

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: October 13, 2026	APPEAL NO.: SDAB2026-0170 FILE NO.: DP2026-03904
APPEAL BY: A. Hardeep Singh Grewal B. Sukhpreet Singh	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY for a Relaxation: driveway – width was refused at <u>17 Cornerstone Meadows Grove NE</u>.	LAND USE DESIGNATION: R-G Permitted with a Relaxation
COMMUNITY OF: Cornerstone	DATE OF DECISION: September 02, 2026
APPLICANT: Hardeep Grewal	OWNER(S): Hardeep Singh Grewal & Balwinder Kaur Grewal

Notes:

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

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	17 cornerstone meadows groveNE
Development Permit/Subdivision Application/File Number [required]	DP2026-03904
Name of Appellant [required]	sukhpreet singh
Agent Name (if applicable)	
Street Address [required]	17 cornerstone meadows groveNE
hdnFullAddress	17 cornerstone meadows groveNE calgary AB T3N 2C2
City [required]	calgary
Province [required]	Alberta
Postal Code [required]	T3N 2C2
Residential Phone # [required]	(403) 680-7174
Business Phone #	
Email Address [required]	hardeepgrewal731@yahoo.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]

I want to extend my driveway width to 7.62 m as i previously asked for approval and they didn't gave me the reason for refusal

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

Estimated Presentation Time

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

No

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

No

If yes, what are the issues?

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

No

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date

2026-09-18 13:02:06 MST



The Board collects and uses personal information under the authority of sections 4(a) and (c) and 13(1) of the Protection of Privacy Act, SA 2024, cP-28.5 and sections 678 and 686 of the Municipal Government Act, RSA 2000 c. M-26 for the purposes of administering and adjudicating appeals before the Board. By clicking the link, calling the phone number, or otherwise participating, you are acknowledging and agreeing that your name, phone number, email address, image, or other personal information may be displayed during the videoconference, referenced in the Board's publicly available written decision, and/or included in the recording of the proceedings. If you make written or verbal submissions to the Board, those submissions including personal information contained in those submissions such as your name, phone number, email address, and an audio, visual, or audio-visual recording of verbal submissions will be publicly available (and may be posted on the Board's website as part of a public report) and may be referenced in the Board's publicly available written decision. The Board may use your contact information in the future for follow-up consultation for feedback regarding the appeal process. All information will be kept by the Board in accordance with the Board's information retention policies from time to time. If you have any questions regarding the collection, use, or retention of this information, contact the Tribunal Coordinator of the City Appeal Boards at 403-268-5312, or info@calgarysdab.ca.

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

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

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Development Permit/Subdivision Application/File Number [required]	DP2026-03904
Name of Appellant [required]	Hardeep singh grewal
Agent Name (if applicable)	
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hdnFullAddress	17 cornerstone meadows groveNE calgary AB T3N 2C2
City [required]	calgary
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Residential Phone # [required]	(403) 680-7174
Business Phone #	
Email Address [required]	hardeepgrewal731@yahoo.com

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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]

I want to extend my driveway to 7.62 m from the regular length width

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

Estimated Presentation Time

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

No

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

No

If yes, what are the issues?

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

No

If yes, how many will you be bringing?

I confirm and acknowledge that

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

Submission Date

2026-09-19 06:07:24 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.

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Email: info@calgarysdab.ca

APPEAL NUMBER: SDAB2026-0170

Sukhpreet Singh
 17 Corner Meadows Grove NE
 Calgary, AB T3N 2C2
 Via email to: hardeepgrewal731@yahoo.com

Hardeep Singh Grewal
 17 Corner Meadows Grove NE
 Calgary, AB T3N 2C2
 Via email to: hardeepgrewal731@yahoo.com

September 24, 2026

RE: Filing of Appeal to the Subdivision and Development Appeal Board
Development Permit: DP2026-03904
Description: Relaxation: driveway - width

The Subdivision and Development Appeal Board (SDAB or the Board) acknowledges receipt of the appeals filed on **September 18th and 19th** with respect to the above application.

In processing the appeal and reviewing legislated requirements, the appeal may not have been filed in accordance with legislated filing requirements.

Under the City of Calgary SDAB Bylaw 25P95, a notice of appeal will not be considered as having been filed unless the notice of appeal and required filing fee are received by the City Clerk within 21 days of notification of the issuance of the development permit.

The notices of appeal were received by the SDAB on September 18th, 2026, and September 19th, 2026, **without payment of the filing fee**. Administration contacted the appellants via email on September 21st, 2026, to advise there were no payment transactions on file and have had no response to date.

The SDAB has scheduled a Jurisdictional Hearing video conference to be held **Tuesday, October 13, 2026, at 9:30 a.m.** Please review the Notice of Hearing, for important information on the video conference details, pre-registering, and submitting any materials to the Board report. To ensure this appeal is scheduled efficiently and effectively, at the beginning of this meeting the Board may consider whether the appeal was filed as set by the *Municipal Government Act*.

As the Appellant and the Appellant/Applicant/Owner, you are encouraged to attend the meeting and make a presentation to speak to this matter.

If the Board determines that the appeals were filed in accordance with the legislated filing requirements of the *Municipal Government Act*, the hearing of the appeal may continue immediately thereafter, or it may be adjourned to a later date.

If either party chooses to withdraw their appeal in advance of the appeal hearing, this file will be closed. For more information contact the SDAB office at 403-268-5312 or info@calgarysdab.ca.

Sincerely,
 City Appeal Boards, Appeals & Tribunals
 City Clerk's Office
 cc: Development Authority

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312.

SDAB2026-0170

From: [Reilander, Craig R.](#)
To: [Calgary SDAB Info](#)
Subject: SDAB2026-0170 DP2026-03904 Appeal Response
Date: Monday, September 28, 2026 8:35:40 AM
Attachments: [SDAB2026-0170 DP2026-03904 Appeal Response.pdf](#)

Good Morning,

Please, find attached the Development Authority's Appeal Response to SDAB2026-0170 / DP2026-03904.

Thank you,
Craig Reilander
Senior Planning Technician 2
Technical Planning | Community Planning
Planning & Development
T. 403.333.5386 | E. Craig.Reilander@calgary.ca

Check out www.calgary.ca/pdmap to learn more about the development activity in your community.



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2026-0170

Development Permit Number: DP2026-03904

Address: 17 Corner Meadows GV NE

Description: Relaxation: driveway – width

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

Community: Cornerstone

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

Development Authority Attendance: No

SDAB2026-0170

Use: Permitted with Relaxation

Notice Posted: Not Required

Public Response(s) Received? No

Bylaw Relaxations:

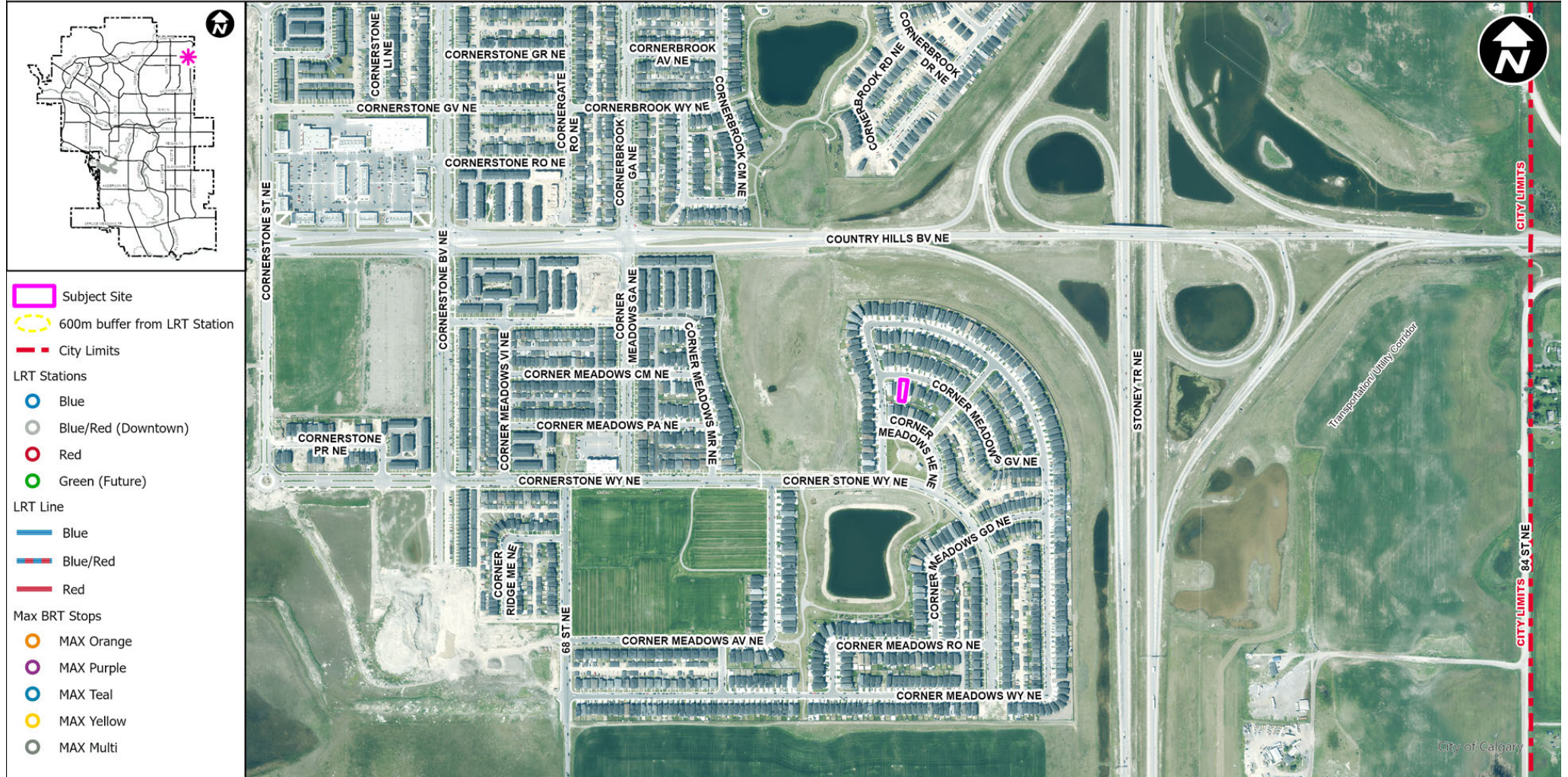
The development requires the following Land Use Bylaw relaxations:

Bylaw Relaxations		
Bylaw Requirement		Provided
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 11.22m and plans indicate a driveway width of 8.99m (+1.99m).

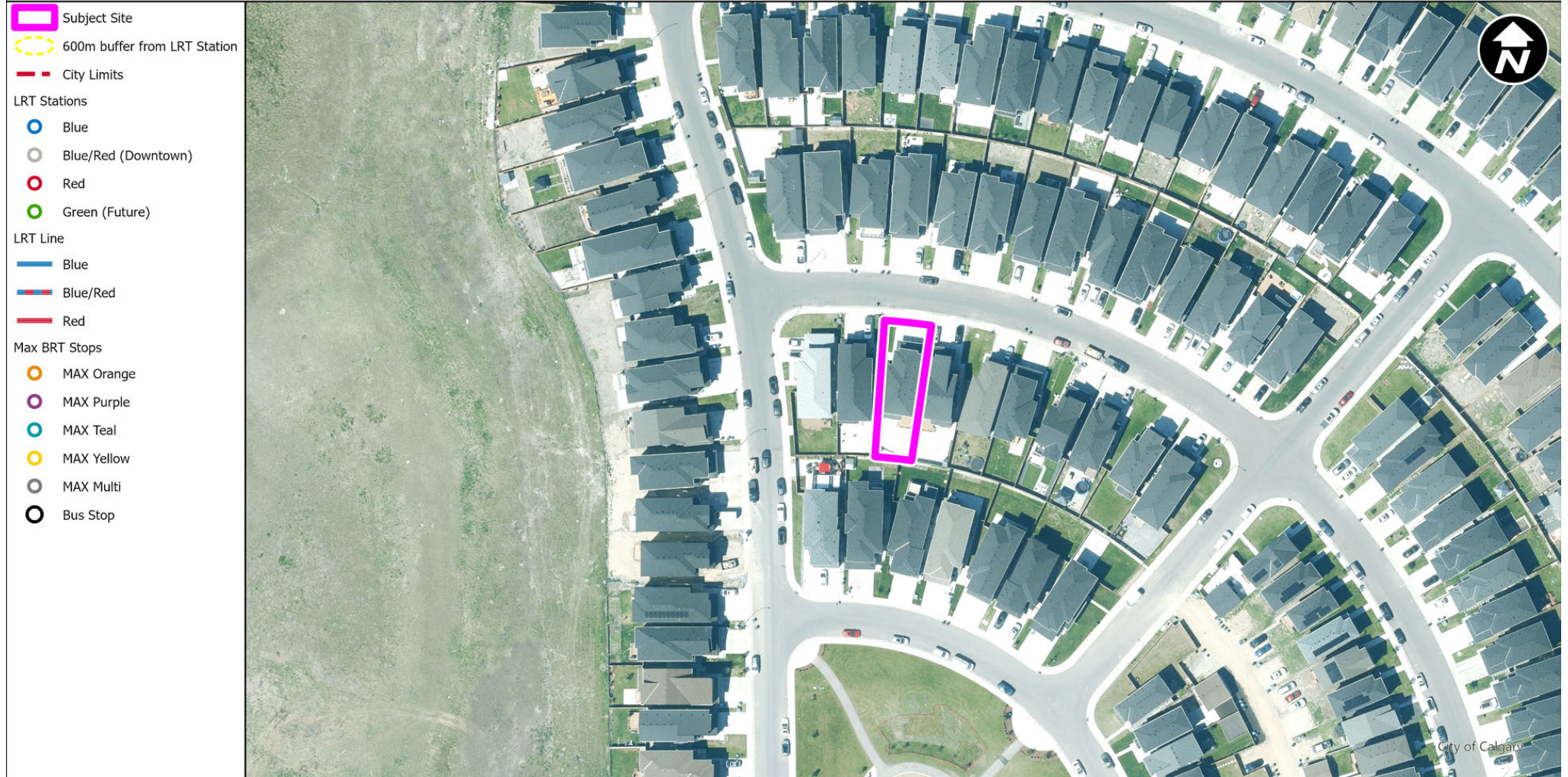
Additional Factors, Considerations, and/or Rationale:

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

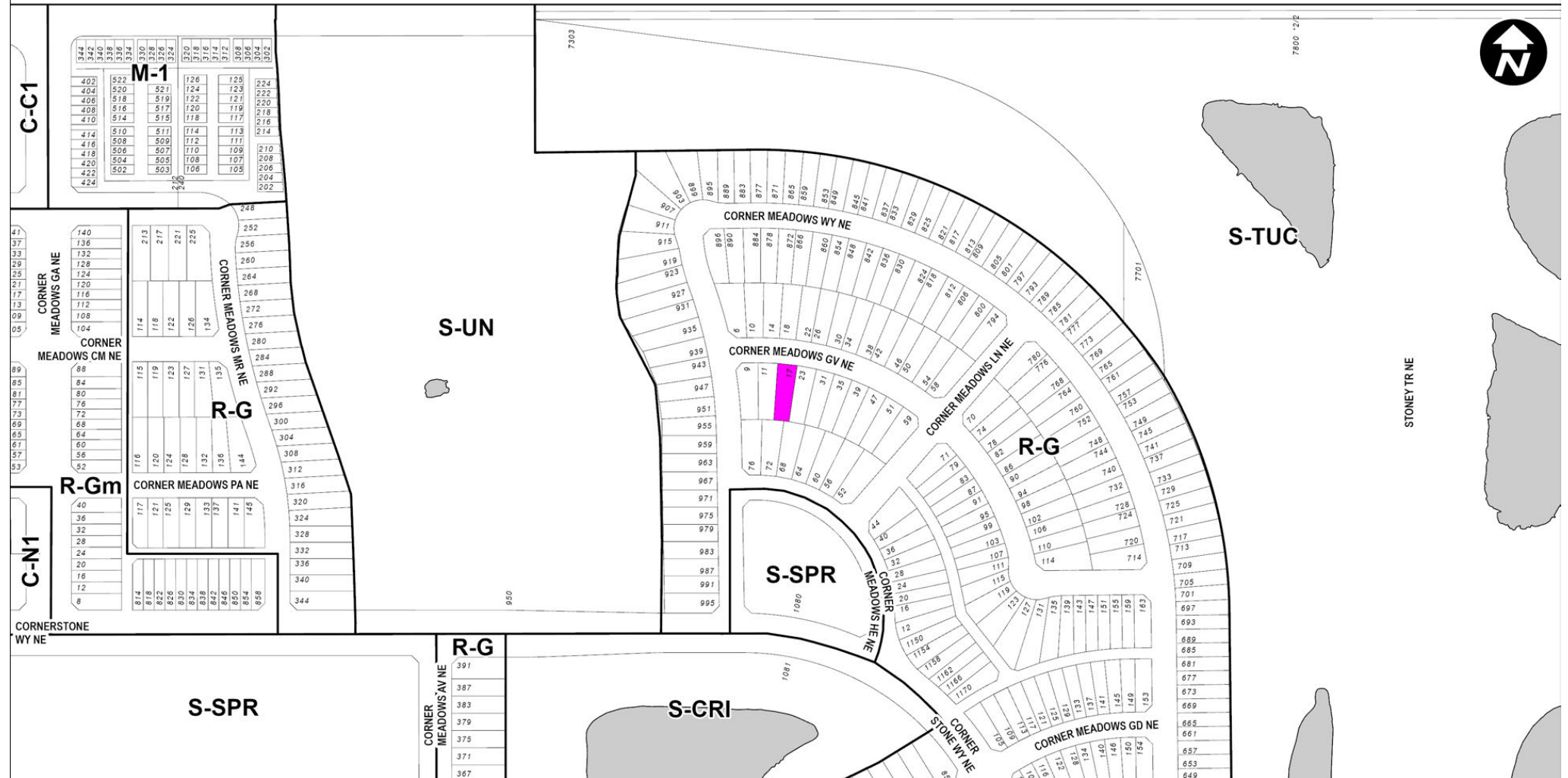
Community Context SDAB2026-0170



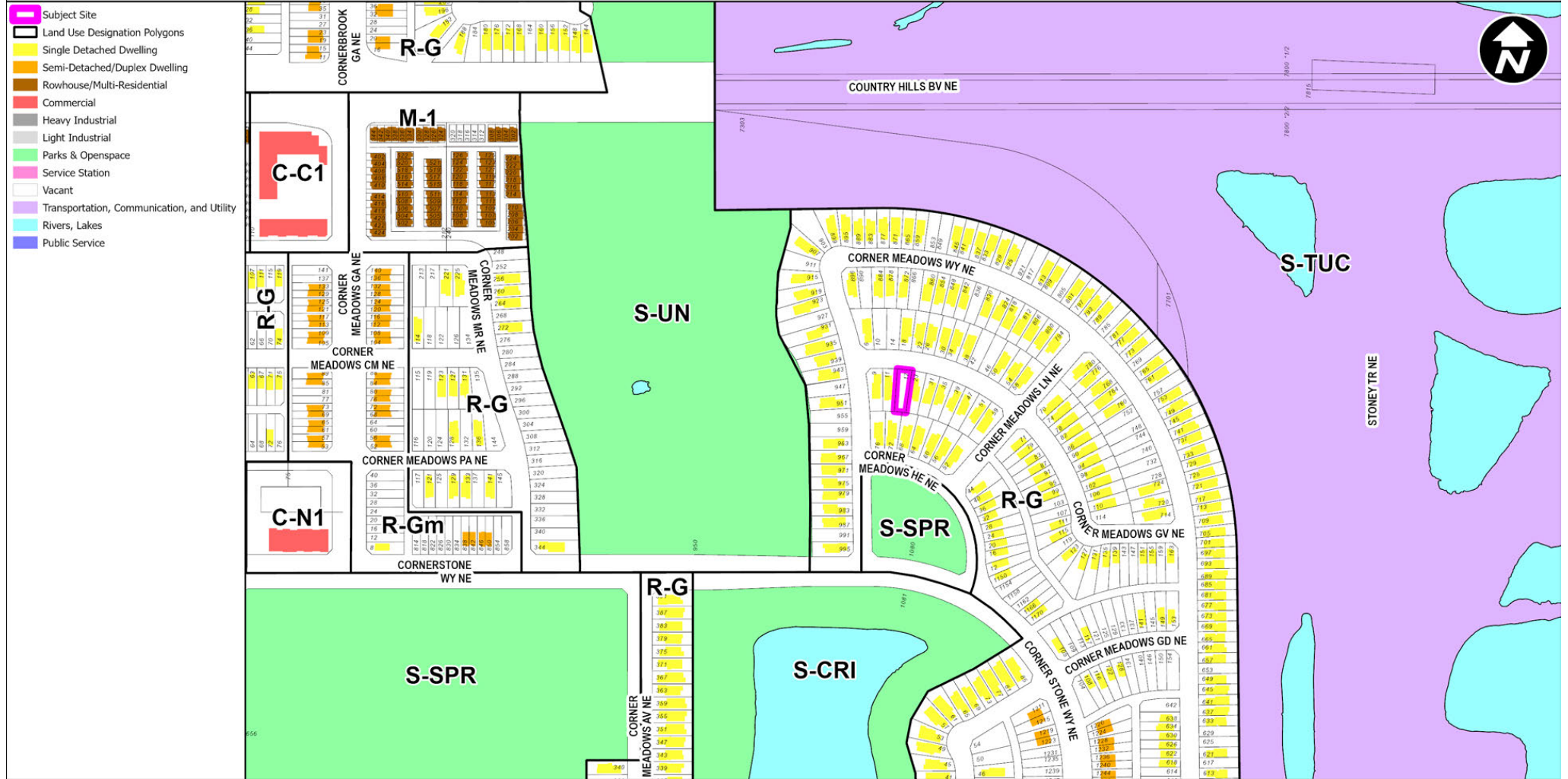
Site Context SDAB2026-0170



Land Use Districts SDAB2026-0170



Surrounding Land Use SDAB2026-0170





September 2, 2026

GREWAL, HARDEEP



RE: Notification of Decision for DP2026-03904
Subject: Relaxation: driveway - width
Address: 17 CORNER MEADOWS GV NE

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on September 2, 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 or in person or by mail.

Should you have any questions or concerns, please contact me at 368-887-1659 or by email at Jan.Santos@calgary.ca.

Sincerely,

JAN SANTOS
Senior Planning Technician
Planning and Development



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

DP2026-03904

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

17 CORNER MEADOWS GV NE

Community: **Cornerstone**

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

and legally described as:

2210475;16;3

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

Relaxation: driveway - north

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **September 2, 2026**

Development Authority: **Craig Reilander**

File Manager: **Jan Santos**

Release Date: _____

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

This is NOT a Building Permit

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

WARNING

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

Applicant: **GREWAL, HARDEEP**

Address: **17 CORNER MEADOWS GV NE**

City: **Calgary, Alberta, T3N2C2**

Phone: **[REDACTED]**



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

DP2026-03904

Complete Address and Legal Description listing for Development Permit DP2026-03904

Address Type	Address	Legal Description
Parcel	17 CORNER MEADOWS GV NE	2210475;16;3
Building	17 CORNER MEADOWS GV NE	



The City of Calgary

Planning & Development Services

Development & Subdivision Application Services

Reasons for Refusal for DP2026-03904

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

Proposed Use

This application is for a driveway widening at 17 Corner Meadows Gv NE in the community of Cornerstone. The parcel is designated R-G District under the Land Use Bylaw. Single Detached Dwelling is listed as a Permitted use in this district.

Planning Review and Analysis

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

This application seeks approval for an existing widened driveway. The driveway width approved was 6.10m as per BP2021-19544 and now the total width of the driveway is 8.99m. The parcel width is 11.22m and the Land Use Bylaw, section 341 (5)(b) limits the maximum width of the driveway to 7.00m when the parcel width is greater than 9.00m and less than 15.00m. The proposed driveway requires a relaxation as the width exceeds the maximum allowed.

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

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

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

Decision

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

Craig Reilander, Development Authority

Sep 02, 2026

Date



Attachments for DP2026-03904

Site and Context

The subject site is interior parcel and has street access.



Process

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



Key Land Use Bylaw Provisions

Test for a Relaxation

- 31** The **Development Authority** may approve a **development permit** application for a **permitted use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the **Development Authority**:
- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (b) the proposed **development** conforms with a **use** prescribed by this Bylaw for that land or **building**.

Bylaw Relaxations

Bylaw Requirement		Provided
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 11.22m and plans indicate a driveway width of 8.99m (+1.99m).

Home Improvement - Development Permit

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Application Submitted at: July 4, 2026 5:13:01 PM

Permit Type: Development Permit

Applicant Info and Project Location

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Project Location : 17 CORNER MEADOWS GV NE

Project Location Full Spell : 17 CORNER MEADOWS GROVE NE

Applicant Information

I am the property owner : True

I am the licensed contractor : False

Contact Info

First Name : HARDEEP

Last Name : GREWAL

Phone Number : [REDACTED]

[REDACTED]om

Mailing Address

Address Line 1 : 17 CORNER MEADOWS GV NE

Address Line 2 :

City : Calgary

Province : Alberta

Country : Canada

Postal Code : T3N2C2

Home Owner Info

First Name : HARDEEP GREWAL

Phone Number : 3063021111

Email : [REDACTED]

What are you applying for?

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Selected Permits : Driveway

Development Permit Detail

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Are any public trees affected by the project? : No

Input Data

Uploaded Document:

Document Type: : ARCHITECTURAL

Document Subtype: : PLANS

Document Name: : CamScanner 2026-07-04 16.59.pdf

Is Optional: : False

Is Personal Document: : False

Uploaded Document:

Document Type: : SUPPORTING DOCUMENT

Document Subtype: : PUBLIC TREE DISCLOSURE

Document Name: : image.jpg

Is Optional: : False

Is Personal Document: : False

FOIP DISCLAIMER

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The personal information obtained on this form is being collected under the authority of section 4 (c) of the [Protection of Privacy Act \(POPA\)](https://www.alberta.ca/protection-of-privacy-act). 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 \(ATIA\)](https://www.alberta.ca/access-to-information-act), 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.

Applicant's Declaration

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Terms and Conditions : **Online Services Terms of Use**

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

1. 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.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

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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.

8. Privacy Statement and Collection of Personal Information

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 \(POPA\)](https://www.alberta.ca/protection-of-privacy-act). 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 \(ATIA\)](https://www.alberta.ca/access-to-information-act), 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. <u>Security of Account Information</u>

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. <u>Violation of Terms of Use</u>

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. 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. <u>Copyright</u>

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

15. <u>Condominium Property</u>

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





SDAB2026-0170





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:

- a. Use the City's tree map (may not be up to date for your property)
- b. Contact 3-1-1 to put in a "development tree inquiry" to get confirmation from an Urban Forester
- c. Send inquiries to tree.protection@calgary.ca

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

☐ Applicant ☒ Owner ☐ Builder ☐ Other:

If Other: Name: _____

Phone: _____

Email: _____

The Tree Protection Plan must be submitted directly to Urban Forestry at 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.



August 6, 2026

GREWAL, HARDEEP



Dear Applicant:

RE: Detailed Review (DR)

Development Permit Number: DP2026-03904

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

The City endeavors to render decisions on applications within specific service standards. Please assist us in meeting these targets by ensuring your resubmission is complete and made in a timely manner. Please submit a digital set of the amended plan, in PDF format, along with a detailed response letter on how each of the Prior to Decision and/or Prior to Release conditions have been addressed and/or resolved.

This information must be received, in its entirety, no later than September 5, 2026. If a complete submission is not received by this date, the development permit may be inactivated and subject to a reactivation fee. If the development permit application is not reactivated, it may be cancelled by Administration as per Land Use Bylaw 1P2007, Section 41.1. If you require additional time to respond to the conditions outlined in this Detailed Review document, please let me know by contacting me.

Should you have any questions or concerns, please contact me at 368-887-1659 or by email at Jan.Santos@calgary.ca.

Sincerely,

JAN SANTOS

Senior Planning Technician



Detailed Review 1 – Development Permit

Application Number:	DP2026-03904
Application Description:	Relaxation: driveway - width
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Permitted with a Relaxation
Site Address:	17 CORNER MEADOWS GV NE
Community:	CORNERSTONE
Applicant:	GREWAL, HARDEEP
Date DR Sent:	August 6, 2026
Response Due Date:	September 5, 2026
Planning:	JAN SANTOS 368-887-1659 Jan.Santos@calgary.ca

General Comments

The Development Permit for a driveway width relaxation at 17 Corner Meadows Gv NE have gone through a detailed review. The Development Permit is not supported, as the bylaw discrepancy is quite significant to justify the requested relaxation.

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

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

Bylaw Discrepancies		
Regulation	Standard	Provided
341 Driveways	(5) That portion of a driveway, including a motor vehicle parking stall, within 6.0 metres of a public sidewalk, or a curb on a street where there is no public sidewalk, must not exceed a width of: (b) 7.0 metres where the parcel width is greater than 9.0 metres and less than 15.0 metres.	Parcel width is 11.22m Maximum width of 7.00m Plans indicate a driveway width of 8.99m (+1.99m). Relaxation is not supported.

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

Page 2 of 3

Prior to Decision Requirements

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

Planning

1. Submit a complete set of the amended plans, by email in PDF format, to the Senior Planning Technician. The submitted plans must address the requirements listed in this document. Ensure that all plans affected by the revisions are amended accordingly.
2. The development, as proposed, is not supported for the following reasons:
 - Total driveway width of 8.99m is quite significant to support. Please amend the plans by removing the 1.83m width addition on the west side (front entry side). The Development Authority is willing to support a 1.07m widening on the west side, which will result in total driveway width of 7.16m.
 - Please note that if your driveway doesn't exceed 7.00m in width then a Development Permit is not required and any applicable refund will be issued.

Indicate, in writing, the manner in which the application will proceed:

(A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.

(B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.

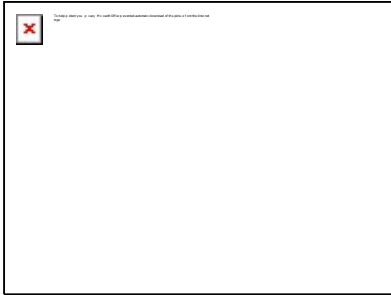
OR

(C) **Amend** the application to address all prior to decision conditions of this detailed review (DR).

If option (C) is pursued, the last day to respond to the detailed review is thirty days from the date the detailed review was issued (see cover page of detailed review for exact date).

Knee, Judy

From: Jan.Santos@calgary.ca
Sent: Monday, July 13, 2026 11:13 AM
To: hardeepgrewal731@yahoo.com
Cc: Jan.Santos@calgary.ca
Subject: DP2026-03904 COMPLETE APPLICATION 17 CORNER MEADOWS GV NE



Re: DP2026-03904 COMPLETENESS REVIEW - 17 CORNER MEADOWS GV NE

Dear Applicant,

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

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underway. The comprehensive review may include notice posting and consultation with affected parties to gather planning information relevant to your application.

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

Please track your application, using your Job Access Code (JAC) DP2026-03904-90187, at www.calgary.ca/vista.

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

Regards,

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

Knee, Judy

From: Santos, Jan
Sent: Monday, August 24, 2026 2:53 PM
To: 'hardeep grewal'
Subject: RE: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

Hello Hardeep,

I will go ahead and start the refusal process so you can proceed with appealing the City's decision of refusal. Once the refusal process has been completed you will receive a notification of refusal email where you will be given instructions on how to proceed with the appeal.

Regards,

Jan Santos

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



From: hardeep grewal [REDACTED]
Sent: Thursday, August 20, 2026 5:01 PM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: Re: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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Dear Jan Santos,

Thank you for your response and for explaining the available options.

We would like to keep our existing driveway in its current extended form and proceed with the necessary process to request approval for it.

The extended portion of the driveway is important for our property because it provides easier and safer access to our basement entrance, particularly during the winter months when snow and icy conditions can make the narrow access to the basement door difficult.

We have also been using the driveway in its current extended form for a considerable period of time and have become accustomed to the access and convenience it provides. After such a long time, it would be difficult for us to receive an order requiring us to remove the extended portion and return the driveway to its previous condition.

In fact, one of the main reasons we approached the City and applied for the Development Permit was to seek proper approval in advance and avoid any compliance issues or removal orders in the future. We wanted to make sure that the existing driveway extension could remain without creating any future concerns with the City.

We understand from your email that the Development Permit may need to be refused before we can appeal the decision to the Subdivision and Development Appeal Board. If that is the required process, we respectfully request the opportunity to proceed with the appeal and ask the Appeal Board to reconsider our application based on the circumstances and practical need for the extension.

We sincerely hope that a reasonable solution can be considered that would allow us to retain the existing driveway extension while still complying with the City's applicable driveway requirements. If there is a possibility of making a minor adjustment, maintaining a required clearance, or using another acceptable solution rather than removing the entire extended portion, we would be willing to consider it.

Our preference is to find a solution that does not require removal of the existing driveway extension, continues to provide safe access to our basement entrance, and does not negatively affect the applicable driveway regulations or requirements.

Please proceed with the next required step and advise us of anything we need to submit from our side. We would also appreciate any guidance regarding photographs, measurements, supporting documents, or other information that may strengthen our appeal.

Thank you for your time and consideration. We respectfully hope that our circumstances can be reconsidered and that a positive and practical resolution can be reached.

Kind regards,
Hardeep Grewal

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 19, 2026, 9:44 AM, Santos, Jan <Jan.Santos@calgary.ca> wrote:

Hello,

Thank you for your email. Applying and paying the fees for the Development Permit doesn't guarantee approval for your application. According to our records there hasn't been any

approvals regarding widening your driveway. If you would like to keep your existing driveway as is then I can refuse your Development Permit. You can then have the option to appeal the refusal to the appeal board, which will provide an opportunity for your application to be reviewed. However, submitting an appeal doesn't guarantee that the refusal will be overturned. The appeal board will consider the application, the reasons for refusal, and any relevant information before making its own decision.

A \$200 fee is required for all appeals to the Subdivision and Development Appeal Board. For more information regarding appealing your Development Permit please go to [Calgary Subdivision and Development Appeal Board](#).

Regards,

Jan Santos

Senior Planning Technician

Development & Subdivision Application Services

Community Planning | Planning & Development

The City of Calgary | C: 368 887 1659

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From: hardeep grewal [REDACTED] >
Sent: Sunday, August 16, 2026 8:49 PM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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Dear Jan Santos,

Thank you for your Detailed Review regarding Development Permit DP2026-03904 for the driveway width relaxation at 17 Corner Meadows Grove NE.

We have reviewed the comments regarding the existing driveway width of 8.99 metres and understand that the proposed relaxation is currently not supported.

However, we would also like to clarify that we previously submitted the required fees in relation to this driveway extension and, to our understanding, received approval from the City of Calgary to proceed with extending the driveway. Based on that approval, we proceeded with the driveway extension.

Given that the extension has already been completed based on our understanding of the City's prior approval, our preference is to keep the driveway in its existing condition and at its current width.

Could you please review the City's records regarding the previous approval and fees paid and advise us on the next steps we can take to seek approval to retain the driveway as it currently exists?

We would also appreciate clarification on whether there is any additional information, justification, supporting documentation, revised application, inspection, or other process that we can provide or follow that may allow the City to reconsider and approve the existing driveway width.

If the current width cannot be supported through this Development Permit process, could you please advise us of any review, reconsideration, or appeal options available to us before we are required to make physical changes to the existing driveway?

We are willing to cooperate with the City and provide any documents, receipts, previous correspondence, or other information regarding the earlier approval and payment of fees that may assist with reviewing this matter.

Our preference is to work with the City to find a reasonable solution that would allow us to retain the existing driveway extension without having to remove or alter it, if possible.

Please advise us on the appropriate next step before the September 5, 2026 response deadline.

Thank you for your time and assistance. We look forward to your guidance.

Kind regards,

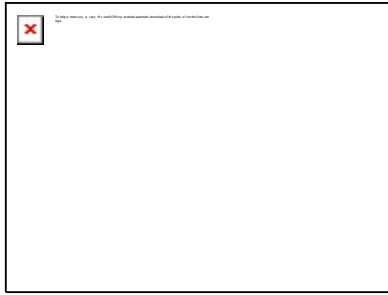
Hardeep Grewal

Development Permit: DP2026-03904

17 Corner Meadows Grove NE

[Sent from Yahoo Mail for iPhone](#)

On Thursday, August 6, 2026, 3:35 PM, Jan.Santos@calgary.ca wrote:



Dear Applicant,

The detailed review for your development permit has been completed and we require additional information before we are able to proceed to a decision. Please see the attached Detailed Review document for details.

This email contains the following information:

DETAILED REVIEW

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

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Jan.Santos@calgary.ca
368-887-1659
www.calgary.ca/PDMap

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Knee, Judy

From: hardeep grewal [REDACTED] >
Sent: Thursday, August 20, 2026 5:01 PM
To: Santos, Jan
Subject: Re: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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Regards,

Jan Santos

Senior Planning Technician

Development & Subdivision Application Services

Community Planning | Planning & Development

The City of Calgary | C: 368 887 1659

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From: hardeep grewal [REDACTED] >
Sent: Sunday, August 16, 2026 8:49 PM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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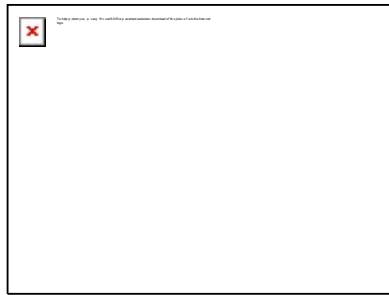
Hardeep Grewal

Development Permit: DP2026-03904

17 Corner Meadows Grove NE

[Sent from Yahoo Mail for iPhone](#)

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Knee, Judy

From: Santos, Jan
Sent: Wednesday, August 19, 2026 9:45 AM
To: 'hardeep grewal'
Subject: RE: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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Regards,

Jan Santos

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 Development & Subdivision Application Services
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Sent: Sunday, August 16, 2026 8:49 PM
To: Santos, Jan <Jan.Santos@calgary.ca>
Subject: [External] Re: DP2026-03904 Detail Review - 17 CORNER MEADOWS GV NE

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Development Permit: DP2026-03904
17 Corner Meadows Grove NE

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JAN SANTOS
 Senior Planning Technician
Jan.Santos@calgary.ca
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From: [Hakam Singh Bal](#)
To: [Calgary SDAB Info](#)
Subject: [External] Appeal No. SDAB2026-0170
Date: Wednesday, September 30, 2026 4:17:39 PM

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To: Subdivision & Development Appeal Board

Dear Mr. Chair / Members of the Board,

I am a neighbouring property owner at **51 Corner Meadows Grove NE, Calgary**, and I am writing regarding Appeal No. **SDAB2026-0170** concerning the proposed driveway width relaxation at **17 Corner Meadows Grove NE**.

I would like to clarify that I do not have any personal objection to my neighbour or any concern regarding access to their property.

My concern is related to the **environment, existing trees, landscaping and green space in our neighbourhood**. I have noticed that trees and greenery in the area are gradually being reduced, and I believe that the impact of additional hard surface and driveway expansion should be carefully considered.

I respectfully ask the Board to consider whether the requested driveway relaxation can be accommodated while **preserving existing trees and landscaping as much as reasonably possible and minimizing the loss of green space**.

I would also appreciate consideration of whether appropriate landscaping or tree-protection measures can be included as part of any approval, if applicable.

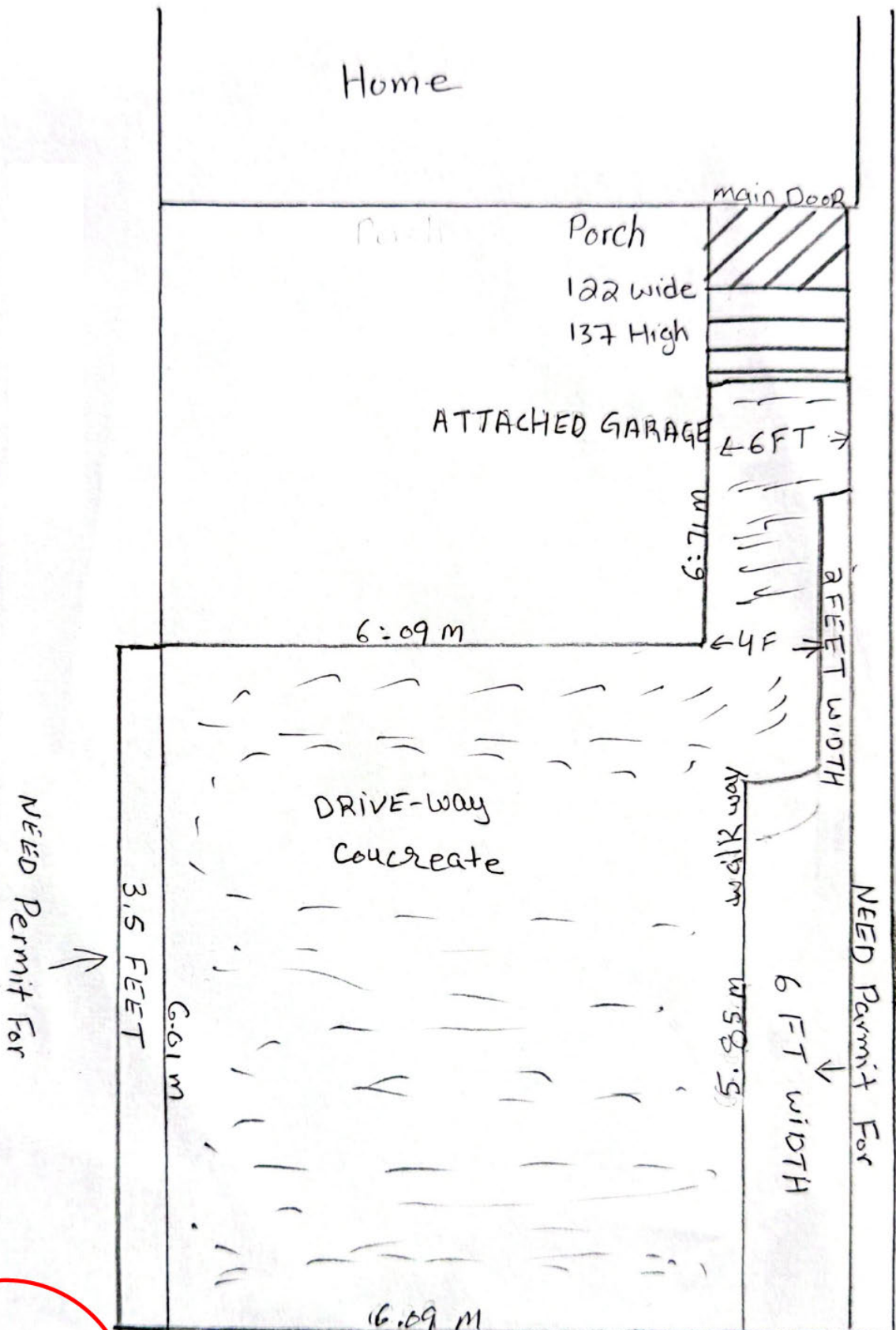
Thank you for considering my concerns.

Sincerely,
Hakam Singh Bal
51 Corner Meadows Grove NE
Calgary, AB

Hakam singh bal

17 Corner meadows Grove NE

T3N 2C2



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN