

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

<b>DATE: May 26, 2026</b>	<b>APPEAL NO.: SDAB2026-0028</b> <b>FILE NO.: DP2025-05491</b>
<b>APPEAL BY: John Landry</b>	
<b>FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a</b>  <b>Addition: Single Detached Dwelling (main floor - rear)</b>  <b>was refused at <u>184 Edgepark Boulevard NW.</u></b>	<b>LAND USE DESIGNATION: R-CG</b>  <b>Discretionary</b>
<b>COMMUNITY OF: Edgemont</b>	<b>DATE OF DECISION: February 20, 2026</b>
<b>APPLICANT: John Landry</b>	<b>OWNER: John Landry</b>

**The hearing commenced on March 31, 2026, with consideration of procedural and jurisdictional issues. The Board adjourned the matter to May 26, 2026.**

**Notes:**

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4<sup>th</sup> Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.



**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

Site Information			
Municipal Address of Site Under Appeal <i>184 Edgemark Blvd. NW</i>		Development Permit/Subdivision Application/File Number <i>DP2025-05491</i>	
Appellant Information - must name all appellants			
Name of Appellant <i>John Landry</i>		Agent Name (if applicable)	
Street Address (for notification purposes) <i>184 Edgemark Blvd NW</i>			
City <i>Calgary</i>	Province <i>AB</i>	Postal Code	Residential Phone # <i>(825-484-1500</i>
Business Phone # ( )	Email Address <i>jnly1300@icloud.com</i>		

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

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

**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):

*Refusal of Development of Permit.*

*Pls. note: send notices / communication via COURIER.  
 Need assistance / computer to use @ the Hearing, will come to the office.*

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

Estimated presentation time (minutes/hours)	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input 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 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 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>[Signature]</i>	Date YYYY MM DD <i>2026 03 04</i>
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FOR OFFICE USE ONLY					
Final Date of Appeal YYYY MM DD <i>2026 03 13</i>	SDAB Appeal Number <i>SDAB2026-0028</i>	Fee Paid <i>CASH</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD	Date Received <b>RECEIVED</b> <i>MAR 06 2026</i>	

Distribution: White - Administration      Canary - Appellant

**SDAB2026-0028**

I know I can't keep the plastic sheets and the wood on the garage for ever. And if I take it off there is no guarantee that the stubs will not happen again and I do not want to re live this again. Like I said, I am done with decks. I want to cover it with a real roof, the cigarette stubs will just run off the roof.

I bought a lot in Edgemont to built my house, I was working with the crew I had hired. A few weeks after construction had started, the neighbour in question ask me for a few pieces of wood [2x4] & [2x6] which I gave him. Later I gave him a ladder, sort of trying to be friendly. Also gave him some baseboard real wood nice material, but it had nails in it. The next day I found the nails in my driveway. When I saw that I stop giving him things.

Apparently, he is afraid a roof is going to reduce the sun on his tomatoes. He has plants and weeds all around his house

I got in touch with the planetarium in Calgary and they say, the highest point the sun gets in Calgary is between 9:30 AM to 7PM and the rest of the day the sun is to the west.

My neighbour's house is west of mine and the sun is going west.

I do not see by the trajectory of the sun it can create a shadow on my neighbour's yard. The sun is as much over my yard that it is over his.

There rest area is 50 feet from my house their rest area is the first to get the sun. See pictures

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MAY 17 2016

(i)

I asked different people their opinion to see if I should or not tell you about it. They were absolutely positive, saying the appeal board will decide on it and they need to know it all to make a decision.

Something I have to tell you; I don't have a neighbour like most people have. I debated a long time before I let you know about it. But I believe it is important to know all there is to know about the situation.

Again I don't want you to think I am just trying to tell bad things about him [the neighbour]. Not at all I would rather say good things about him but I would be lying.

I want to put a roof over my flat roof garage and my neighbour does agree. He will do all sort of things to make my life miserable

He takes pictures of me with his son's laptop and he does that every time we have a snow fall and every year for at least 10 – 15 years. He is hoping that I will throw some snow in the ally so that he can report me to the city. I know because I already got a notice taped on my garage door years ago.

In the summer he tries to flood me by diverting his water into my property and does trenches leading rain water and his eavesdrops. He digs little channels to lead water into my driveway and back yard wet

We counted 22 cigarette stubs burned out on the Dura-Deck. Then the roof over the garage started to leak. Water was dripping in the garage all over my stuff some wasted.

The first Dura-Deck I had cost \$2,600 contracted out to installers.

Then the roof over the garage started to leak. Had to remove Dura-Deck membrane, the deck was replace by new one, floor joists became rotten, plywood soaked or rotten that time cost \$8,000 to repair.

I gave up on deck, I never enjoyed the benefit of my deck. The cigarette burns appeared the first year the deck was done. The fourth year the deck was done, it started to leak.

It stayed covered with plastic to stabilize the leaks for over 8 years. After that I repaired it and kept the plastic on top because, I picked up two cigarette stubs on the new deck.

Right away I put 3 layers of plastic covering the new deck and covered the plastic with pieces of wood first to keep the plastic in place and secondly the cigarette stubs will get caught in the wood cover and will not touch the plastic on the deck hopefully the stubs would died out not touching the plastic

Now I do not want to relive this again.

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MAR 20 2026

②



# 1



# 2



# 3



# 1



# 2

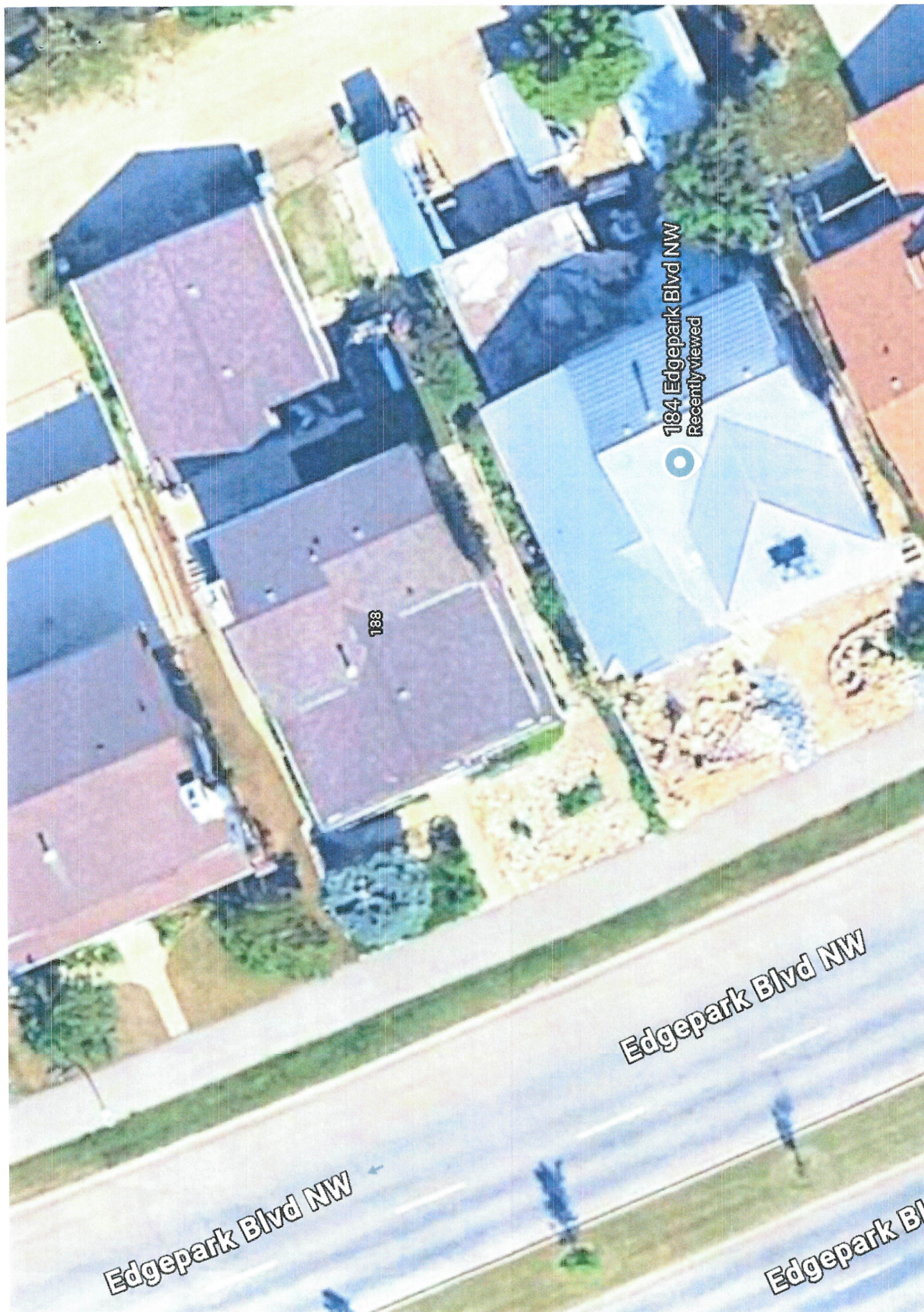


# 3



# 4





# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

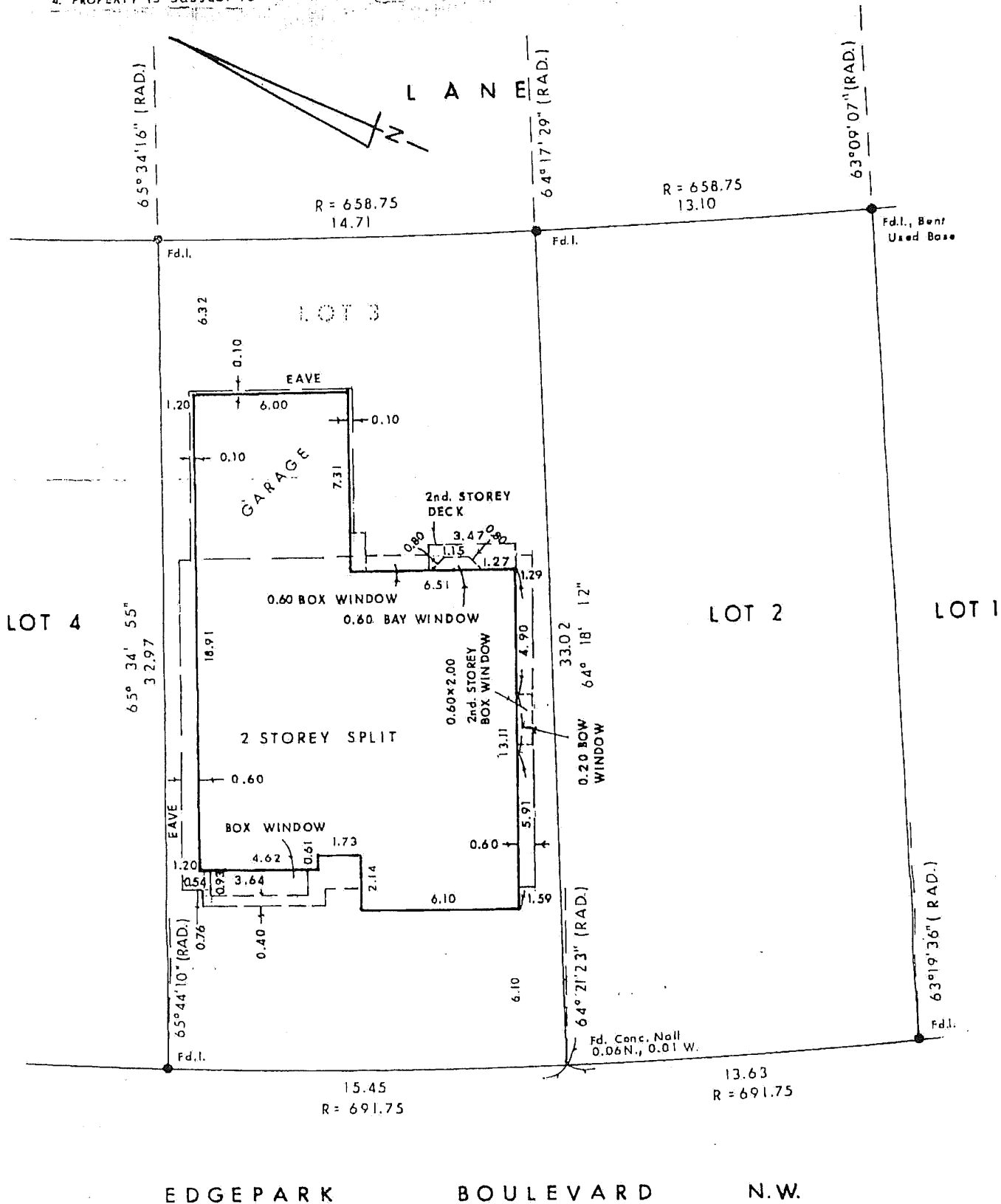
PREPARED BY: S.M. LOEPPKY & ASSOCIATES LTD., 4103 Centre St. N., Calgary, Alberta T2E 2Y6 Ph. (403) 276-9078  
 OF LOT 3, BLOCK 12, PLAN 8111252

- I, JOHN J. MATTHYSSEN, ALBERTA LAND SURVEYOR, DO HEREBY CERTIFY THAT:
1. THE SURVEY REPRESENTED BY THIS PLAN IS TRUE AND CORRECT AND WAS MADE UNDER MY PERSONAL SUPERVISION.
  2. THE SURVEY WAS COMPLETED ON THE 18th DAY OF DECEMBER, 1989.
  3. THE IMPROVEMENTS AS SHOWN ON THIS PLAN ARE ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND,
  4. NO VISIBLE ENCROACHMENTS EXIST ONTO THE SUBJECT PROPERTY FROM ANY IMPROVEMENT SITUATED ON AN ADJACENT PROPERTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, \_\_\_\_\_ ALBERTA LAND SURVEYOR

NOTES:

1. THE MUNICIPAL ADDRESS OF THE PROPERTY IS: 184 EDGE PARK BOULEVARD, N.W., CALGARY, ALBERTA.
2. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN RELATE TO PERPENDICULAR DISTANCES FROM PROPERTY BOUNDARIES TO FOUNDATION WALLS.
3. UNLESS OTHERWISE SPECIFIED, THE DIMENSIONS SHOWN AROUND THE BUILDING(S) ARE ALONG THE FACE OF THE FOUNDATION WALLS.
4. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT INST. NO. 811179506





# Development Authority Appeal Response

**Appeal Number:** SDAB2026-0028

**Development Permit Number:** DP2025-05491

**Address:** 184 Edgepark BV NW

**Description:** Addition: Single Detached Dwelling (main floor – rear)

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

**Community:** Edgemont

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

**Development Authority Attendance:** No

**Use:** Discretionary

**Notice Posted:** Completed as per Bylaw

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

**Bylaw Relaxations:**

The development requires the following Land Use Bylaw relaxation:

















<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 79.79% (+14.79%) of parcel depth, or 26.30m (+4.88m).

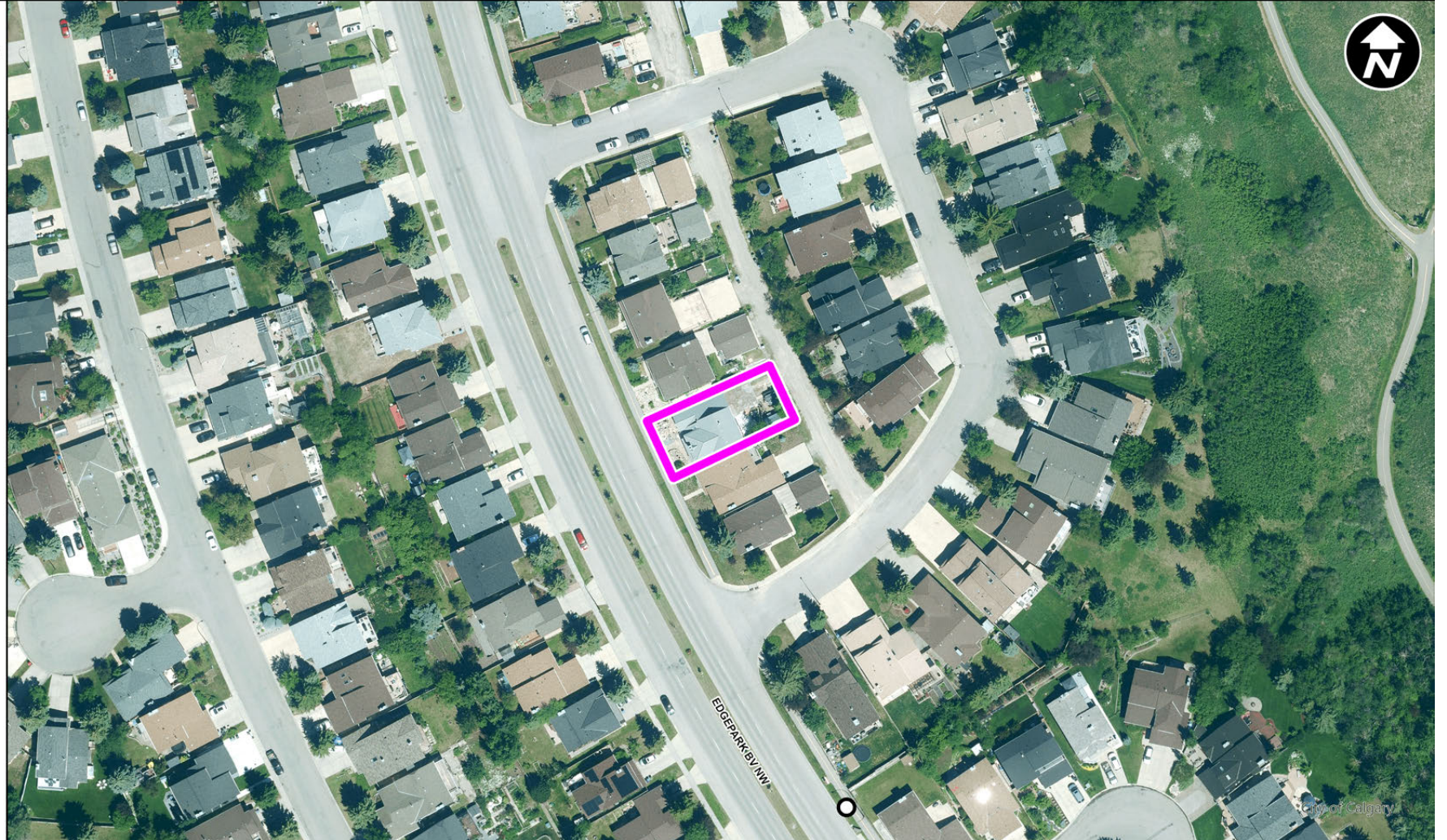
**Additional Factors, Considerations, and/or Rationale:**

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



Site Context SDAB2026-0028

-  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









February 20, 2026

LANDRY, JOHN M  
[REDACTED]

**RE: Notification of Decision for DP2025-05491**  
**Subject: Addition: Single Detached Dwelling (main floor - rear)**  
**Address: 184 EDGE PARK BV NW**

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on February 20, 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 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

SHARON VAN DE BURGT  
Senior Planning Technician  
Planning and Development



DEVELOPMENT PERMIT  
LAND USE BYLAW NO 1P2007

DP2025-05491

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

**184 EDGE PARK BV NW**

Community: **Edgemont**

L.U.D.:R-CG

and legally described as:

**8111252;12;3**

**VOID**

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

**Addition: Single Detached Dwelling (main floor - rear)**

**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: **February 20, 2026**

Development Authority: **Craig Reilander**

File Manager: **Sharon Van De Burgt**

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

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

**This is NOT a Building Permit**

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

**WARNING**

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

Applicant: **LANDRY, JOHN M**  
Address: **184 EDGE PARK BLVD NW**  
City: **CALGARY, AB, T3A4C4**  
Phone: **[REDACTED]**



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

**DP2025-05491**

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**Complete Address and Legal Description listing for Development Permit DP2025-05491**

<b>Address Type</b>	<b>Address</b>	<b>Legal Description</b>
Building	184 EDGE PARK BV NW	
Parcel	184 EDGE PARK BV NW	8111252;12;3



## Reasons for Refusal for DP2025-05491

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 an Addition to a Single Detached Dwelling at 184 Edgepark BV NW in the community of Edgemont. The parcel is designated R-CG District under the Land Use Bylaw.

### Planning Review and Analysis

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

The application is for a second story living area proposed to be built over the existing attached rear garage, with vehicle access from the rear lane. The proposed structure is beyond the rear facade of the adjacent developments and not within the building depth allowed by the Land Use Bylaw.

The addition of a second story over the existing attached garage will result in a significant negative massing and shadowing impact on adjacent neighbours due to the increased building height and volume positioned close to the shared property lines. By adding vertical mass where a lower, single-storey element currently exists, the proposal intensifies the visual bulk of the structure and disrupts the established scale of surrounding development. This impact is further exacerbated by the downward slope to the rear of the lot, which effectively increases the perceived height and dominance of the new second storey when viewed from neighbouring properties. As a result, the addition would cast longer and more intrusive shadows, particularly during the morning and afternoon hours, reducing access to natural light and contributing to a sense of enclosure for adjacent residents.

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

### Decision

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

Craig Reilander, Development Authority

**Feb 20, 2026**

Date



## Attachments for DP2025-05491

### Site and Context

The subject site is located mid-block and has rear lane access. Vehicle access to adjacent parcels on the block is from the lane. The parcel is surrounded by single Detached Dwellings in all directions.

### Process

<b>Notice Posting</b>	Notice Posting was required as per section 27 of the Land Use Bylaw.
<b>Circulation</b>	Edgemont Community Association – comments received regarding parking issues. Ward Councillor – no comments received Enmax – no conflict
<b>Public Responses Received</b>	One objection was received with the following comments:  Will take away sun in backyard causing our house to be colder. Addition will be very much taller. No privacy. Blocking sunshine. Creating a wind tunnel between houses. Addition will be very high. No privacy. Cooling off the backyard.
<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:
- any plans and policies affecting the *parcel*;
  - the purpose statements in the applicable land use district;
  - the appropriateness of the location and parcel for the proposed development;
  - 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

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 79.79% (+14.79%) of parcel depth, or 26.30m (+4.88m).



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

619695224-001  
Taken By:

Application Date **Sep 23, 2025**

**APPLICATION NO DP2025-05491**

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: \$1,247.00**

Cart #:

Applicant: **LANDRY, JOHN M**  
Address: **184 EDGE PARK BLVD NW**  
City: **CALGARY, AB, T3A4C4**  
Phone: XXXXXXXXXX

Parcel Address: **184 EDGE PARK BV NW**  
Legal: **8111252;12;3**  
Building Address: **184 EDGE PARK BV NW**  
Legal:

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

Community: **EDGEMONT**  
Sec. Number: **13NW** Ward: **04**

Description: **Addition: Single Detached Dwelling (main floor- rear)** Gross Floor Area: 37.16 metres - squared  
Dwelling Units: 1

Proposed Development is: **Discretionary**  
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: Sept 23 / 2025

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) **DP2025-05491-95224** or call our Planning Support Centre at (403)268-5311.



## 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:

184 Edgemoor Blvd. N.W.

### SECTION 2: Who is applying?

Applicant  Property Owner  Representing Owner

Applicant Name:

John LANDRY

Company Name (if applicable):

E-mail:

### 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:

### 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: 400

Porch

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

Indoor Fireplace

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

Interior, Exterior, or Structural Alterations

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

Describe the scope of work:

#### 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)

Proposed Secondary Suite (built after March 12, 2018)

Estimated Cost: \_\_\_\_\_  
Square Feet: \_\_\_\_\_

Existing Secondary Suite (built prior to March 12, 2018)

Estimated Cost: \_\_\_\_\_  
Square Feet: \_\_\_\_\_

Backyard Suite

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

SECTION 4: continued			
Outdoor Projects		Outdoor projects are projects completed outside of your home. (Check all that apply. Click the <u>underlined text</u> for checklist)	
<input type="checkbox"/> <b>Uncovered Deck</b>	Square Feet: _____	<input type="checkbox"/> <b>Balcony</b>	Square Feet: _____
<input type="checkbox"/> <b>Garage, Shed, Carport, Greenhouse</b>	Square Feet: _____	<input type="checkbox"/> <b>Outdoor Fireplace</b>	# of Fireplaces: <input type="checkbox"/> Wood <input type="checkbox"/> Gas <input type="checkbox"/> Both
<input type="checkbox"/> <b>Hot Tub, Pool</b>	Estimated Cost: _____	<input type="checkbox"/> <b>Covered deck, Pergola</b>	Square Feet: _____
<input type="checkbox"/> <b>Retaining Wall</b>	Estimated Cost: _____	<input type="checkbox"/> <b>Driveway</b>	
<input type="checkbox"/> <b>Fence</b>		<input type="checkbox"/> <b>Solar Panel(s)</b>	

SECTION 5: Are you doing any Electrical and/or plumbing work? (Check all that apply)	
<input type="checkbox"/> <b>Homeowner Electrical Permit</b>	Describe what you are doing:
<input type="checkbox"/> <b>Homeowner Plumbing Permit</b>	Describe what you are doing:
<b>Declaration:</b> <input checked="" type="checkbox"/> I 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, <ol style="list-style-type: none"> <li>i. I confirm that I am 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               <ol style="list-style-type: none"> <li>a. 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.</li> </ol> </li> <li>ii. 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.</li> </ol>	
<input checked="" type="checkbox"/> I agree to receive correspondence via electronic message related to this application.	

Advisory Comment
The following advisory comments are provided as a courtesy of the Applicant and registered property owner: <ol style="list-style-type: none"> <li>1. <i>Be advised other legislation may apply to the project, and the applicant may need other authorizations from other entities prior to commencing work authorized by a City issued permit. It is the applicant's sole responsibility to ensure any and all other applicable legislation is complied with.</i></li> </ol>

**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.





**Abandoned Well Declaration**

Application # \_\_\_\_\_  
for office use only

Site Address: 184 Edgepark BV NW.  
 Legal Description: 811252;12;3

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

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

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

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

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

Licensee Company Name \_\_\_\_\_ Licensee Contact \_\_\_\_\_

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

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

Applicant    Owner    Builder    Other \_\_\_\_\_

Company Name \_\_\_\_\_ Contact Person \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_


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

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

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

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

18 of September 2023  
Date

  
Applicant Signature

John LANDRY  
Applicant Name (Please Print)

John LANDRY  
Company Name (Please Print)

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

## Height of Rooms

Family Rm	- 8'
Kitchen	- 8'
Dining Rm	- 8'
Office	- 8'
Laundry Rm	- 8'
Master Rm	- 13'
Main Bathroom	- 11'
Living Rm	- 12'
2 Bedrooms	- 8'

Dimensions of new addition 20'x20' - 400 sq ft.  
 Distance from existing house - The new addition will be attached to the house. From grade the garage is sitting at 9' in height existing, and 8' for the addition, plus the height of the roof will be 7' high at the center for a 6/12 pitch for the roof slope.

over height from grade: 24 ft.





## Asbestos Abatement Information Form

In buildings to be renovated or demolished, materials having the potential for releasing asbestos fibres shall be removed prior to renovation or demolition. Refer to the reverse side of this form for additional information.

This form must be completed and submitted to The City of Calgary prior to building permit or demolition permit release.

Project address: 184 Edgemark Blvd. NW. CALGARY

Legal Description: B11252, 12, 3

- I hereby give assurance that all **materials having the potential for releasing asbestos** fibres have been removed from the **project area** to be renovated or demolished. I confirm that waste materials have been disposed of in an approved landfill site as required by Alberta Environment.

OR

- I hereby give assurance that there are no **materials having the potential for releasing asbestos** fibres in the **project area** to be renovated or demolished.

(check box that is applicable)

Name (print) John LANDRY Signature [Handwritten Signature]

Representing Firm \_\_\_\_\_

Address 184 Edgemark Blvd. NW.

Phone 825-484-1500 Date 18 September 2025

Asbestos abatement requirements are located in the Occupational Health and Safety (OHS) Code administered by Workplace Health and Safety (Alberta Employment and Immigration). Occupational Health and Safety legislation requires anyone beginning an asbestos project to notify Workplace Health and Safety at least 72 hours before work starts.

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## 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: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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.



### Site Contamination Statement

Application # \_\_\_\_\_  
for office use only

Site Address: 184 Edgemark BV NW  
Legal Description: 8111252, 12; 3

The information provided in this disclosure statement will assist the Development, Land Use and Subdivision Authorities in processing planning applications. The Authorities rely on the information provided in this statement to assist in determining the potential for site contamination, which may have been caused by current or historic activities.

You are responsible for the accuracy of the information provided in this statement. The questions must be answered to the best of your knowledge based upon diligent inquiry and the thorough inspection and review of all documents and other information pertaining to the subject property. **Please be aware that further site assessments may be required as part of the review of your application.**

1. Are you aware of any environmental investigations (audits, assessments, tests, surveys or studies) for this site?  Yes  No

If yes, please provide copy(s).

2. Are you aware of any environmental requirements associated with any previous planning applications on this site?  Yes  No  
(i.e. development permit, land use redesign or subdivision)

If yes please provided a brief description and the associated development application number(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Has there been site remediation or a request for such on the site?  Yes  No

If yes, please provide a brief description:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Are you aware of any regulatory actions, past or current, which have been applied to this site?

Yes  No

Examples include (but are not limited to):

- Environmental Protection Orders
- Reclamation Orders or Certificates
- Control / Stop Orders, fines, tickets or prosecutions
- Violations of environmental statutes, regulations and bylaws
- Administrative penalties and warning letters

If yes, please describe and provide copies of relevant documents:

\_\_\_\_\_  
\_\_\_\_\_

5. Have any permits been issued or are you currently operating under a license or approval issued by federal or provincial authorities (including, but not limited to the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission, Minister of Environment and Parks) or the Calgary Fire Department for activities which may impact the property? (e.g. certificates of approval, storage tank regulations, plant operating permits)

Yes  No

If yes, please describe:

\_\_\_\_\_  
\_\_\_\_\_

6. Has there been contact with Alberta Environment or Calgary Regional Health Authority regarding possible contamination on the site?

Yes  No

If yes, please provided a brief description:

\_\_\_\_\_  
\_\_\_\_\_

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

I, the  owner,  authorized agent,  authorized consultant, state that, to the best of my knowledge, the information provided in this statement is accurate, complete and is based on diligent inquiry and thorough inspection and review of all the documents and other information reasonably available pertaining to the subject property. I am not aware of any other information that may indicate that the subject property is potentially contaminated.

Date 18 of September 2025

Applicant Signature 

Applicant Name (Please Print) John LAVORY

Company Name (Please Print) \_\_\_\_\_

**FOIP DISCLAIMER:** The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning, Development & 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 21, 2025

LANDRY, JOHN M

████████████████████  
████████████████

Dear Applicant:

**RE: Detailed Review (DR)**

**Development Permit Number: DP2025-05491**

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 November 20, 2025. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 403-333-5526 or by email at [Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca).

Sincerely,

**SHARON VAN DE BURGT**  
Senior Planning Technician



## Detailed Review 1 – Development Permit

<b>Application Number:</b>	<b>DP2025-05491</b>
<b>Application Description:</b>	Addition: Single Detached Dwelling (main floor- rear)
<b>Land Use District:</b>	Residential - Grade-Oriented Infill
<b>Use Type:</b>	Discretionary
<b>Site Address:</b>	184 EDGE PARK BV NW
<b>Community:</b>	EDGEMONT
<b>Applicant:</b>	LANDRY, JOHN M
<b>Date DR Sent:</b>	October 21, 2025
<b>Response Due Date:</b>	November 20, 2025
<b>Planning:</b>	SHARON VAN DE BURGT 403-333-5526 Sharon.vandeBurgt@calgary.ca

## General Comments

As per section 27 of the Land Use Bylaw 1P2007, the application was Notice Posted for a one-week period. Comments were received with concerns regarding parking, massing, shadowing, privacy, and wind.

Bylaw Discrepancies		
Regulation	Standard	Provided
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans do not indicate the eave size, unable to review the projection into the north side setback area.  <b>Please indicate the eave size</b>
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree	Plans are not to scale. Unable to review.  <b>Please provide plans that are to scale</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.

	angle to a max of 11.0m measured from grade.	
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 81.85% (+16.85%) of parcel depth, or 27.02m (+5.56m).

## 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. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.

## Prior to Release Requirements

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

### Planning

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

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

3. The Permanent Conditions will be finalized at the time of Development Authority decision.
4. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
5. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
6. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
7. A new development permit for an infill residential development is required if the existing dwelling is removed.
8. No exterior wall or portion thereof can be removed or structurally altered unless identified on the approved plans released with this permit. Any exterior wall removal or alterations not approved by the floor plans released with this permit requires approval by a new Development Permit application.

## Advisory Comments

---

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

### Planning

9. The Advisory Comments will be finalized at the time of Development Authority decision.
10. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
11. 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.
12. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
13. This development permit has not been reviewed for potential issues with the National Building Code - current Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
14. All plumbing services including sanitary, storm and water must be verified onsite by the owner and/or builder to ensure the size and location is compliant with the National Plumbing Code of Canada for the number of fixtures being installed. The waterline must be of the size that is indicated on the grade slip, but in no case smaller than 1 in size.
15. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.



Page 3 Residential - Grade-Oriented Infill (R-CG) District			D.P. # 2025-05491		
Rule	Requirements		Evaluation		
		Notes	Provided/Variance		
537 Building Setback from Front Property Line	The minimum building setback from a front property line is 3.0m		West	complies #VALUE!	
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m		North	1.20 0.00	
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.		South	complies #VALUE!	
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m		North	N/I #VALUE!	
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		east	complies #VALUE!	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.		C	N/C N/A N/I	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and	C	N/C N/A N/I	
		(b) sidewalks that provide direct exterior access to the unit.	C	N/C N/A N/I	
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.		7.31 -3.69		
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the maximum building height:	(a) is the greater of:	drawings not to scale unable to review chamfer	C	N/C N/A N/I
		(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or			
		(ii) 7.0m from grade; measured at the shared property line; and			
	(b) increases at a 45 degree angle to a max of 11.0m measured from grade.				
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m				
	Prim. Bldg. Cnr 1	Prim. Bldg. Cnr 2	Geo 9.5m Above Avrge Grade	X	
	Prim. Bldg. Cnr 3	Prim. Bldg. Cnr 4	Geo 8.6m Above Avrge Grade		
	X 75% =		Percentage (%)		
	Max. Area	Max. Area allowed at 9.5m above avg. grade	Area(m <sup>2</sup> )		
			N/A		
	(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.				
	Height Required Beyond m and Rear Property Line				
	C.A.B. #1	C.A.B. #2	Parcel Depth		
	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.		Percentage (%)		
			81.85%	16.85%	
			Building Depth (m)		
	65%	x 33.01 Parcel Depth = 21.46 Max Bldg Depth	27.02	5.56	
	(a) there is more than one main residential building on the parcel;		N/A		
	(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and		Number of Units within First 60.0% of Parcel Depth		
		Parcel Depth (m)			

535 Building Depth and Separation	Pag (2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where: <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	<input type="text"/> 40% / 60.0% Parcel Depth (m)		
		<input type="text"/> Total Number of Units <input type="text"/> Required Number of Units in Front 60.0%		
	(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m		
		(a) 50.0 per cent parcel depth; or <input type="text"/> Parcel Depth (b) the building depth of the main residential building on the adjoining parcel; <input type="text"/> C.A.B. Building Depth whichever is closer to the rear property line. 3.0m Building Side Setback Required beyond <input type="text"/> 0.00 m and the rear property line		Side Setback Dimension (m) N/A
				Subsection (b) Applies

**District Title:** Residential – Grade-Oriented Infill (R-CG) (R-CGex) District

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

<b>Date:</b>	December 02 2025
<b>Date Received:</b>	November 18 2025
<b>BLC BY:</b>	Kerim Aktug
<b>Review Required:</b>	<input type="text" value="COMPLETE"/>

<b>D.P. #</b>	<b>2025-05491</b>
---------------	-------------------

For Internal Distribution Only

<b>Modifier(s):</b>	F.A.R		Height		Density		<b>ALL MODIFIER(S) ARE COMPULSORY (Cannot be relaxed)</b>
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**Floodway/Floodfringe/Overland Flow**

*\*If applicable Complete Flood Sheet\**

**Heritage Guidelines Area**

*\*If Applicable Disregard Contextual Rules\**

**Public Realm Setbacks**

Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	
Rd / St / Av		Required		Provided	

**Main Floor Elevation(S):**

**Roof Peak Elevation(s):**

Unit 1		Unit 1	
Unit 1		Unit 1	
Unit 2		Unit 2	

**\*LDR: For Additions or alterations to existing See Section 358 For Dwellings Deemed Conforming\***

**Notes:**

Plans are NTS therefore Bluebeam callibration used to determine dimensions.

ISC: Protected

For Internal Distribution Only

Page 3		Residential - Grade-Oriented Infill (R-CG) District		D.P. # 2025-05491			
Rule	Requirements		Notes		Evaluation		
					Provided/Variance		
537 Building Setback from Front Property line	The minimum building setback from a front property line is 3.0m		West		complies	#VALUE!	
539 Building Setback from Side Property Line	(1) Subject to subsections (3) through (9), the minimum building setback from any side property line is 1.2m		North		1.20	0.00	
			South		complies	#VALUE!	
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.		North		0.61	0.01	
540 Building Setback from Rear Property Line	(1) Unless otherwise referenced in subsection (2) the minimum building setback from a rear property line is 7.5m				N/A		
	(2) On a laned or corner parcel, the minimum building setback from a rear property line is 1.2m		east		complies	#VALUE!	
533 At Grade Orientation of Units	(1) All units must provide individual, separate, direct access to grade.				C	N/C N/A N/I	
	(2) Units with an exterior wall facing a street must provide:	(a) an entrance that is visible from the street; and			C	N/C N/A N/I	
		(b) sidewalks that provide direct exterior access to the unit.			C	N/C N/A N/I	
541 Building Height	(1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum building height is 11.0m measured from grade.				7.31	-3.69	
	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height:	(a) is the greater of:	(i) the highest geodetic elevation of a main residential building on the adjoining parcel; or			C	N/C N/A N/I
			(ii) 7.0m from grade; measured at the shared property line; and				
		(b) increases at a 45 degree angle to a max of 11.0m measured from grade.					
	(3) On a corner parcel, the max area of a horizontal cross section through a building at 9.5m above average grade must not be greater than 75.0% of the max area of a horizontal cross section through the building between average grade and 8.6m						
	Prim. Bldg. Crnr 1	Prim. Bldg. Crnr 2	Geo 9.5m Abve Avrge Grade		Percentage (%)		
Prim. Bldg. Crnr 3	Prim. Bldg. Crnr 4	Geo 8.6m Abve Avrge Grade					
	X 75% =						
Max. Area	Max. Area allowed at 9.5m above avg. grade			Area(m <sup>2</sup> )			
				7.31	-1.29		
(4) Where not located on a corner parcel, the maximum building height is 8.6m for any portion of a main residential building located between the rear property line and 60.0% parcel depth or the contextual building depth average, whichever is greater.							
Height Required Beyond m and Rear Property Line							
C.A.B. #1	C.A.B. #2	Parcel Depth					
(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.				Percentage (%)			
				79.79%	14.79%		
				Building Depth (m)			
65%	x	32.96	=	21.42			
		Parcel Depth		Max Bldg Depth			
		(a) there is more than one main residential building on the parcel;		N/A			
		(b) 50.0% or more of the units on the parcel are contained in main residential buildings located within the first 60.0% of the parcel depth; and		Number of Units within First 60.0% of Parcel Depth			
		Parcel Depth (m)					

Page 4  535 Building Depth and Separation	(2) On a laned parcel, there is no maximum building depth for a main residential building wholly contained to the rear of 40.0% parcel depth where:  <i>Note: The Main Residential Building exempt from Building Depth must be WHOLLY contained within rear 60.0%; otherwise see subsection (1).</i>	<table border="1"> <tr> <td></td> <td>40% / 60.0% Parcel Depth (m)</td> </tr> <tr> <td></td> <td>Total Number of Units</td> </tr> <tr> <td></td> <td>Required Number of Units in Front 60.0%</td> </tr> </table>		40% / 60.0% Parcel Depth (m)		Total Number of Units		Required Number of Units in Front 60.0%		
		40% / 60.0% Parcel Depth (m)								
	Total Number of Units									
	Required Number of Units in Front 60.0%									
	(c) where the minimum separation distance of the main residential buildings on the front portion of the parcel and the main residential buildings contained on the rear portion of the parcel is 6.5m									
(3) For a main residential building that is located on a corner parcel there is no maximum building depth where the minimum building setback from the side property line shared with another parcel is 3.0m for any portion of the building located between the rear property line and:	(a) 50.0 per cent parcel depth; or		<b>Side Setback Dimension (m)</b>							
	<table border="1"><tr><td></td><td>Parcel Depth</td></tr></table>		Parcel Depth		N/A					
		Parcel Depth								
	(b) the building depth of the main residential building on the adjoining parcel;									
	<table border="1"><tr><td></td><td>C.A.B. Building Depth</td></tr></table> whichever is closer to the rear property line.		C.A.B. Building Depth							
	C.A.B. Building Depth									
3.0m Building Side Setback Required beyond <table border="1"><tr><td>0.00</td><td>m</td></tr></table> and the rear property line	0.00	m			<b>Subsection (b) Applies</b>					
0.00	m									

FILE: DP 2025-05491

DATE RECEIVED: September 23, 2025

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
337 Projections Into Side Setback Area	(3) Eaves may project a max. of 0.6m into any side setback area.	Plans do not indicate the eave size, unable to review the projection into the north side setback area.
541 Building Height	(2) Where a building setback is required from a property line shared with another parcel designated with a low density residential district, the M-CG District or H-GO District, the max building height: (a) is the greater of: (ii) 7.0m from grade; measured at the shared property line; and (b) increases at a 45 degree angle to a max of 11.0m measured from grade.	Plans are not to scale. Unable to review.
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 81.85% (+16.85%) of parcel depth, or 27.02m (+5.56m).

FILE: DP 2025-05491

DATE RECEIVED: November 18 2025

<b>Bylaw Discrepancies</b>		
<b>Regulation</b>	<b>Standard</b>	<b>Provided</b>
535 Building Depth and Separation	(1) Unless otherwise referenced in subsections (2) and (3) the maximum building depth is 65.0% of the parcel depth for a building containing a unit.	Plans indicate a building depth of 79.79% (+14.79%) of parcel depth, or 26.30m (+4.88m).

SDAB2026-0028



**Re: DP2025-05491 COMPLETENESS REVIEW - 184 EDGE PARK BV NW**

---

Good afternoon,

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

Your application has been deemed complete, and a thorough review is now in progress. This review may involve notice posting and consultation with affected parties.

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) DP2025-05491-95224, at [www.calgary.ca/vista](http://www.calgary.ca/vista).

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

Regards,

SHARON VAN DE BURGT  
Senior Planning Technician  
[Sharon.vandeBurgt@calgary.ca](mailto:Sharon.vandeBurgt@calgary.ca)  
403-333-5526  
[www.calgary.ca/PDMap](http://www.calgary.ca/PDMap)



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

October 15, 2025

**File No: DP2025-05491**

**Location: 184 EDGE PARK BV NW**

ENMAX Power Corporation (EPC) has reviewed the above permit application dated 9/25/2025 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 Section 10 Overhead System (Table 7) and Section 12 Underground Systems of the Alberta Electrical Utility Code (AEUC) under the *Safety Codes Act* (Alberta). This non-conflict letter does not reduce or limit responsibility to comply with all laws and regulations regarding utility facilities and all requirements under the *Alberta Occupational Health & Safety Act (OHS)* (including any code or regulations thereunder)(OHS) and the applicant shall observe all such laws and regulations when commencing any work related to the permit application. If a situation arises where there is a discrepancy between ENMAX required setbacks and the AEUC or the OHS, the stricter set of requirements shall govern. Please refer to ENMAX Ground Disturbance Guidelines while working near ENMAX Facilities.

Pursuant to Section 225(1) of Part 17 of the *OHS Code*, anyone working near overhead powerlines must maintain safe limits of approach as provided in Schedule 4, Table 1 of the *OHS Code* or Table 1 in the *AEUC*. Anyone excavating must contact Utilities Safety Partners for locations of all buried facilities. All contractors, prime or sub (excavating company) must contact [hotdigs@enmax.com](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.

This letter is intended for information purposes only and is not in any manner intended to nor shall be construed to derogate from the 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 noted above – the applicant is still required to perform its 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 additional information regarding this Development Permit, please contact the Project Administrator at [EPC\\_Permits@enmax.com](mailto:EPC_Permits@enmax.com). **For inquiries relating to new services, please contact ENMAX GetConnected at [GetConnected@enmax.com](mailto:GetConnected@enmax.com).**

QR Code for ENMAX Ground  
Disturbance Guidelines

Sincerely,

Marcelo Singson P.Eng.  
Distribution Engineering



## Comment Summary



Permit #: DP2025-05491  
 Address: 184 EDGE PARK BV NW  
 Job Description: Addition: Single Detached Dwelling (main floor - rear)

Name: Edgemont Community Association  
 Created Date: October 5, 2025  
 Phone: [REDACTED]  
 [REDACTED] [REDACTED]  
 Number: 622289949  
 Address: 33, Edgevalley Circle, N.W.  
 Overall: Neither in support nor in opposition of this application

### Area of Concern

Parking or loading zones

### General Comment

Parking is always an issue

### Attachments

Name: Bernardo Bitonti  
 Created Date: October 6, 2025  
 Phone: [REDACTED]  
 [REDACTED] [REDACTED]  
 Number: 622607519  
 Address: 188 Edgepark Blvd N.W. Calgary  
 Overall: In opposition of this application

### Area of Concern

Building (massing, façade, height, shadowing, etc.)  
 Access/accessibility (vehicle, pedestrian, cycling)  
 Parking or loading zones  
 Privacy considerations

### Strengths / Challenges

Will take away sun in backyard causing our house to be colder. Addition will be very much taller. No privacy.

### Property Impact

No privacy. Blocking sunshine. Creating a wind tunnel between houses.

### Community Impact

Unknown

### Surrounding Impact

Addition will be very high. No privacy. Cooling off the backyard.

### General Comment

None

### Attachments

Name: Enmax  
 Created Date: October 15, 2025  
 Phone: [REDACTED]  
 Circulation Referee: Y  
 Email: EPC\_Permits@enmax.com  
 Number: 624355417  
 Address: Circulation Referee No Address

Overall: In support of this application

**Area of Concern**

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

**General Comment**

No conflict with existing Enmax facilities.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05491 No Conflict Letter 2025-10-15.pdf](#)

---

Name:	Enmax	Created Date:	October 15, 2025
Phone:		Circulation Referee:	Y
Email:	EPC_Permits@enmax.com	Number:	624355941
Address:	Circulation Referee No Address		
Overall:	In support of this application		

**Area of Concern**

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

**General Comment**

No conflict with existing Enmax facilities.

**Attachments**

[SUPPORTING DOCUMENT - CIRCULATION COMMENTS - DP2025-05491 No Conflict Letter 2025-10-15.pdf](#)



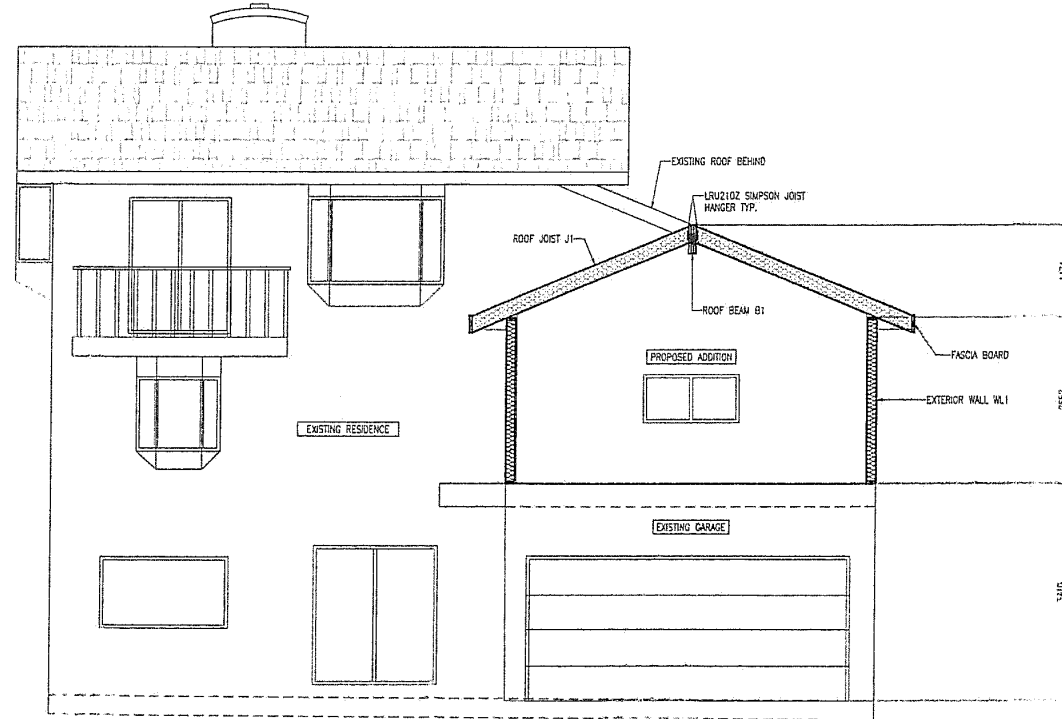
**GENERAL NOTES:**

- THIS DRAWING TO BE READ WITH RELEVANT ARCHITECTURAL AND OTHER ENGINEERING OR VENDOR DRAWINGS.
- CONFIRM ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND ON SITE. REPORT ANY DISCREPANCY TO ENGINEER PRIOR TO COMMENCING WORK.
- EXECUTION:**  
PERFORM WORK IN ACCORDANCE WITH THE NATIONAL BUILDING CODE, 2023- ALBERTA EDITION (NBC 2023-AS) AND LOCAL BY-LAWS, ORDINANCES AND SAFETY REGULATIONS. THE COMPLETE WORK UNDER THESE TRACES SHALL BE COVERED BY THE DICTATES OF GOOD PRACTICE IN ALL DETAILS OF MATERIALS AND METHODS, EVEN IF NOT SPECIFIED IN DETAIL. PROPERLY COORDINATE THE WORK WITH THE REQUIREMENTS OF OTHER UNITS OF WORK SPECIFIED IN OTHER SECTIONS. THE DRAWINGS DESCRIBE THE COMPLETED PROJECT, AND DO NOT INDICATE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY ON JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSEWORK, SHORING, ETC., REQUIRED TO COMPLETE THE PROJECT.
- DESIGN STANDARDS:**
  - NATIONAL BUILDING CODE 2023- ALBERTA EDITION
  - DESIGN OF CONCRETE STRUCTURES: CSA A23.3:24
  - DESIGN AND CONSTRUCTION OF STEEL STRUCTURES: CSA S16:24

TYPE	SUB-TYPE	IMPORTANCE FACTOR		AMOUNT (DPO)
		ULS	SLS	
DEAD LOAD	MAIN FLOOR SELF WEIGHT	-	-	0.50
	ROOF	-	-	0.50
LIVE LOAD	MAIN FLOOR	-	-	1.50
	ROOF	-	-	1.00
SNOW LOAD	S <sub>s</sub>	1.0	0.9	1.10
	S	-	-	0.10
WIND LOAD (1/50)	-	1.0	0.7	0.48
	-	1.0	1.0	-
SEISMIC LOAD	-	1.0	1.0	-
	S <sub>d(2)</sub>	0.2570	S <sub>d(2)</sub>	0.0410
	S <sub>d(5)</sub>	0.1690	S <sub>d(5)</sub>	0.0192
	S <sub>d(10)</sub>	0.0854	S <sub>d(10)</sub>	0.0120
	PGA	0.1170	PGA	0.0908

**STRUCTURAL LEGEND:**

ROOF BEAM B1	-- 3 PLY 2x18 2.0E MICRO-LAM UL
ROOF JOIST J1	-- 2x10 SFF #2 @ 810 O/C W/ MEDIUM DENSITY CLOSED CELL SPRAY FOAM
WALL W1	-- 2x8 SFF #2 STUD WALL @ 406 O/C W/ #2x4 BATT INSULATION



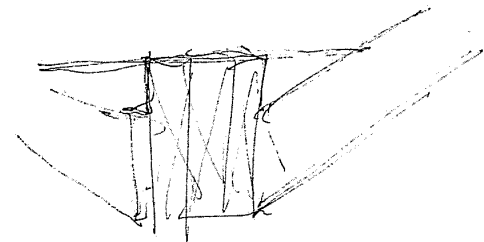
SECTION AT ADDITION

**WOOD NOTES:**

- EXECUTION:**  
PERFORM TIMBER CONSTRUCTION WORK IN ACCORDANCE WITH ENGINEERING DESIGN IN WOOD (LIMIT STATES DESIGN): CSA 086-09.
- MATERIALS:**
  - SAWN LUMBER: TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER. FLOOR JOISTS - SFF #2; SUIT-UP BEAMS - D.FIR, LARCH #1; HEAVY TIMBER - D.FIR, LARCH #1.
  - PLYWOOD: TO CSA D121-09, D. FIR, GOOD ONE SIDE GRADE, STANDARD CONSTRUCTION TO THICKNESS INDICATED. PRE-FRIMED PLYWOOD TO LOCATIONS INDICATED ON THE DRAWINGS.
  - ORIENTED STRAND BOARD: TO CSA 0437.0-01, GRADE D-2 (NOTE: USED FOR FORM WORK ONLY).
  - TIMBER DESIGN: TO NLGA STANDARD GRADING RULES FOR CANADIAN LUMBER. SPLICE-PINER, COMMERCIAL GRADE.
  - PLYWOOD WEB AND PARALLEL LAMINATED VENEER LUMBER FLANGES: AS MANUFACTURED BY L P BUILDING PRODUCTS LTD., OR APPROVED ALTERNATE.
  - PARALLEL LAMINATED VENEER LUMBER BEAMS: MICRO-LAM LUMBER AS MANUFACTURED BY L P BUILDING PRODUCTS LTD., OR APPROVED ALTERNATE.
  - ROUGH SAWN LUMBER: SPRUCE.
  - GLUED END-JOINTED OR FINGER-JOINTED LUMBER IS NOT ACCEPTABLE.
  - WIRE NAILS, SPIKES AND STAPLES: TO CSA B111-1998.

**LOAD BEARING WOOD STUD WALL FRAMING NOTES**

- CONFORM TO THE REQUIREMENTS OF PART 9 OF THE NBC-2023 (AS).
- UNLESS OTHERWISE NOTED, WALL STUDS ARE TO BE 16x 2 GRADE SFF MINIMUM.
- UNLESS OTHERWISE NOTED, WALL STUDS ARE TO BE 38x140 @ 400 O/C (2x6 @ 16\"/>



**RSI CALCULATIONS FOR EXTERIOR WALL W1**

SR. NO.	WALL ASSEMBLY COMPONENTS	RSI
1	EXTERIOR AIR FILM	0.03
2	STUCCO	0.02
3	ASPHALT IMPREGATED PAPER	0.00
4	1/2\"/>	

**RSI CALCULATIONS FOR CEILING BELOW ATTICS**

SR. NO.	ASSEMBLY COMPONENTS	RSI
1	EXTERIOR AIR FILM	0.03
2	ASPHALT SHINGLES	0.00
3	1/2\"/>	

DEVELOPMENT  
 PERMIT  
 DECISION  
 RENDERED  
 ON THIS PLAN

**SSEI THREE SAI ENGINEERING INCORPORATION**

39 SADDLELAKE WAY NE, CALGARY, AB  
 PHONE: 403-250-5591  
 EMAIL: info@sseieng.com  
 http://www.sseieng.com

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO THREE SAI ENGINEERING INC. (SSEI). THIS DOCUMENT IS PREPARED FOR A SPECIFIC PROJECT AND INCORPORATES ENGINEERING DESIGN BASED ON DATA AVAILABLE FROM THE OWNER. BY ACCEPTING AND USING THIS DOCUMENT, THE RECIPIENT AGREES TO PROTECT ITS CONTENTS FROM FURTHER DISSEMINATION WITHOUT THE WRITTEN PERMISSION OF SSEI. THE CONTENTS OF THIS DOCUMENT ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SSEI.

REVISION SCHEDULE			
NO.	DATE	DESCRIPTION	BY
01	25/11/03	ISSUED FOR REVIEW	PP

**Newton's Engineering**

2140 38 AVENUE NE, CALGARY, AB  
 PHONE: 403-971-9077  
 https://newtonsengineeringcorp.com

DATE: 2025-10-29	DRAWN BY: PP	CHECKED BY: SR
SCALE: AS SHOWN	PROJECT #	2025-72
ADDRESS: 15th EDEENPARK BOULEVARD N.W., CALGARY		
PROJECT: ADDITION TO EXISTING BUILDING		
DWG TITLE: GENERAL NOTES, ROOF FRAMING PLAN AND DETAILS		
SHEET #		

S01

May 7 - 2026

City of Calgary  
Municipal Boards & Governance

MAY 07 2026

Received

Re: Adjournment

I, John LAVORY, I am unable to attend meeting  
May 26 - Due to medical surgery on May ~~26~~<sup>13</sup> - 2026

Please consider re-scheduled to later date to allow  
for Recovery.

John LAVORY





City of Calgary  
Municipal Boards & Governance

MAY 07 2026

Received

**Cardiac Implantable Electrical Device Clinic**  
**Foothills Medical Center**  
1403 29<sup>th</sup> Street N.W  
Calgary, Alberta  
T2N 2T9  
403-944-1188

2026-03-09

Dear Mr. Landry,

This letter contains information about your upcoming visit to the Foothills Medical Center

Procedure: **Defibrillator generator replacement surgery.**

Date: **Wednesday, May 13, 2026**

Admission location: **McCaig Tower**

You will be admitted to the hospital on **Wednesday, May 13, 2026**. On the business day before your surgery, the hospital will call you to let you know what time you need to arrive for your surgery. **If you do not receive a phone call by 7pm, please call 403-944-6400.**

Please present yourself to the Admitting Desk on the **ground floor of the McCaig Tower** at the time you were given. Bring your health card and photo identification with you.

**Do not** have anything to eat or drink after midnight on **Tuesday, May 12, 2026**. Regular scheduled morning medications **SHOULD** be taken with a sip of water on the day of your surgery. Please bring your medication list with you to the hospital.

**For patient with Diabetes**

Not applicable.

**Anticoagulation Instruction**

Not applicable.

You can anticipate being discharged from the hospital **on the same day of** your procedure, please arrange someone to drive you home. There is always a small chance your surgical time could be postponed due to high volumes of unforeseen urgent cases but we will try to give you as much notice as possible. If you have any questions or concerns regarding the enclosed information, please feel free to call **403-944-1188**

Sincerely,  
Viny Cuu  
Nurse Clinician, CIED Clinic





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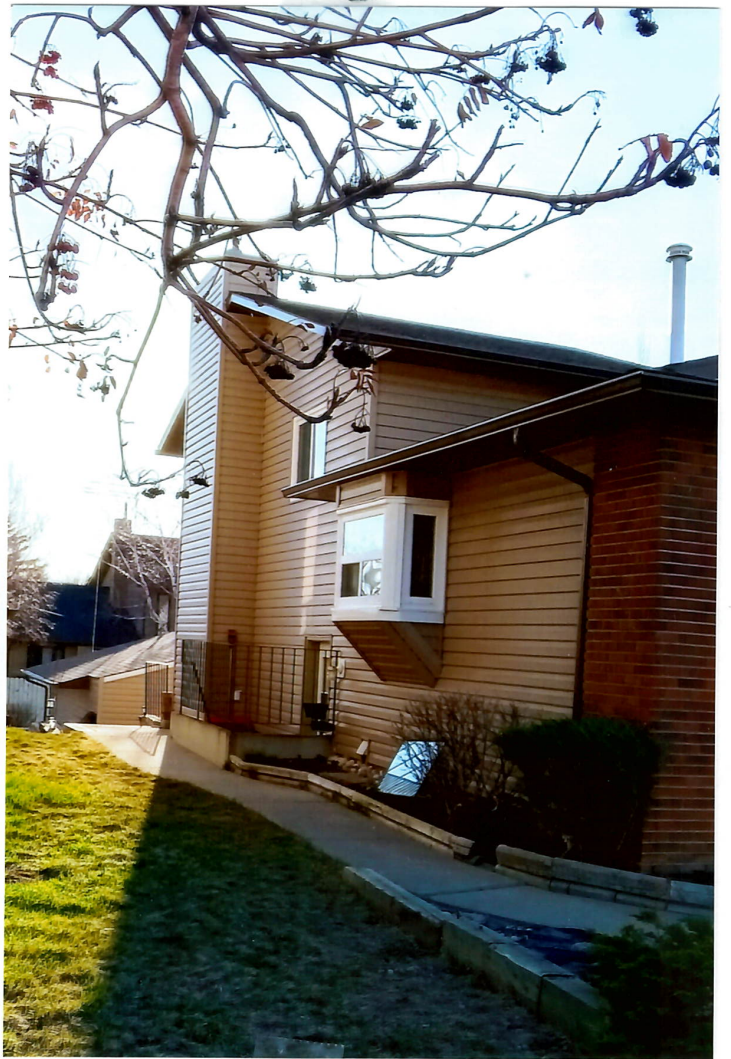


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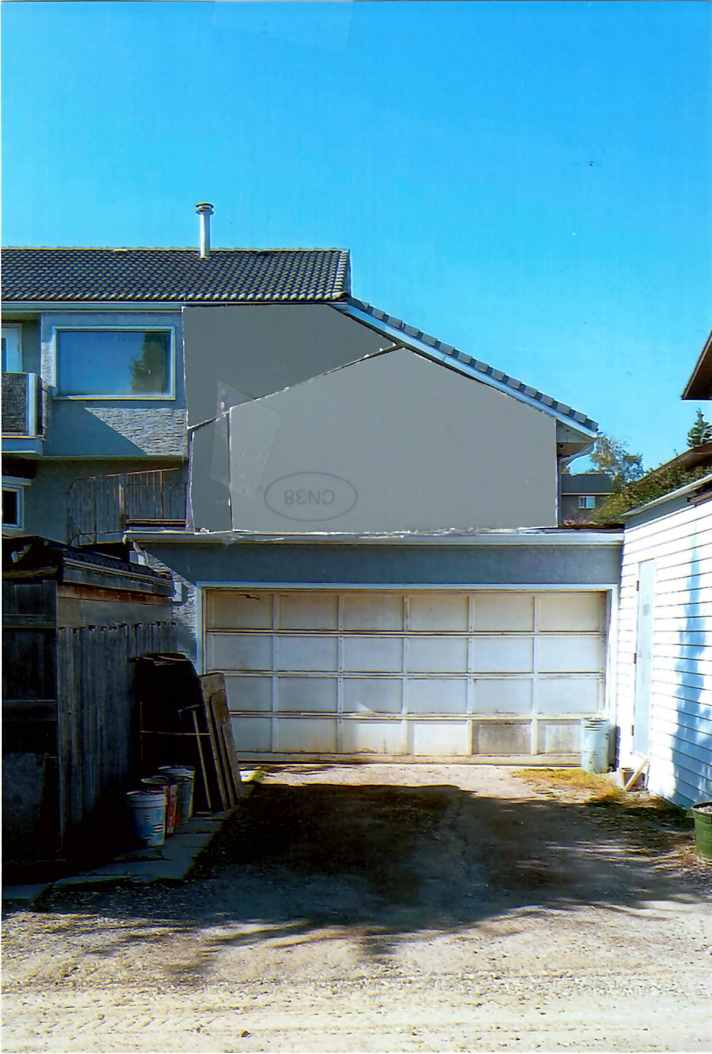
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