the development permit is for:
  - (i) the expansion or alteration of an existing approved Liquor Store or renewal of approval of a previously approved development permit for a Liquor Store; or
  - (ii) an existing approved Liquor Store that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e),



## The City of Calgary

Planning & Development Services

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excluding the distance from the original location of the existing approved Liquor Store;

### Bylaw Relaxations

Bylaw Requirement	Provided	Variance	
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate the proposed Liquor Store as being 99.99 metres from the existing Liquor Store to the North.	A proposed relaxation of 66.67% (+56.67%) would be required.

### Applicable Planning Policies

#### Liquor Store Separation Distance Guidelines

##### Objectives

To ensure opportunities for liquor stores are balanced with the cumulative impacts of traffic, parking, noise, and aesthetics they may have on communities.

The separation distance helps manage over concentration of liquor stores along corridors and in communities.

##### Guidelines

A request to reduce either the 300 metre minimum separation distance between a proposed liquor store and an existing liquor store, or the 150 metre minimum separation distance between a proposed liquor store and a school, up to 10 per cent of the minimum distance, may be approved by the development authority when:

1. The proposed liquor store is less than 300 metres from an existing liquor store, but located in and serving a different community or neighbourhood;
2. Only one liquor store or school is within the minimum separation distance;
3. A major road or expressway separates the proposed liquor store from the other liquor store or school within the separation distance;
4. The proposed liquor store, or the existing liquor store that is within the minimum separation distance, is located in an enclosed shopping centre; or
5. The existing liquor store located within the minimum separation distance is in a land use district where the separation distances do not apply (e.g. a direct control district, regional commercial district or a downtown district).

An existing approved Liquor Store proposes to relocate to a new location within 300 metres of its original location, provided that it does not move within the minimum separation distance of a different liquor store.



**Map**

**DP2024-02232**

Liquor Store Separation 300m

DP2002-3113 Liquor Store  
 99.99 m from proposed location

School Separation 150m

No Schools located within 150m

Emergency Shelter Separation 150m  
 (only applicable in Centre City East Village Districts)

N/A as not located in the Centre City East Village Districts

Cannabis Store Separation

No Cannabis Stores abutting



## Development Permit Application

Online Submission

Application Information	
<b>Applicant Details</b> <input type="checkbox"/> Business Owner <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Agent Representing Business or Property Owner	
<b>Applicant Name</b> Layne Martin	<b>Applicant Contact Information</b> Phone: [REDACTED]
<b>Representing Company (if applicable)</b> COM-TECH Drafting & Design Services	Email: [REDACTED]
<b>Business Trade Name</b> COM-TECH DRAFTING & DESIGN (2002)	<b>Mailing Address:</b> 513 MCKNIGHT BV NE, Calgary Alberta Canada T2E8P1
<b>Business ID</b> [REDACTED]	
<b>Owner / Leaseholder Name</b> Pardeep Rana	<b>Owner / Leaseholder Contact Information</b> Phone: [REDACTED]
	Email: [REDACTED]
Business Location Details	
<input checked="" type="checkbox"/> Commercial Based <input type="checkbox"/> Home Based <input type="checkbox"/> Based Out of Town <input type="checkbox"/> Mobile <input type="checkbox"/> Personal Services	
<b>Application Address</b> 513 MCKNIGHT BV NE	
<b>LUD</b> C-COR2, Commercial - Corridor 2	<b>Existing Use(s)</b> C2515 - Retail and Consumer Service
<input type="checkbox"/> First tenant in the space (Building is brand new and I am the first tenant) <input checked="" type="checkbox"/> New tenant (There was a different business using this space, but the proposed business will be taking over) <input type="checkbox"/> Existing tenant (I have pre-existing approval for this space but I am making changes to operations)	
Is a school, child care facility, overnight medical facility, residence, or food, drink, and/or cannabis business proposed as either a primary or ancillary use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a waste management, recycling, or wastewater treatment facility being proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

What was the last business to occupy the space (if known ) Personal services spa use	Total floor area 1458	Floor of business main floor
Is any part of the business use taking place outside? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what business activity will be taking place outside? N/A	
Will you be adding or increasing the size of a sign? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

### Business Activity Questionnaire

Activity type selected

Liquor Store

Q1: Will you be selling any food products? (\*NOTE\* This does not include food items sold from vending machines.)

A1: No

Q2: In addition to alcohol, will you be selling any non-food products of any kind?

A2: No

Planning Terms Liquor Store	Licence Types LIQUOR STORE
Have you previously applied for planning approval for how your business intends to use the space? (i.e. Development Permit or Tenancy Change) No	

### Safety Questionnaire

Q1: Are you proposing construction or alterations to the space? (This includes any moving, replacing and construction of new walls, mezzanines, or floors?)

A1: No

Q2: Are you sharing space with another tenant?

A2: No

Q3: Will the business use or store any chemicals, hazardous, compressed gas, or flammable materials?

A3: No

Q4: Will the business activities produce any dust, smoke, off gassing, or hazardous fumes? (e.g. welding, manufacturing, granite/solid surfacing, painting/spray operations)

A4: No

Q5: Will the business include the use or sampling of shisha, eCigarettes, or tobacco products?

A5: No

Q6: Will the business operate a forklift? (fuel or battery operated)

A6: No

Q7: Will the business cook or reheat food products for sale to the public?

A7: No

Q8: Will the business include any vehicle service operations? (vehicle repair, detailing, storage, car wash, oil changes)

A8: No

## Approvals Generated

Q1: Would you like to apply Business Licence now?

A1: No – I will apply at a later date or someone else will apply on my behalf

Q2: Would you like to apply Development Permit now?

A2: Yes - apply now

**Submitted Documents**

Document Type: ARCHITECTURAL  
Document SubType: PLANS  
Document Name: 513M\_DP-10APR26-Change of Use.pdf

Document Type: SUPPORTING DOCUMENT  
Document SubType: OTHER  
Document Name: 513-Change of Use Application.pdf

Document Type: ARCHITECTURAL  
Document SubType: INFORMATION FORM  
Document Name: 513M-Use Questionnaire.pdf

The personal information obtained on this form is being collected under the authority of section 4 (c) of the Protection of Privacy Act (POPA). This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. Information may also be used to conduct ongoing evaluations of services received from Planning & Development department. The name of the applicant and the nature of the application may be made available to the public, as authorized by the Access to Information Act (ATIA), unless exempted under the Act's disclosure provisions. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE, Calgary, Alberta, in relation to this program by contacting the Access Privacy Protection Administrator for Planning and Development by telephone at (403)268-5311 or by using the live chat services provided on our websites.

## Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

### 1. Interpretation

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

### 2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

### 3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

### 4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

### 5. Complete Application

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

### 6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

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WHILE THE CITY TRIES TO ENSURE THE ACCURACY AND COMPLETENESS OF INFORMATION ON THIS ONLINE SERVICES SITE, IT DOES NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THIS SITE WILL ALWAYS BE AVAILABLE FOR USE.

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

## 9. Alberta Law

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

## 10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

## 11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

## 12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account, user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

## 13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

## 14. Copyright

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

## 15. Condominium Property

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

Development Permit Application Requirements

I am authorized to apply for this permit in accordance with section 26 (1) of the Land Use Bylaw 1P2007 as amended.



# Discretionary or Permitted with Relaxation Change of Use

## Before You Apply

### SECTION 1: Application resources

- Visit [Calgary.ca/startbusiness](https://calgary.ca/startbusiness) to find more information about **fees**, timelines and more.
- Review our [Digital document criteria](#) prior to submitting your application.
- Remove all personal information on plans.

## Prepare Your Application

### SECTION 2: Applicant details

Property Owner  Representing Owner

Applicant's Name:

Company Name (if applicable):

Applicant's Email:

Applicant's Phone Number (during business hours):



*Correspondence and approval notification will be sent to only the applicant.*

### SECTION 3: Application requirements for planning approval (Development Permit)

#### Supporting Documents

- Complete the [Use Questionnaire](#)
- Attach any of the applicable forms listed below:
  - [Care Facility Information Form](#) (i.e., addiction treatment, assisted living, or residential care)
  - [Child Care Service Information Form](#)
  - [Instructional Facility Information Form](#)
  - [Health Care Services Information Form](#) (i.e., medical clinics, counselling services, or service organizations where treatments are being provided)
  - [Payday Loan / Pawn Shop Information Form](#)
  - [Public School Information Form](#)

#### Plans



*Plans must be uploaded as one complete drawing set. Plans should not be uploaded as separate documents.*

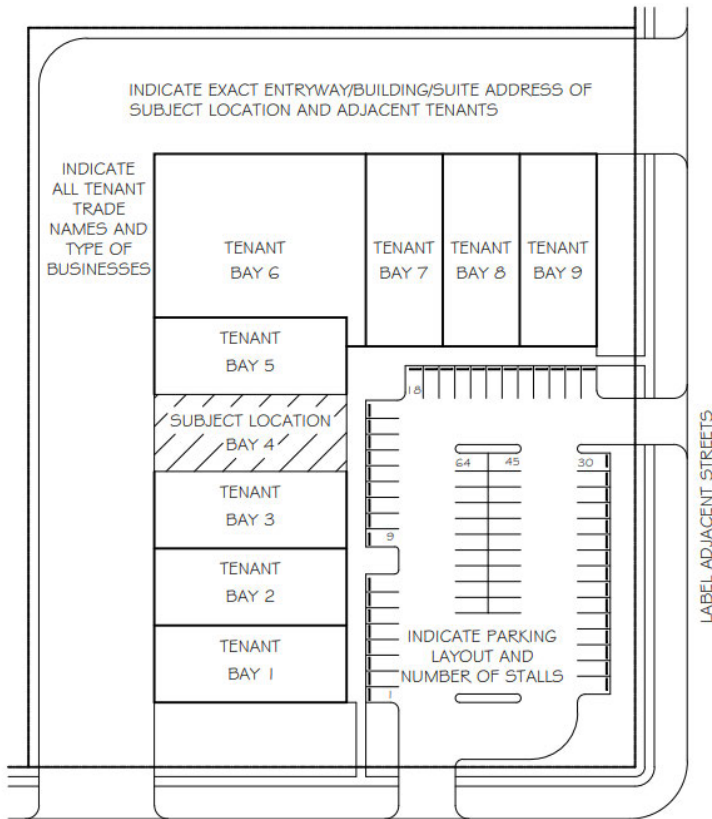
- Submit one (1) copy of your **Key Plan** showing the location of the unit within the building
- Submit one (1) Copy of your **Site Plan**– Download the [Sample Drawings](#)



*A **site plan** is only required if any part of the business is an **automotive business** (e.g. sales, servicing, rentals, etc) **OR** will be **located outside** (e.g. Outside Storage) **OR** **Pick-Up / Drop-Off stalls are required** (e.g., Child Care Service, School - Private, School Authority - School).*

Your **Site Plan** must include the following:

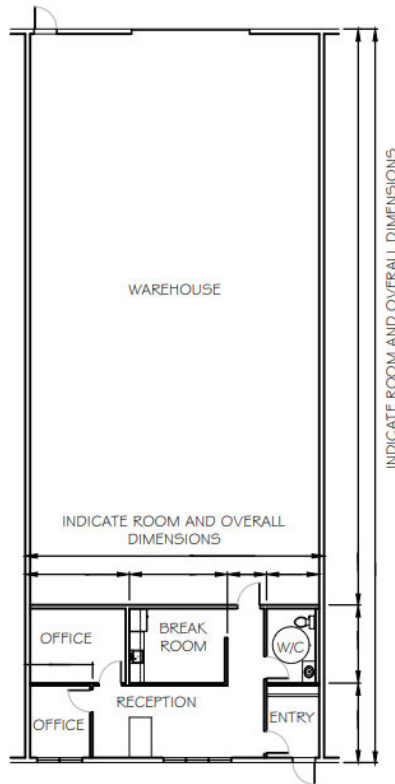
- 1 North arrow**, pointing to top or left of page
- 2 Municipal address** (ie, street address) and **legal address** (ie, plan/block/lot)
- 3 Property Lines**
- 4 Names of adjacent streets**
- 5 Outline and Dimensions of all buildings** on parcel
  - Label tenant locations within the building
  - Label location of all doors (including entry and overhead doors)
- 6 Parking and loading areas, drive aisles and circulation roads**
  - Label Parking stalls (i.e dwelling, live/work or visitor/guest)
  - Label location and dimension of any loading stalls
  - For automotive businesses – label stalls that are for the exclusive use for customers, employees and for display/inventory vehicles
- 7** If applicable, indicate and dimension all areas used for **outdoor storage**
  - Outline areas used for outdoor storage
  - Label type of storage (i.e. vehicles, equipment, materials)
  - Provide details and screening of storage area
- 8** If applicable, indicate and dimension all areas used for **outdoor display**
  - For gas stations only, dimension the distance between building entrances and gas pump island
- 9** If applicable, details of **signage**
  - Refer to appropriate requirement list for signage, available on [Calgary.ca/carls](http://Calgary.ca/carls)



Submit one (1) Copy of your Floor Plan(s)– Download the [Sample Drawings](#)

Your Floor Plan must include the following:

- 1 North arrow**, pointing to top or left of page
- 2 Municipal address** (ie, street address) and **legal address** (ie, plan/block/lot)
- 3 Dimensions and purpose of all rooms/ spaces** (i.e. showroom, kitchen, bathroom, internal stairways, mechanical room)
- 4 Location of all walls, partitions, doorways, windows, and other openings**
- 5 If applicable, public areas for food and beverage consumption:**
  - Include a seating plan that clearly indicates the area that the public will have access to
  - Identify areas used for food preparations.
  - Identify areas where entertainment is provided (i.e. dance floor, live music stage, live performances, recorded music)
- 6 If applicable, assembly and seating areas**
  - Label the gross usable area for the largest possible assembly area
  - Outline areas that have fixed seating
  - Provide seating count and/or length of bench seating
  - Dimension areas with non-fixed seating
  - Label maximum intended occupancy



*This application 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*



*The Development Authority or Safety Code Officer may require additional materials considered necessary to properly evaluate the proposed development (as stated in Part 2, Section 26(3) of Land Use Bylaw 1P2007, section 5(1) of Bylaw 39M2018 and the current National Building Code – Alberta Edition)*

## Apply

### Apply online

Apply **online** by visiting [apply.calgary.ca](http://apply.calgary.ca)



Create a myID account to apply online at [myid.calgary.ca](http://myid.calgary.ca)

- OR -

### Apply in-person

Apply **in-person** by visiting the [Planning Services Center](#) 3rd floor, Municipal building [800 Macleod Trail SE](#)

### Applicant's declaration for in-person applications

By submitting this application to The City of Calgary (the "City"), I understand and acknowledge that, as part of the City's process in reviewing, evaluating, and processing this application, the City will be required to circulate hard or electronic copies of my application materials to members of City Administration, members of the public who may be affected by the application's approval, and to relevant Community Associations' Boards of Directors, including their Planning Committees. The City will also make my application materials available online for public viewing through its website, [www.calgary.ca](http://www.calgary.ca). I hereby consent to the City's copying of these application materials, solely for the purposes of such circulation, dissemination and online viewing as aforesaid, provided that those parties to whom the copies are circulated or made available online are made aware that their use of the copies is specific and limited to providing input on my application and that any further reproduction and distribution of the plans is strictly prohibited.

If you do not want to make your application materials available online for public viewing, you must send an email to [planninghelp@calgary.ca](mailto:planninghelp@calgary.ca) within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not to have their application materials online for public viewing.

The personal information on this form is being collected under the authority of section 5 of The Safety Codes Permit Bylaw 39M2018 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 through general inquiries, paid subscription reports for permit data and resources found online, 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 contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.



**Need help or have questions? Contact the [Planning Services Centre](#) by visiting [Calgary.ca/development/contacts.html](http://Calgary.ca/development/contacts.html)**



## Use Questionnaire Application Form

### About this document

- For instructions on how to submit this application, refer to the appropriate permit requirement list on [calgary.ca/carls](http://calgary.ca/carls)
- If this application is related to a new or moved business, please start the process with a business licence application. For instructions on applying for a business licence, visit the 'How to Apply' section on: [calgary.ca/startbusiness](http://calgary.ca/startbusiness)

### SECTION 1: Who is applying?

Business owner    Agent representing business owner

Applicant name:

Company name (if applicable):

Email:

Phone number (during business hours):



*Correspondence will be sent to only the applicant*

### SECTION 2: Business Information

Business Address (including the unit number):

What floor is the Business on:

Total area of the Business:  ft<sup>2</sup>  
 m<sup>2</sup>

Name of the Business:

Business Identification Number (BID):

### SECTION 3: How will you be operating

1 Will the Business be: (check one that applies)

Taking over an existing business

Making changes to the current business (e.g. proposing new business activities)

Taking over an existing business and making changes (e.g. proposing construction, changing menu items)

New business in an existing building

Sharing space with an existing business

First tenant in a new building

2 Provide a **detailed description** of your business



*What services does your business provide? Include all business-related activities.*

3 If you are proposing any changes to the business, please provide a description of these changes



*Are you adding new business activities or square footage to your business. This includes if you will be expanding public area, adding a mezzanine, sales or display area.*

N/A

#### SECTION 4: Construction information

1 Are you proposing any construction or alterations to the space?

Yes

No

2 Will there be any exterior changes?

Yes

No

If yes, describe the changes:

3 Are you the first tenant to occupy the space?

Yes

No

4 Are you moving, replacing, or constructing new walls, mezzanines or floor assemblies?

Yes

No

5 Are you sharing space with another tenant?

Yes

No

If yes, please indicate the business you are sharing space with and how you are each operating.

#### SECTION 5: Site Characteristics



*The [Matters Related to Subdivision and Development Regulation](#) prohibits school, hospital, and residential uses from being approved within waste management facility setbacks. [Click here](#) for more information.*

1 Does the proposal involve a school, child care facility, overnight medical facility, or residence?

Yes

No

2 Is a waste management, recycling, or wastewater treatment facility being proposed?

Yes

No

3 If yes, will the waste management, landfill, waste storage site be operated by, or on behalf of, the City of Calgary

Yes

No



You need only to complete the following sections if your business falls within one of the business types below.

**SECTION 6: Automotive business types**

N/A

Automotive type definitions:

- **Passenger Vehicles** includes those such as cars, trucks, and vans
- **Commercial Vehicles** includes those such as buses, cube vans, dump trucks, flatbed trucks, or tractor trailers (4536 kg or greater)
- **Recreational Vehicles** includes those such as motor homes, travel trailers, fifth wheel travel trailer, or boats (provides accommodation)



One copy of a Site Plan and Floor Plan is required with this submission. You must indicate the location of all business-related parking on these plans. This includes display, customer, and employee parking. For details on the Site Plan requirements, please refer to this [checklist](#) and [click here](#) for sample drawings.

Will the Business: (check all that apply)

<input type="checkbox"/> <b>Repair or Servicing Vehicles:</b> (check all that apply) <input type="checkbox"/> Passenger Vehicles (3 or less at a time) <input type="checkbox"/> Passenger Vehicles (4 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> Recreational Vehicles	<input type="checkbox"/> <b>Vehicle Sales:</b> (check all that apply) <input type="checkbox"/> Passenger Vehicles (5 or less at a time) <input type="checkbox"/> Passenger Vehicles (6 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> Recreational Vehicles	<input type="checkbox"/> <b>Vehicle Rentals:</b> (check all that apply) <input type="checkbox"/> Passenger Vehicles (5 or less at a time) <input type="checkbox"/> Passenger Vehicles (6 or more at a time) <input type="checkbox"/> Commercial Vehicles <input type="checkbox"/> <b>Gas Bar</b>
<input type="checkbox"/> <b>Auto Body/Paint Shop -</b> repairing and painting of motor vehicle bodies	<input type="checkbox"/> <b>Car Wash</b>	<input type="checkbox"/> <b>Other</b>

Will any part of the business take place outdoors?  Yes

If yes, please provide information on the type of activities taking place outdoors:  No

Will there be any outdoor storage?  Yes



If yes, any outdoor storage must be screened and shown on your site plan.

No

**SECTION 7: Industrial, warehouse, manufacturing business types**

N/A

1	Will there be the production food products?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	Will there be storage of food products?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Will there be a sales and/or display area?	<input type="checkbox"/> Yes <input type="checkbox"/> No

If yes, what is the total size of the sales and/or display area?	<input type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup>
4 Will there be an office area?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, what is the total size of the office space?	<input type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup>
5 Will there be any business activities occurring outdoors including storage?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please describe the outdoor business activities:	

<b>SECTION 8: Food and beverage establishments – includes brewery, winery and distillery</b>		<input type="checkbox"/> N/A
1 Will the Business: (check all options that apply)		
<input type="checkbox"/> <b>Restaurant/Bar:</b> Will you be selling alcohol? <input type="radio"/> Yes <input type="radio"/> No If Yes, minors (under 18) are: <input type="radio"/> Allowed at all times <input type="radio"/> Restricted at certain times <input type="radio"/> Restricted minors at all times	<input type="checkbox"/> <b>Nightclub</b> (allows for entertainment area over 10 m <sup>2</sup> ) <input type="checkbox"/> <b>Catering Service</b> (food preparation/delivery, no customer pick-up) <input type="checkbox"/> <b>Dinner Theatre</b> (minors allowed at all times)	<input type="checkbox"/> <b>Concession or Accessory Food</b> (i.e. juice bar within an existing gym) <input type="checkbox"/> <b>Specialty Food</b> (i.e. deli, bakery etc.) <input type="checkbox"/> <b>Outdoor Café</b> (outdoor eating and drinking area)
<input type="checkbox"/> <b>Brewery</b>	<input type="checkbox"/> <b>Winery</b>	<input type="checkbox"/> <b>Distillery</b>
2 If your establishment offers dine-in, provide the following details about the seating area:		<input type="checkbox"/> N/A
<input type="checkbox"/> Existing – with no changes	What is the size of the seating area?	
<input type="checkbox"/> Existing – with changes	<input type="checkbox"/> ft <sup>2</sup>	
<input type="checkbox"/> New seating area	<input type="checkbox"/> m <sup>2</sup>	
Will your business provide entertainment (e.g. dance floor, live music or performance stage, recorded music) <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, how large is the entertainment area:	<input type="checkbox"/> ft <sup>2</sup> <input type="checkbox"/> m <sup>2</sup>

<b>SECTION 9: Entertainment, culture and leisure type businesses</b>		<input type="checkbox"/> N/A
1 Will there be four or more mechanical or electronic games?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2 Will the primary business be for the rental of billiard tables, pool tables or similar games to the public?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3 Will internet or computer games be provided to four or more customers?	<input type="checkbox"/> Yes <input type="checkbox"/> No	

4	Will you be providing indoor space for athletic, recreation or leisure activities (e.g. escape rooms)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5	Will your business provide facilities for meetings, seminars, conventions, weddings or other special events?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Will the business provide the sale of food or beverages (including alcohol) during these events? NOTE: If yes, please answer questions in section 8	<input type="checkbox"/> Yes <input type="checkbox"/> No


**SECTION 10: Care, health, fitness and instruction type businesses**  N/A

1	Will you be providing child care for children under the age of 13?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide <a href="#">Child Care Services Information Form</a>		
2	Will you be providing care to five or more persons who live full time in the facility?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide <a href="#">Care Facility Information Form</a>		
3	Will you be providing instruction, training or certification in a specific trade, service, or skill?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide the <a href="#">Instructional Facility Information Form</a>		
4	Will you be providing any type of health related services such as physical or mental health services?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, complete and provide the <a href="#">Health Care Services Treatment Information Form</a>		

**SECTION 11: Pop-up and interim use businesses**  N/A

*Pop-up and interim uses businesses must be located on the ground floor*

1 When will the business Operate?		
Start Date:	End Date:	Total number of days operating:
2 Will any business activities take place outdoors? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>		
If yes, please describe any outdoor business activities:		
3 Will more than 40 people occupy the space at any given time (including staff and customers)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>		
4 Provide a detailed description of your pop up/interim use business:		

5	Will the business be doing any hot works, welding, glass blowing wood working or carpentry?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	Will the business include any food and/or alcohol related activities?	<input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;"></div> <div> <p><i>Pop up and Interim Use businesses that involve food and/or alcohol-related activities will always require a building permit and business license. Businesses that involve in alcohol-related activities Alberta Gaming &amp; Liquor Commission (AGLC) licence. We recommend that you contact AGLC (1-800-272-887) in order to determine their requirements and timelines in advance</i></p> </div> </div>		


**SECTION 12: Office use only**

Is a BP required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Notes:	
Is there a parcel warning about Subdivision and Development Regulation prohibited use setbacks?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**SECTION 13: Applicant's Declaration**

<input type="checkbox"/> In relation to the submission of this application, I confirm that I am: <ul style="list-style-type: none"> <li>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</li> <li>ii. If the parcel has a condominium board, I have consent from the condominium board to submit this application.</li> </ul>
<input type="checkbox"/> 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.
<input type="checkbox"/> 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 section 5(1) of Bylaw 39M2018 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](mailto:plngbldg@calgary.ca) or by telephone at (403)268-5311.*



April 27, 2026

COM-TECH DRAFTING & DESIGN (2002)



Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2026-02081**

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 May 27, 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) 886-0147 or by email at [David.Lai@calgary.ca](mailto:David.Lai@calgary.ca).

Sincerely,

**DAVID LAI**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

---

<b>Application Number:</b>	<b>DP2026-02081</b>
<b>Application Description:</b>	Change of Use: Liquor Store
<b>Land Use District:</b>	Commercial - Corridor 2
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	4820 EDMONTON TR NE
<b>Community:</b>	GREENVIEW INDUSTRIAL PARK
<b>Applicant:</b>	COM-TECH DRAFTING & DESIGN (2002)
<b>Date DR Sent:</b>	April 27, 2026
<b>Response Due Date:</b>	May 27, 2026
<b>Planning:</b>	DAVID LAI (368) 886-0147 David.Lai@calgary.ca

---

## General Comments

---

The Development Authority has reviewed the proposed Development Permit and is not supporting it as submitted. The primary issue is the proximity of the proposed liquor store to an existing one nearby, which does not comply with City regulations. As a result, the application will likely be refused unless changes are made.

You now have three options: (A) cancel the application, (B) proceed as is and receive a formal refusal, or (C) amend the proposal to address the concern before the 30-day deadline.

## Prior to Decision Requirements

---

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

### Planning

- The development, as proposed, is not supported for the following reasons:
  - Land Use Bylaw 2p2007 Section 225 Liquor Store

**(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store , when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;**

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.

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.

OR

**(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.

COM-TECH-DRAFTING and Design Services.  
 www.comtechdesign.com  
 205 1235 26th Avenue SE Calgary, Alberta T2G 1R7  
 bus: (██████████)

COM-TECH  
 www.comtechdesign.com

To: David Lai (368) 886-0147  
 City of Calgary  
 P.O. Box 2100, Postal Station M  
 Calgary, AB, Canada, T2P 2M5

**Re: 513 McKnight Liquor Store  
 Detailed Review 1 (DR1)**

**Application Number: DP2026-02081**

**Application Description:** Change of Use: Liquor Store

**Land Use District:** Commercial - Corridor 2

**Use Type:** Discretionary

**Site Address:** 4820 EDMONTON TR NE

**Community:** GREENVIEW INDUSTRIAL PARK

**Applicant:** COM-TECH DRAFTING & DESIGN (2002)

**Date DR Sent:** April 27, 2026

**Response Due Date:** May 27, 2026

May 12<sup>th</sup>, 2026

David,

As per your DR1 (Detailed Review 1) letter dated April 27, 2026, please find below our responses to the outstanding conditions. Our responses are in **bold**.

**Prior to Decision Requirements:**

**Planning**

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

- Land Use Bylaw 2p2007 Section 225 Liquor Store

(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;

**In response to your Detailed Review for our development permit application DP2026-02081, for a Change of Use: Liquor Store.**

**We are requesting that you reconsider the options provided.**

**We are requesting a relaxation on the distance separation between the proposed liquor store at 4820 Edmonton Trail NW and the existing liquor store that is located at 5010 - 4 Street NE.**

**The location of the proposed liquor store is in the southeast corner of the commercial building and it is not visible from Edmonton Trail.**

COM-TECH-DRAFTING and Design Services.  
www.comtechdesign.com  
205 1235 26th Avenue SE Calgary, Alberta T2G 1R7  
bus: (403) 283-3040

COM-TECH  
www.comtechdesign.com

**The proposed liquor store is small.**

**The access to the parcel and to the proposed liquor store is right-in and right-out turns only. This is a limiting factor that will not create any additional traffic in the residential portion of the Greenview Community. There is adequate parking available on the subject parcel.**

**McKnight Boulevard NE is a major road in the area and is a physical separation and barrier between the two liquor stores.**

**The intersection of McKnight Blvd and Edmonton Trail functions as a T-intersection. Northbound traffic on Edmonton Trail terminated here and traffic will either turn west or east. Minimal traffic goes north. A key reason for the separation distance between liquor stores is based on over concentration and aesthetics of businesses along a commercial corridor or commercial area. In driving east or west on McKnight Blvd both liquor stores will not be visible to vehicle traffic. Also, both liquor stores will not be visible as the majority of traffic northbound on Edmonton Trail as the vehicular traffic will be turning west or east.**

**The residential area will not see both liquor stores as the location of the proposed liquor store is located at the southeast corner and the existing liquor store located at 5010-4 Street NE is facing west.**

**After careful review of Liquor Store Separation Distance Guidelines, we have demonstrated that a relaxation of the separation distance for DP2026-02081 is in keeping with the Guidelines as noted above.**

Thank you for your attention to these matters. I look forward to hearing from you.

Sincerely,

---

Layne Martin  
COM-TECH Drafting and Design

**Samnick, Cyrille**

---

**From:** Lai, David  
**Sent:** Wednesday, May 13, 2026 9:49 AM  
**To:** 'Cole Sundberg'  
**Cc:** layne  
**Subject:** RE: DP2026-02081 Change of Use: Liquor Store at 513 MCKNIGHT BV NE  
**Attachments:** DP2026-02081 - PERMIT - DETAILED REVIEW - 2026-04-27 (1).PDF

Hello Cole,

Thank you for providing the rationale. This matter has been reviewed with the Development Authority, which has determined that the requested relaxation is too significant. The proposed distance of 125 m from the nearest liquor store falls well short of the required 300m separation and exceeds the maximum 10% relaxation permissible under Section 40(h) of the Land Use Bylaw.

- (h) is for a **Liquor Store** in any district, other than the **C-R2, C-R3** and **CR20-C20/R20** Districts, that requires more than a 10 per cent relaxation of a minimum separation distance specified in subsections **225(d)** or **225(e)**, except where the **development permit** is for:
- (i) the expansion or alteration of an existing approved **Liquor Store** or renewal of approval of a previously approved **development permit** for a **Liquor Store**; or
  - (ii) an existing approved **Liquor Store** that proposes to move to a new location not within a minimum separation distance specified in subsections **225(d)** or **225(e)**, excluding the distance from the original location of the existing approved **Liquor Store**;

Therefore, the detailed review instructions will remain unchanged.

Please kindly provide your response regarding how you would like to proceed no later than May 27th.

Thanks  
 Sincerely yours,

**David Lai**

Senior Planning Technician  
 Development & Subdivision Application Services | Community Planning  
 Planning and Development Services  
 C 368.886.0147 | [www.calgary.ca](http://www.calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the development activity in your community.



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**From:** Cole Sundberg <cole@comtechdesign.com>  
**Sent:** Tuesday, May 12, 2026 9:02 AM  
**To:** Lai, David <David.Lai@calgary.ca>  
**Cc:** layne <layne@comtechdesign.com>  
**Subject:** [External] Fw: DP2026-02081 Change of Use: Liquor Store at 513 MCKNIGHT BV NE

**This Message Is From an External Sender**

This message came from outside your organization.

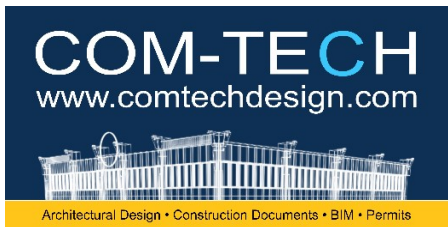
ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to [spam@calgary.ca](mailto:spam@calgary.ca)

Report Suspicious

Hi David,

Here is our response to the DR that you sent. Please review and let me know if you have any questions.

Regards,



**Cole Sundberg**

*Architectural Technologist*

***COM-TECH Drafting & Design Services***

**A:** 205 1235 26<sup>th</sup> Avenue SE | Calgary, Alberta, Canada | T2G 1R7

**P:** [Redacted]

**W:** [www.comtechdesign.com](http://www.comtechdesign.com) **E:** [Redacted]



**From:** Lai, David <[David.Lai@calgary.ca](mailto:David.Lai@calgary.ca)>

**Sent:** April 27, 2026 4:16 PM

**To:** Layne Martin [Redacted] >

**Cc:** Lai, David <[David.Lai@calgary.ca](mailto:David.Lai@calgary.ca)>

**Subject:** DP2026-02081 Change of Use: Liquor Store at 513 MCKNIGHT BV NE

You don't often get email from [david.lai@calgary.ca](mailto:david.lai@calgary.ca). [Learn why this is important](#)

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**

**SDAB2026-0093**

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.

Thanks

Sincerely yours,

**David Lai**

Senior Planning Technician

Development & Subdivision Application Services | Community Planning

Planning and Development Services

C 368.886.0147 | [www.calgary.ca](http://www.calgary.ca)

Check out [www.calgary.ca/pdmap](http://www.calgary.ca/pdmap) to learn more about the

development activity in your community.



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FILE: DP 2026-02081

DATE RECEIVED: April 14, 2026

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
225 Liquor Store	(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0m of any other Liquor Store, when measured from the closest point of a Liquor Store to the closest point of another Liquor Store;	Plans indicate the proposed Liquor Store as being 99.99m from the existing Liquor Store to the North.
<b>40 Applications the Development Authority Must Refuse</b>	(h) is for a Liquor Store in any district, other than the C-R2, C-R3 and CR20-C20/R20 Districts, that requires more than a 10.0% relaxation of a minimum separation distance specified in subsections 225(d) or 225(e), except where the development permit is for: (i) the expansion or alteration of an existing approved Liquor Store or renewal of approval of a previously approved development permit for a Liquor Store; or (ii) an existing approved Liquor Store that proposes to move to a new location not within a minimum separation distance specified in subsections 225(d) or 225(e), excluding the distance from the original location of the existing approved Liquor Store;	A proposed relaxation of 66.67% (+56.67%) would be required.



**Re: DP2026-02081 COMPLETENESS REVIEW - 513 MCKNIGHT BV 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](http://www.calgary.ca/dpprocess).

Please track your application, using your Job Access Code (JAC) DP2026-02081-59931, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

DAVID LAI  
Senior Planning Technician  
[David.Lai@calgary.ca](mailto:David.Lai@calgary.ca)  
(368) 886-0147  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)

**49**



Thorncliffe Greenview Community Association

5600 Centre St. N

Calgary, Alberta T2K 0T3

May 6, 2026

Circulation Control, Planning and Development

City of Calgary

File Number: DP2026-02081

Address: 4820 EDMONTONT R NE

File Manager: David Lai

Thorncliffe Greenview Community Association has no objection to Development Permit Application DP2026-02081 Change of Use: Liquor Store

Patrick Saunders

On behalf of

Thorncliffe Greenview Community Association

Administration Phone: 403-274-6840 Website: [www.tgcalgary.com](http://www.tgcalgary.com) Email: [www.info@tgcalgary.com](mailto:www.info@tgcalgary.com)  
Forbes Innes Arena: 403-274-1466 Restaurant & Lounge: 403-274-5574 Rec Centre: 403-274-5575

**SDAB2026-0093**

# 50

## Comment Summary



Permit #: DP2026-02081  
Address: 513 MCKNIGHT BV NE  
Job Description: Change of Use: Liquor Store

---

Name:	business safety	Created Date:	April 15, 2026
Phone:	4037712752	Circulation Referee:	N
Email:	mario.caputo@calgary.ca	Number:	664658197
Address:	800 macleod trail		
Overall:	Neither in support nor in opposition of this application		

### Area of Concern

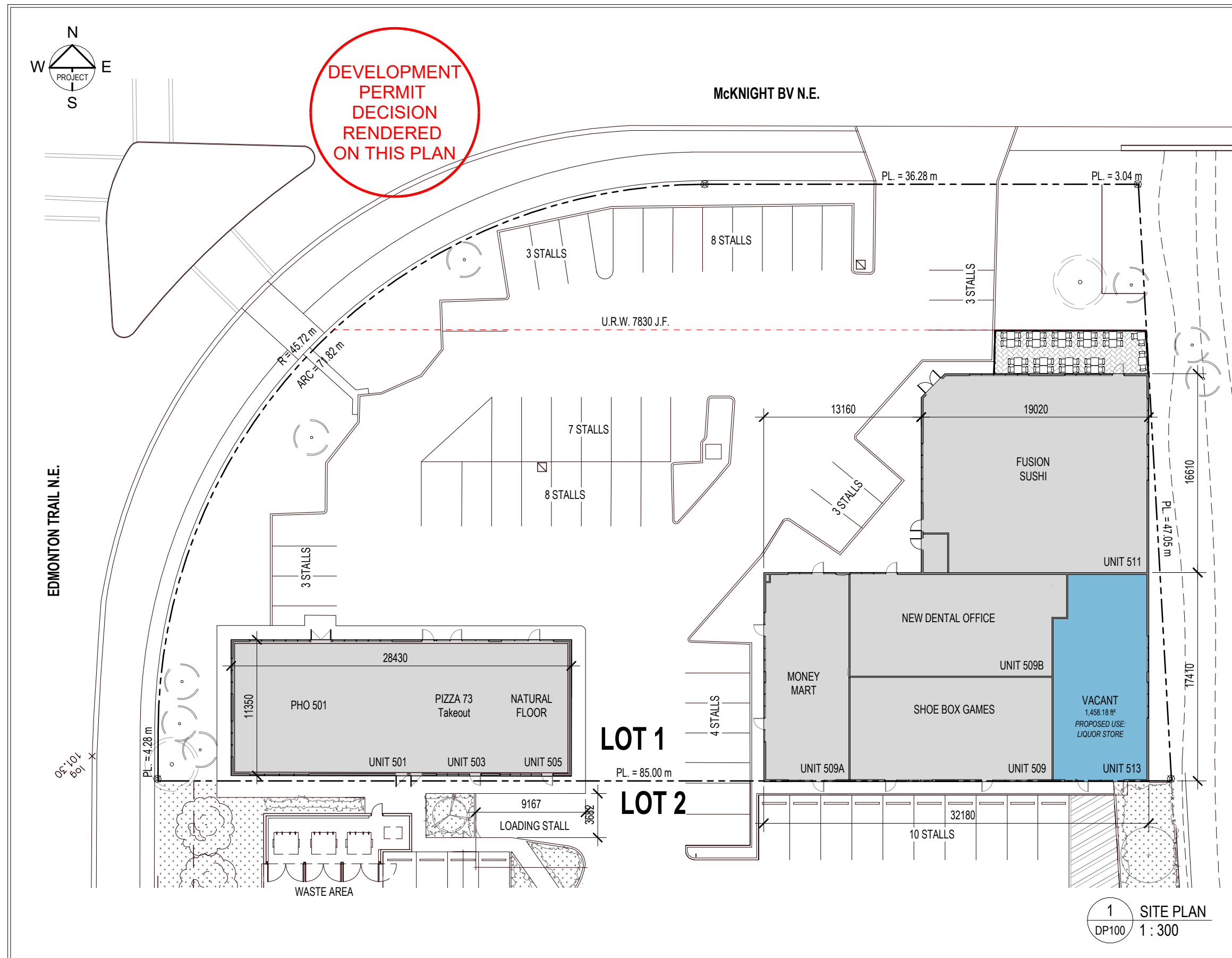
Other

### General Comment

no issues/concerns

### Attachments

---



**SITE INFORMATION**

**MUNICIPAL ADDRESS:**  
513 MCKNIGHT BOULEVARD N.E.

**LEGAL ADDRESS:**  
LOT 1  
BLOCK 1  
PLAN 9012577

**LOT AREA:**  
TOTAL LOT AREA: 40,167 ft<sup>2</sup>

**ZONING:**  
LAND USE BYLAW - 1P2007  
C-COR 2 f 3.0 h 46 DISTRICT

**USE:**  
PROPOSED USE: LIQUOR STORE

**TENANT AREA:**  
LIQUOR STORE: 1,458.18 ft<sup>2</sup>

NOTE : THE DEVELOPMENT IS EXISTING UNLESS OTHERWISE NOTED.

REV	DATE	DESCRIPTION
REVISIONS		

**BP#:**  
**DP#:**

**CLIENT:**  
PARDEEP RANA

**CONTACT PERSON:**  
LAYNE MARTIN (layne@comtechdesign.com)

**Project:**  
513 MCKNIGHT LIQUOR STORE

**COM-TECH**  
www.comtechdesign.com

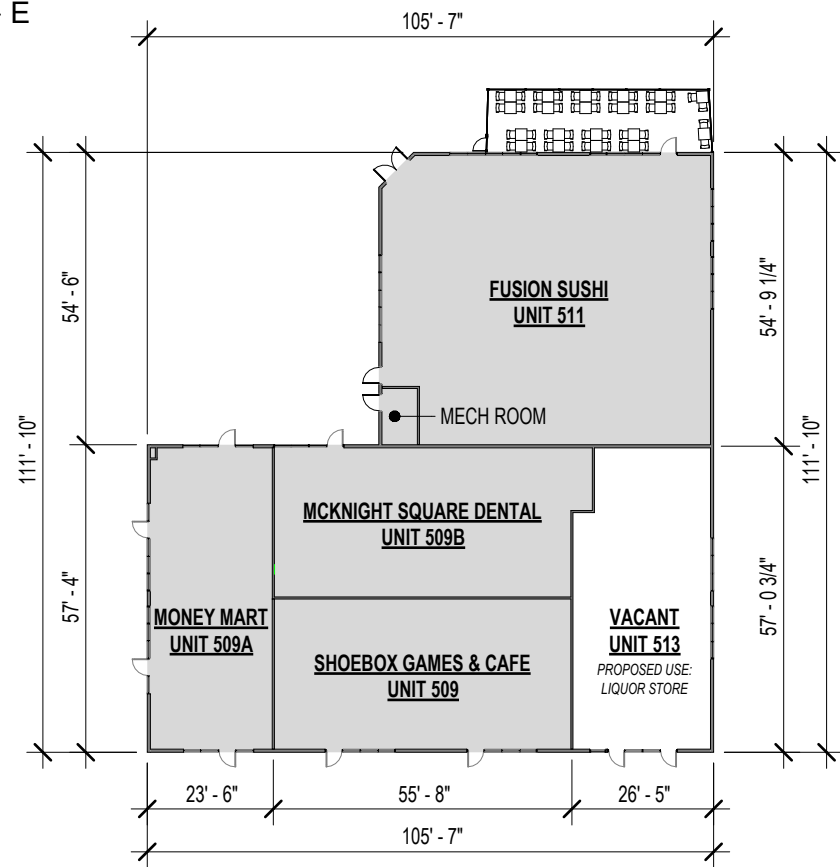
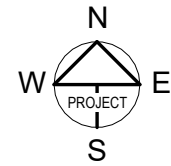


Address: 214 1235 26th Avenue SE Calgary, AB T2G 1R7 Phone: 403.283.3040

Design by: CAS	Scale: As indicated	Date: 10APR26
Drawing: SITE PLAN		DP100

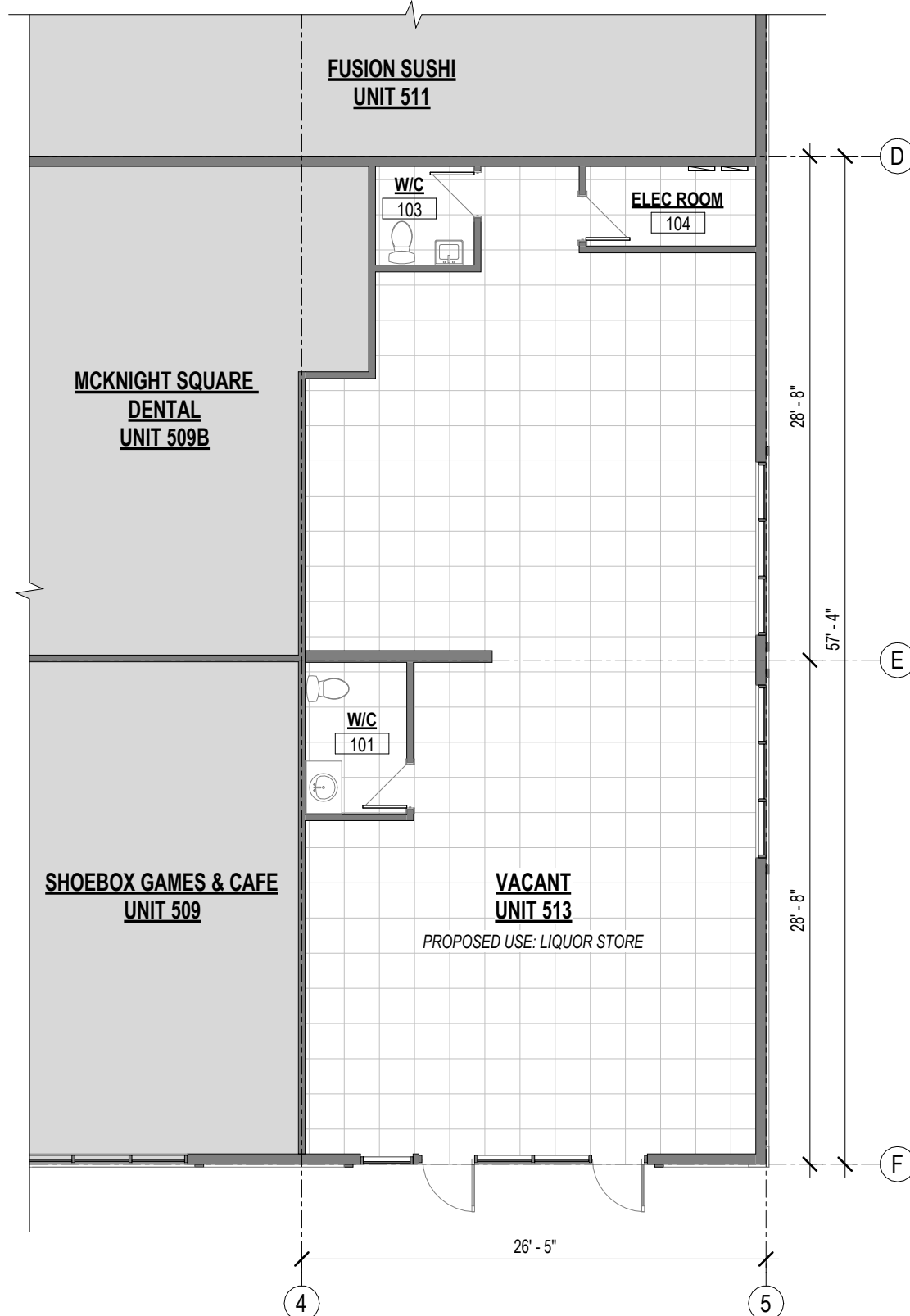
1 SITE PLAN  
DP100 1 : 300

Y:\Projects\2026 Projects\COM-TECH\513 McKnight Liquor Store\513M\_SD-08APR26.rvt 2026-04-10 3:34:20 PM



2 MAIN FLOOR KEY PLAN  
DP101 1/32" = 1'-0"

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN



1 MAIN FLOOR PLAN  
DP101 1/8" = 1'-0"  
2'-0" x 2'-0" FLOOR GRID

**SITE INFORMATION**

**MUNICIPAL ADDRESS:**  
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BLOCK 1  
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LAND USE BYLAW - 1P2007  
C-COR 2 f 3.0 h 46 DISTRICT

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PROPOSED USE: LIQUOR STORE

**TENANT AREA:**  
LIQUOR STORE: 1,458.18 ft<sup>2</sup>

NOTE : THE DEVELOPMENT IS EXISTING UNLESS OTHERWISE NOTED.

REV	DATE	DESCRIPTION
REVISIONS		
BP#:		
DP#:		

CLIENT:	PARDEEP RANA
CONTACT PERSON:	LAYNE MARTIN (layne@comtechdesign.com)
Project:	<b>513 MCKNIGHT LIQUOR STORE</b>

**COM-TECH**  
www.comtechdesign.com



Address: 214 1235 26th Avenue SE Calgary, AB T2G 1R7 Phone: 403.283.3040		
Design by: CAS	Scale: As indicated	Date: 10APR26
Drawing: MAIN FLOOR PLAN		DP101

Y:\Projects\2026 Projects\COM-TECH\513 Mcknight Liquor Store\513M\_SD-08APR26.rvt 2026-04-10 3:34:20 PM