

Samples of Amended Notifications

Land Use, Outline Plan and Road Closure (LOC) applications

ORIGINAL: Two-sided letter (8.5 x 11) sent to adjacent land owners upon initial file circulation.

PLANNING & DEVELOPMENT
www.calgary.ca/development

8201

Jane and John Doe
123 Main Street NW
CALGARY, AB
T2Z 1A5

Application for Land Use Amendment: LOC2017-0123
Location: 123 Centre AV NE

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: S-FUD
To: R-C1

Learn more or comment www.calgary.ca/development or 403.268.5311

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding this Land Use Amendment application, please send your written response by September 30, 2017 to:

Steve Planner File Manager IMC #1234
800 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5
Phone: (403) 268-5217 Fax: (403) 268-3636 Email: Matthew.Atkinson@calgary.ca

The personal information on submissions made regarding this application is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c) and amendments thereto. The submission may be included in the public meeting agendas of either, or both, the Calgary Planning Commission and City Council and as such the personal information included in the submission will be publicly available. 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, 11/IC#0116, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Page 1 of letter

File: LOC2015-0009

Description: From: R-C2
To: M-C1

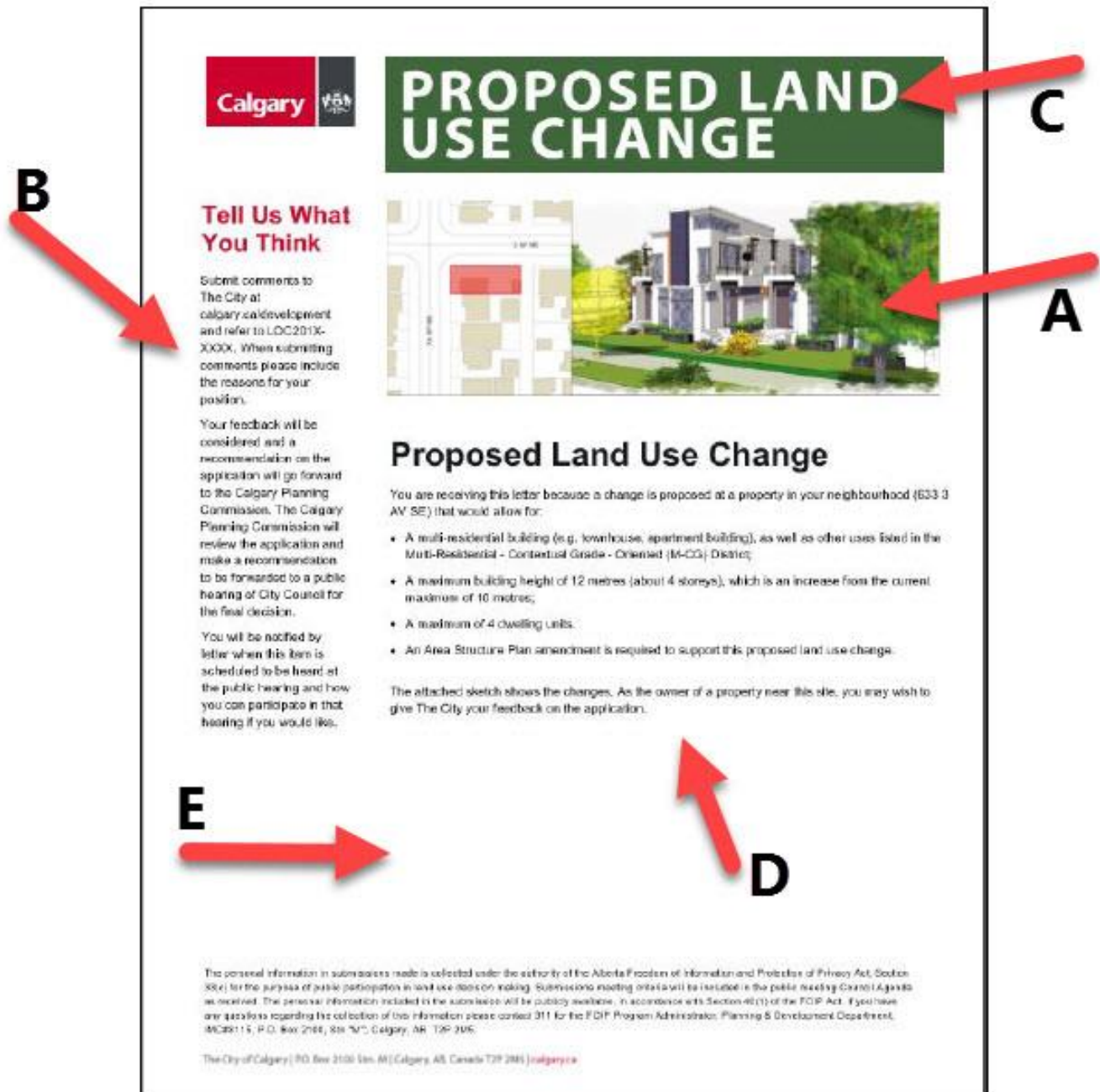


Page 2 of letter

Land Use, Outline Plan and Road Closure (LOC) applications

REVISED: One-page letter (8.5 x 11) sent to adjacent land owners upon initial file circulation.

- A. Illustrations added
- B. Simplified “call to action” column on the left side
- C. Colour coded to match the Notice Postings
- D. Simplified explanation/section of the change expected
- E. Shorter letter and more white space for ease of reading



Land Use, Outline Plan and Road Closure (LOC) applications

EXISTING: Notice Posting Signage as approved previously by Council for Land Use, Outline Plan and Road Closure



PROPOSED LAND USE CHANGE



Tell Us What You Think

Submit comments to The City by **September 30, 2040**, at calgary.ca/development and refer to LOC20XX-XXXX. Comments received after this date may be considered depending on the application review period.

A change is proposed at multiple properties (see map) to allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An amendment to City policy (Area Structure Plan) is required to support this proposed land use change.

calgary.ca/development
Reference Number: LOC201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 402-222-7777

Notification of Public Hearing

ORIGINAL: Three-page letter (8.5 x 11) sent to adjacent land owners to notify of Public Hearing

NOTICE OF PUBLIC HEARING ON PLANNING MATTERS www.calgary.ca/development

IMC 8062

Jane and John Doe
123 Main Street NW
CALGARY, AB
T2Z 1A5

Why did I receive this letter?

The City of Calgary has received an application to amend the Land Use Designation (zoning) for the property described in the attachment. As the owner of an adjacent property you are hereby advised that City Council will hold a Public Hearing in the Council Chambers Calgary Municipal Building 800 Macleod Trail SE, on Monday, January 22, 2018, commencing at 9:30 a.m.

Can I review the application in more detail?

A copy of the proposed bylaws and documents relating to these items may be inspected beginning on Thursday, January 04, 2018, between 8:00 a.m. and 4:30 p.m. Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 - 7 Avenue SE. The proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience.

Can I submit my comments to City Council?

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk and not printed in the Council Agenda or shared with Members of Council. Only those submissions received by the City Clerk not later than 12:00 p.m. (noon), Monday, January 15, 2018, shall be included in the Agenda of Council. Submissions must be addressed to Office of the City Clerk, The City of Calgary 700 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to cityclerk@calgary.ca.

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#8115, P.O. Box 2100, Stn 'M', Calgary, Ab T2P 2M5.

Page 1 of letter

What if I submit my comments late?

Late submissions will not be accepted in the City Clerk's Office.

How will my comments/submission be used?

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for Council's consideration of the issue before them.

Can I address City Council in person?

Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Can I distribute additional material at the meeting?

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 636 and bylaw 44M2006 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861.

If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Laura M. Kennedy, CITY CLERK

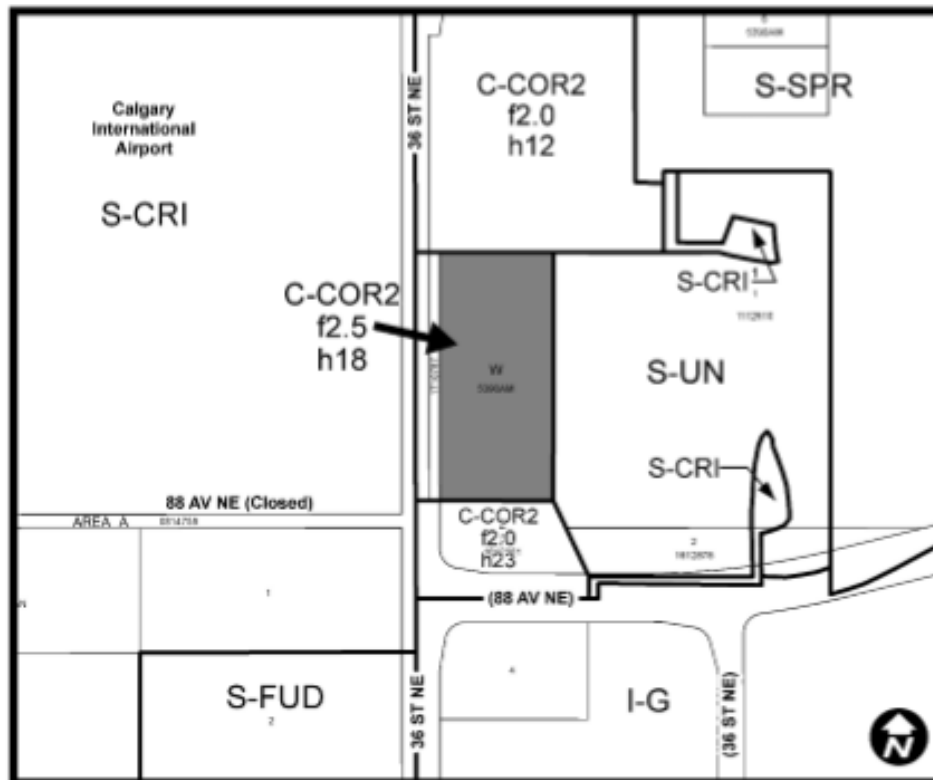
The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development. Please direct questions with regard to the matters mentioned herein to 403-268-6774.

Learn more or comment
calgary.ca/development
or 403.268.5311

LAND USE REDESIGNATION

SADDLE RIDGE INDUSTRIAL BYLAW 225D2018

To redesignate the land located at 123 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Corridor 2 f2.5h18(C-COR2f2.5h18) District.



Notification of Public Hearing

REVISED: Notification of Public Hearing letter (8.5 x 11) - sent to adjacent land owners

- A. Map modified to be easier to locate the parcel
- B. Simplified "call to action" column on the left side
- C. Colour coded to match the Notice Postings
- D. Simplified explanation/section of the change expected
- E. Shorter letter and more white space for ease of reading

Calgary

PROPOSED LAND USE CHANGE

Tell Us What You Think

You can submit a letter, public opinion poll or other communication concerning a proposed bylaw provided they are printed, typewritten or legibly written and includes the name of the writer, bylaw number in the subject line, mailing address, email address if submitting electronically and must include the reasons for your position.

Submissions with defamatory content, offensive language or received late will be filed by the City Clerk and not printed in the Council Agenda and not shared with Members of Council. Submissions must be directed to one of the following:

Delivered or mailed to:
Office of the City Clerk,
The City of Calgary,
700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5.

Faxed to:
403-268-2362

Emailed to:
PublicSubmissions@calgary.ca

Through:
calgary.ca/development

Public Hearing
April 2, 2018

This application will be considered by Council at the Public Hearing on April 2, 2018. You are receiving this letter because a change is proposed at a property in your neighbourhood (633 3 AV SE) that would allow for:

- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.

An Area Structure Plan amendment is required to support this proposed land use change.

Submissions will only be used for City Council's consideration of the issue before them. Only those submissions received no later than 12:00 p.m., MONDAY, 2018 JULY 16, shall be included in the Public Agenda of Council.

Reference Number: LOC201X-XXXX **Phone:** 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 402-222-7777

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FOIP Act. If you have any questions regarding the collection of this information please contact 311 for the FOIP Program Administrator, Planning & Development Department, IMC#B115, P.O. Box 2100, Stn "M", Calgary, AB T2P 2M5.

The City of Calgary | P.O. Box 2100 Stn. M | Calgary, AB, Canada T2P 2M5 | calgary.ca

Notification of Public Hearing

EXISTING: Notice Posting as approved previously by Council for Public Hearing notification



PROPOSED LAND USE CHANGE

PUBLIC HEARING

April 2, 2018 9:30 am

Tell Us What You Think

For the Regular Public Hearing of Council, submit written comments regarding LOC20XX-XXXX to the City Clerk no later than noon on **September 20, 2040**, at calgary.ca/development and refer to Bylaw 10D20XX. You may also attend the Public Hearing in Council Chambers at 800 Macleod Trail S.E. to speak to this item.



A change is proposed at multiple properties (see map) to allow for:


- A multi-residential building (e.g. townhouse, apartment building), as well as other uses listed in the Multi-Residential - Contextual Grade - Oriented (M-CG) District;
- A maximum building height of 12 metres (about 4 storeys), which is an increase from the current maximum of 10 metres;
- A maximum of 4 dwelling units.
- An amendment to City policy (Area Structure Plan) is required to support this proposed land use change.

calgary.ca/development
Reference Number: LOC201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 402-222-7777

Notification of Public Hearing

ORIGINAL: Newspaper Advertisement

The City of Calgary
**NOTICE OF PUBLIC HEARING
Of Calgary City Council
PLANNING MATTERS**

Public Notice

To be held at the Council Chamber, Calgary Municipal Building, 809 Macleod Trail SE, on Monday, 2018 July 23, commencing at 9:30 a.m.

A copy of the proposed bylaws and documents available relating to these items may be inspected by the public during office hours, 8:00 a.m. to 4:30 p.m., Monday to Friday at the Office of the City Clerk, Corporate Records Section, located on the main street level of the Administration Building, 313 – 7 Avenue SE.

A copy of the proposed bylaws and documents relating to these items are available on the City of Calgary website www.calgary.ca/planningmatters. The information available on the website is not provided as an official record but is made available online as a public service for the public's convenience. The City of Calgary assumes no liability for any inaccurate, delayed or incomplete information provided on the website. The official documents and materials may be viewed at the Office of the City Clerk. In case of any discrepancies between the documents and materials on this website and the official documents and materials at the Office of the City Clerk, the official documents and materials at the Office of the City Clerk shall prevail. Please contact 403-268-5311 as soon as possible if you notice any errors or omissions in the documents and materials.

Persons wishing to submit a letter, public opinion poll or other communication concerning these matters may do so provided they are printed, typewritten or legibly written and include the name of the writer, mailing address, electronic address (as applicable) and must focus on the application and its planning merits. Submissions with defamatory content and/or offensive language will be filed by the City Clerk not later than 12:00 p.m., MONDAY, 2018 July 16, shall be included in the Agenda of Council. Late submissions will not be accepted in the City Clerk's Office. Submissions must be addressed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2700, Postal Station "M", Calgary, Alberta T2P 2M5. Submissions may be hand delivered, mailed, faxed to 403-268-2362, or emailed to PublicSubmissions@calgary.ca.

The personal information in submissions made is collected under the authority of the Alberta Freedom of Information and Protection of Privacy Act, Section 33(1) for the purpose of public participation in land use decision making. Submissions meeting criteria will be included in the public meeting Council Agenda as received. The personal information included in the submission will be publicly available, in accordance with Section 40(1) of the FIP Act. If you have any questions regarding the collection of this information please contact 311 for the FIP Program Administrator, Planning & Development Department, INCUBITES, P.O. Box 2100, Stn "M", Calgary, AB T2P 2M5.

Submissions received by the published deadline will be included in the Council Agenda, and will only be used for City Council's consideration of the issue before them. Any person who wishes to address Council on any matter mentioned herein may do so for a period of FIVE MINUTES. The five (5) minutes shall be exclusive of any time required to answer questions. Persons addressing Council shall limit their comments to the matter contained in the report and the recommendations being discussed. Contact the City Clerk at 403-268-5861 for further information.

Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. It should be noted that such additional material will require the approval of the Mayor before distribution to Members of Council. The personal information is collected under the authority of the Municipal Government Act, Section 606 and bylaw 446C/2016 and is used as part of the agenda of the Public Hearing of Council. If you have questions on the use of this information, you may contact the City Clerk at 403-268-5861. If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and will reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

Laura M. Kennedy
CITY CLERK

NOTICE OF ROAD CLOSURES

The City of Calgary intends pursuant to s.22 of the *Municipal Government Act* to consider bylaws to close from use and sell or hold those portions of the streets, roads, lanes or public highways described here.

SOUTH FOOTHILLS



BYLAW 6C2018

7. KINGSLAND
BYLAW 199D2018
To redesignate the land located at 7204 - 5 Street SW (Plan 1215HK, Block 1, Lot 10) from Residential - Conventional One-Dwelling (R-C1) District to Residential - Conventional One-Dwelling (R-C1d) District.

8. SOUTH FOOTHILLS
BYLAW 200D2018
To redesignate the closed road (Plan 1810720, Area R7) adjacent to 8945 - 38 Street SE from Undesignated Road Right-of-Way to Industrial - General (I-G) District.

9. BELTLINE
BYLAW 201D2018
To redesignate the land located at 1307 -12 Avenue SW (Plan A1, Block 81, Lots 15 to 20) from Centre City Multi-Residential High Rise District, Mixed Use - General (MU-1) & MU-2 District, Mixed Use - Active/Fortage (MU-2A) & MU-3 District and Special Purpose - School, Park and Community Reserve (S-SPD) District.

23. FOREST LAWN
BYLAW 215D2018
To redesignate the land located at 1104 - 36 Street SE and 3725 - 10 Avenue SE (Plan 2700M), Block 25, Lots 18, 19 and 20 from Residential - Conventional One / Two Dwelling (R-C2) District to Multi-Residential - Conventional Medium Profile (M-C2) District.

24. MCKENZIE TOWNE
BYLAW 216D2018
To redesignate the land located at 25 Elgin Meadows Green SE (Plan 0812016, Block 68, Lot 7) from DC Direct Control District to Residential - Narrow Parcel One Dwelling (R-1N) District.

25. BRIDGELAND-RIVERSIDE
BYLAW 217D2018
To redesignate the land located at 911 General Avenue NE (Kondominium Plan 051285G) from DC Direct Control District to Mixed Use - Active/Fortage (MU-2) & MU-3 District.

26. WINDSOR PARK

Area Redevelopment Plan amendment is in conjunction with the proposed land use redesignation for the site. For further information, please call 403-268-2142.

AMENDMENT TO THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN BYLAW 43P2018
A policy amendment is proposed to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan, to change Map 3 entitled 'Land Use Policy Area' to designate 2228 - 36 Street SE as Low Density Multi-Dwelling. For further information, please contact 403-268-3285.

AMENDMENT TO THE FOREST LAWN-FOREST HEIGHTS/HUBALTA AREA REDEVELOPMENT PLAN BYLAW 44P2018
A policy amendment is proposed to the Forest Lawn-Forest Heights/Hubalta Area Redevelopment Plan to change Map 3

The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development.


Please direct questions with regard to the matters mentioned herein to 403-268-5311.



Notification of Public Hearing

REVISED: Newspaper advertisement

- A. Text has been simplified
- B. Some text placed in a bulleted list for easier reading (creates breaks in the copy)
- C. Font size has been increased



The City of Calgary
NOTICE OF PUBLIC HEARING
Of Calgary City Council
PLANNING MATTERS

Public Notice

A Public Hearing will be held at the Council Chamber, Calgary Municipal Building, 800 Macleod Trail SE, on **Monday, 2018 July 23, commencing at 9:30 a.m.** If the Public Hearing is still in progress at 9:30 p.m., Council may conclude the matter under discussion and reconvene at 1:00 p.m. of the next business day, unless otherwise directed by Council.

A copy of the proposed bylaws and related documents may be reviewed by the public:

- during office hours, 8:00 a.m. to 4:30 p.m., Monday to Friday, at the Office of the City Clerk, Corporate Records Section, main street level of the Administration Building, 313 – 7 Avenue SE; or
- on the City of Calgary website at www.calgary.ca/publichearing.

Persons wishing to submit a letter, public opinion poll or other communication concerning a proposed bylaw may do so provided they are printed, typewritten or legibly written and includes the name of the writer, bylaw number in the subject line, mailing address, email address if submitting electronically and must focus on the merits of the proposed bylaw. Submissions will only be used for City Council's consideration of the issue before them. Only those submissions received no later than 12:00 p.m., **MONDAY, 2018 JULY 16**, shall be included in the Agenda of Council. Submissions with defamatory content, offensive language or received late will be filed by the City Clerk and not printed in the Council Agenda and not shared with Members of Council. Submissions must be directed to one of the following:


- delivered or mailed to: Office of the City Clerk, The City of Calgary, 700 Macleod Trail SE, P.O. Box 2100, Postal Station "M", Calgary, Alberta T2P 2M5;
- faxed to 403-268-2362; or
- emailed to PublicSubmissions@calgary.ca

Any person who wishes to address Council in person at this Council Public Hearing Meeting on any matter stated on this notice may do so for a period of FIVE (5) MINUTES (exclusive of any time required to answer questions) and comments shall be limited to the proposed bylaw that is being discussed. Anyone wishing to distribute additional material at the meeting shall supply the City Clerk with thirty-five (35) copies at the time of presentation. Such additional material will require the approval of the Mayor before distribution to Members of Council.

Pursuant to Section 231 of the Municipal Government Act (the "MGA"), a citizen may submit a petition for a vote of the electors to determine whether a proposed bylaw should be passed. The process for submitting such a petition is set out in Sections 221 to 226 of the MGA.

Personal information provided in submissions is collected under the authority of Bylaw 35M2017 and the Alberta Freedom of Information and Protection of Privacy Act, Section 33(c) for the purpose of public participation to municipal decision making and will be publicly available in the Council Agenda as received, in accordance with Section 40(1) of the FOIP Act. If you have questions on the use of this information or require further information on any of the above, you may contact the City Clerk's Office at 403-268-5861.

Laura M. Kennedy
CITY CLERK



The uses and rules that apply to different land use designations are found in the Land Use Bylaw 1P2007 www.calgary.ca/landusebylaw except those for the DC District which are available from Planning & Development.
Please direct questions with regard to the matters mentioned herein to 403-268-5311.

NOTICE OF ROAD CLOSURES

The City of Calgary intends pursuant to s.22 of the Municipal Government Act to consider bylaws to close from use and sell or hold those portions of the streets, roads, lanes or public highways described here.

6. SAGE HILL
BYLAW 19802018
To redesignate the land located at 3645 Sage Hill Drive NW (Portion of Plan 1310597, Block 1, Lot 3) from Commercial – Community 2 (C-C15.0B95) District to Mixed Use – General (MU-19A.0A0) District, Mixed Use – General (MU-19A.0A5) District, Mixed Use – Active Frontage (MU-21A.0A5) District and Special Purpose – School, Park and Community Reserve (S-SPR) District.

7. KINGSLAND
BYLAW 19902018
To redesignate the land located at 7204 – 5 Street SW (Plan 32754G, Block 1, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

8. SOUTH FOOTHILLS
BYLAW 20002018
To redesignate the closed road (Plan 1810720, Area X) adjacent to 8845 – 38 Street SE from Undesignated Road (Plan 1810720, Area X) to Residential – General (R-G) District.

19. INGLEWOOD
BYLAW 21102018
To redesignate the land located at 1421 – 16 Street SE (Plan 4646N, Block E, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-G) District.

20. MAYLAND
BYLAW 21202018
To redesignate the land located at 220 Manning Road NE (Plan 9511082, Block 1, Lot 2) from Industrial – General (I-G) District to Industrial – Commercial (I-C) District.

21. FOREST LAWN
BYLAW 21302018
To redesignate the land located at 2228 – 36 Street SE (Plan 3457G1, Block 12, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-G) District.

22. RENFREW
BYLAW 21402018
To redesignate the land located at 2228 – 36 Street SE (Plan 3457G1, Block 12, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-G) District.

32. ARBOUR LAKE
BYLAW 22402018
To redesignate the land located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to Commercial – Community 2 (C-C23 (C-C12.0R23) District).

33. SADDLE RIDGE INDUSTRIAL
BYLAW 22502018
To redesignate the land located at 9020 – 36 Street NE (Plan 5390AM, Block W) from Special Purpose – Future Urban Development (S-FUD) District to Commercial – Community 2 (C-C23 (C-C12.0R23) District).

34. HIGHLAND PARK
BYLAW 22602018
To redesignate the land located at 304 – 22 Avenue NE (Plan 5942A1, Block 3, Lots 23 and 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-G) District.

Notification of Development Permit matters

ORIGINAL: To be discontinued, Development Permit Notice newspaper advertisement



Public Notice DEVELOPMENT PERMIT

Take notice that the following Development Permits for the proposed developments listed below have been approved in accordance with The City of Calgary Land Use Bylaw 1P2007.

ABBEYDALE 156 ARBINGDON WY NE (R-C2). Addition: Single Detached Dwelling (rear sunroom). **DP2018-3940**

ALTA DORE 2017 42 AV SW (R-C2). New: Semi-detached Dwelling, Accessory Residential Building (garage). **DP2018-2897**

ARBOUR LAKE 7414 CROFTWOOD RD NW (DC 105Z83). Temporary Use: Sign - Class E: Digital Message Sign (3 years). **DP2018-2948**

AUBURN BAY 147 AUBURN GLEN HT SE (R-1N). Relaxation: Driveway - width. **DP2018-4137**

AUBURN BAY 468 AUBURN SHORES LD SE (R-1). Addition: Single Detached Dwelling (covered dock) - building setback from rear property line, parcel coverage. **DP2018-3265**

BANFF TRAIL 2103 20 ST NW (R-C2). Temporary Use: Sign - Class C & E: Freestanding Sign & Digital Message Sign (3 years). **DP2018-3788**

BAYVIEW 2409 BAYVIEW PL SW (R-C1). Relaxation: Accessory Residential Building (garage) - driveway length, building coverage, height. **DP2018-3695**

BEDDINGTON HEIGHTS 16 BERMUDA DR NW (S-C1). Change of Use: Child Care Service (increase to existing preschool, 38 children). **DP2018-3827**

BEDDINGTON HEIGHTS 24 BERKLEY CL NW (R-C2). Temporary Use: Home Occupation - Class 2: Massage Therapy/Acupuncture (3 years). **DP2018-3843**

BEDDINGTON HEIGHTS 20 BERMUDA RD NW (R-C2). Relaxation: Deck (existing) - projection into side setback & height. **DP2018-4246**

BELVEDERE 250 EAST HILLS SQ SE (DC 26D2014). New: Liquor Store, Drive Through, Restaurant: Food Service Only - Medium, Retail and Consumer Service (4 buildings). **DP2018-0989**

BOWNESS 4631 85 ST NW (R-C2). New: Sign - Class B: Fascia Signs (2). **DP2018-4179**

BRAESIDE 32 BROOKBROOK ME SW (R-C1). Temporary Use: Home Occupation - Class 2: Baker (5 years). **DP2018-3218**

BRENTWOOD 5662 BRENNER CR NW (R-C1). Temporary Use: Home Occupation - Class 2: Hydrotherapy (3 years). **DP2018-3932**

BRIDLEWOOD 361 BRIDLERIDGE VW SW (R-1N). New: Secondary Suite (existing - basement). **DP2018-3737**

BRIDLEWOOD 240 BRIDLERIDGE CL SW (R-1). Temporary Use: Home Occupation - Class 2: Massage Therapy (1 year). **DP2018-3763**

CANYON MEADOWS 243 CANOVA PL SW (R-C1). Relaxation: Fence - height. **DP2018-3855**

CAPITOL HILL 1616 24 AV NW (M-CG d96). Revision: Multi-Residential Development (revisions to DP2015-3684). **DP2018-3944**

CASTLERIDGE 36 CASTLEBROOK RD NE (R-C1). New: Single Detached Dwelling, Secondary Suite (basement). **DP2018-1943**

CASTLERIDGE 91 CASTLERIDGE CR NE (R-C1). Relaxation: Deck (existing) - height. **DP2018-4183**

CHAPARRAL 192 CHAPARRAL CV SE (R-1). Relaxation: Single Detached Dwelling - building setback from rear property line. **DP2018-3831**

CITADEL 712 CITADEL DR NW (R-C1). Temporary Use: Home Occupation - Class 2: Baking (5 years). **DP2018-3961**

CITYSCAPE 47 CITYSCAPE GV NE (DC 215D2017). New: Backyard Suite (garage). **DP2018-2775**

COACH HILL 4 COACH RIDGE CL SW (R-C1). Relaxation: Deck (existing) - projection into rear setback. **DP2018-4150**

COUGAR RIDGE 8 COUGARSTONE MR SW (R-1). Temporary Use: Home Occupation - Class 2: Hair Stylist (5 years). **DP2018-3865**

CRESCENT HEIGHTS 315 3 ST NE (M-C1). Changes to Site Plan: Multi-Residential Development (retaining walls). **DP2018-3418**

CURRIE BARRACKS 4225 CROWCHILD TR SW (DC 165D2016, DC 159D2016, S-CR1, S-SPI). Changes to Site Plan: Excavation, Strippling and Grading. **DP2018-3359**

DEERFOOT BUSINESS CENTRE 930 64 AV NE (DC 153D2018). New: Sign - Class A: Banner Sign (1 year) - sign area & duration. **DP2018-4132**

DOUGLASDALE/GLEN 606 DOUGLAS GLEN PT SE (R-C1). Relaxation: Deck (existing) - height & projection into side setback. **DP2018-3780**

EAST SHEPARD INDUSTRIAL 10645 74 ST SE (R-G). New: General Industrial - Light. **DP2018-2677**

EAST SHEPARD INDUSTRIAL 5650 DUFFERIN BV SE (R-G). New: Freight Yard (overflow parking for 25 Dufferin Pl SE) Relaxation of landscaping. **DP2018-2977**

EASTFIELD 4700 47 ST SE (R-G). Temporary Use: General Industrial Light, workshop & warehouse - (5 years). **DP2018-3890**

EDGE MONT 25 EDGEBROOK GR NW (R-C1). Relaxation: Single Detached Dwelling (existing) - building setback from rear property. **DP2018-4175**

ELBOW PARK 701 & 703 SETON BV SW (R-C1). Relaxation: Retaining Wall (replacement) - floodway. **DP2018-3006**

ERIN WOODS 17 ERIN WOODS PL SE (R-C2). Temporary Use: Home Occupation - Class 2: Car Detailing (1 year). **DP2018-3846**

FAIRVIEW 84 FULLERTON RD SE (R-C1). Relaxation: Accessory Residential Building (garage) - carline height, building coverage. **DP2018-3508**

FALCONBRIDGE 144 FALDALE CL NE (R-C1). Relaxation: Deck (existing) - projection into side setback. **DP2018-3962**

FOREST LAWN 2018 36 ST SE (C-COR2 (2.0h12)). Change of Use: Cannabis Store. **DP2018-3383**

FOREST LAWN 928 39 ST SE (R-C1). New: Secondary Suite (basement). **DP2018-3528**

FOREST LAWN 2235 45 ST SE (R-C1). Relaxation: Accessory Residential Building (existing) - building setback to side property line. **DP2018-4206**

GLENBROOK 3119 45 ST SW (R-C1). Temporary Use: Home Occupation - Class 2: Office (3 years). **DP2018-3962**

HAMPTONS 38 HAMPTONS GV NW (R-C1). Addition: Single Detached Dwelling (second floor). **DP2018-3761**

PANORAMA HILLS 31 PANATELLA LD NW (DC 80Z2003). Temporary Use: Home Occupation Class 2: Esthetics (3 years). **DP2018-3299**

PANORAMA HILLS 121 PANAMOUNT LD NW (R-1). Relaxation: Deck - projection into rear setback. **DP2018-3411**

PENBROOKE MEADOWS 536 PENSWOOD RD SE (R-C1). New: Secondary Suite (basement). **DP2018-3602**

PIERIDGE 127 PINEWIND RD NE (R-C1). New: Secondary Suite (basement). **DP2018-3700**

PUMP HILL 232 PUMP HILL RI SW (R-C1). New: Power Generation Facility - Small (rooftop solar panels). **DP2018-4017**

RENFREW 1427 RICHLAND RD NE (R-C2). New: Single Detached Dwelling, Secondary Suite. **DP2018-1339**

RESIDUAL WARD 2 - SUB AREA 2C 13616 69 ST NW (ANR). Temporary Use: Industrial use requiring large amount of land (aggregate extraction and asphalt plant) - Renewing Temporary Access. **DP2018-3152**

RICHMOND 2118 27 AV SW (R-C2). New: Semi-detached Dwelling, Accessory Residential Building (garage). **DP2018-2241**

RICHMOND 3104 21 ST SW (R-C2). Temporary Use: Home Occupation - Class 2: Hair Stylist (5 years). **DP2018-3731**

SADDLE RIDGE 384 SADDLEMONT BV NE (R-1s). Temporary Use: Home Occupation - Class 2: Accountant (1 year). **DP2018-3644**

SADDLE RIDGE INDUSTRIAL 3720 84 AV NE (R-G). New: Sign - Class C: Freestanding Signs (3). **DP2018-3474**

SAGE HILL 2909 144 AV NW (S-CR1, R-1, M-2, S-SPI). New: Multi-Residential Development (6 phases, 3 buildings). **DP2018-0652**

SETON 61 SETON TC SE (R-Gm). New: Single Detached Dwelling. **DP2018-3513**

SHAGANAPPI 1709 27 ST SW (R-C2). Change of Use: Single Detached Dwelling, Relaxation: Deck (existing) - height. **DP2018-4214**

SHAWNEE SLOPES 326, 330, 334 & 338 SHAWNEE BV SW (R-C1). Temporary Use: Temporary Residential Sales Centre (2 years). **DP2018-4192**

SHERWOOD 68 SHERWOOD CR NW (R-1N). New: Secondary Suite (existing - basement). **DP2018-3945**

SIGNAL HILL 165 SIMCOE CI SW (R-C1). New: Secondary Suite (basement). **DP2018-3834**

SOUTH AIRWAYS 2015 32 AV NE (R-C1). Change of Use: Retail and Consumer Service - relaxation of 16 parking stalls. **DP2018-3581**

SOUTH CALGARY 1808 31 AV SW (R-C2). New: Semi-detached Dwelling, Accessory Residential Building (garage). **DP2018-1532**

SOUTH CALGARY 1907 29 AV SW (R-C2). New: Single Detached Dwelling. **DP2018-1640**

SOUTH CALGARY 1628 34 AV NW (M-C1). Temporary Use: Home Occupation - Class 2: Massage Therapy & Esthetics (1 year). **DP2018-3496**

SOUTHVIEW 1963 COTTONWOOD CR SE (R-C1). New: Secondary Suite (basement). **DP2018-3632**

SOUTHWOOD 11032 ELBOW DR SW (C-N2). Change of Use: Cannabis Store. **DP2018-3567**

SPRINGBANK HILL 137 SPRINGBLUFF BV SW (R-1). Relaxation: Deck (existing) - projection into side setback. **DP2018-3547**

STONEY 3 11124 36 ST NE (DC 15Z2007). Addition: Movement or Storage of Materials, Goods, or Products (second floor). **DP2018-4164**

THORNCLIFFE 5600 CENTRE ST NE (R-C2, S-SPI). Change of Use: Child Care Service (out of school care, 80 students). **DP2018-3625**

THORNCLIFFE 521 54 AV NW (C-N2). Change of Use: Cannabis Store. **DP2018-3687**

UNIVERSITY HEIGHTS 3132 UNDERHILL DR NW (R-C1). New: Secondary Suite (basement). **DP2018-3968**

UNIVERSITY HEIGHTS 3743 UTAH DR NW (R-C1). Relaxation: Accessory Residential Building (existing shed) - building setback from side and rear property line. **DP2018-4053**

WEST HILLHURST 2114 3 AV NW (R-C2). Addition: Single Detached Dwelling (front porch, cantilevers). **DP2018-3420**

WESTWINDS #4000 3961 52 AV NE (DC 66Z2005). Addition: Manufacturing of Materials, Goods or Products (mezzanine). **DP2018-3492**

WESTWINDS 55 CASTLERIDGE BV NE (C-C2 F1.0h18). Change of Use: Cannabis Store. **DP2018-3499**

WINSTON HEIGHTS/MOUNTVIEW 2014 6 ST NE (R-C2). Temporary Use: Home Occupation - Class 2: Acupuncture (1 year). **DP2018-3877**

WOODBINE 142 WOODBROOK RD SW (R-C1). New: Secondary Suite (basement). **DP2018-3417**

For information or viewing any of the above development permits or plans, please contact 403-268-5744 to arrange for an appointment. Persons wishing to appeal any of the above decisions must do so by filing a "NOTICE OF APPEAL", along with payment of a \$100.00 non-refundable filing fee to the Subdivision and Development Appeal Board, NO LATER THAN October 11 2018. Appeals can be filed online at www.calgary.ca/sdab/onlineappeal or by calling 403-268-5312.

You can now view these development permits online through an interactive map available at calgary.ca/publicnotice.

Development Authority

The Calgary SDAB will hear the following appeals on **September 27, 2018**. This information is available online at www.calgary.ca

The SDAB has determined that it may be appropriate to consider procedural or jurisdictional issues at the commencement of the hearing of this appeal. Additional information regarding the SDAB's determination of procedural and jurisdictional issues is available on the SDAB's website.

Notification of Development Permit matters

ORIGINAL: Development Permit Notice letter (8.5 x 11) - sent to adjacent land owners



PLANNING & DEVELOPMENT
www.calgary.ca/development

August 15, 2018

8094

Jane and John Doe
123 Main Street NW
CALGARY, AB
T2Z 1A5

**Re: CONTEXTUAL SEMI-DETACHED DWELLING, ACCESSORY RESIDENTIAL BUILDING
(GARAGE)**
ADDRESS: 123 Centre AV NE
DEVELOPMENT PERMIT: DP2018-0123

As an owner of property adjacent to the above noted address, the purpose of this letter is to advise you that there will be new construction activity occurring on the parcel. The proposed development meets all the rules for a Contextual Semi-detached Dwelling, Accessory Residential Building (garage) and therefore is a Permitted Use under the Land Use Bylaw 1P2007. The Development Permit is approved by the City of Calgary Development Authority.

A copy of the approved plans may be available for viewing at your Community Association, otherwise you may contact 311 to place a Property Research request to view plans at the Municipal Building. Please be advised that there is a fee of \$75 to view residential plans at the Municipal Building. Further information can also be found at www.calgary.ca/development.

Yours truly,

Steve Planner
Senior Planning Technician
Planning and Development
#8108

Notification of Development Permit matters

REVISED: Development Permit Notice letter (8.5 x 11) - sent to adjacent land owners

- A. Map showing location has been added
- B. Simplified “call to action” column on the left side
- C. Colour coded to match the Notice Postings category
- D. Simplified explanation/section of the change expected
- E. Shorter letter and more white space for ease of reading

Calgary

APPROVED DEVELOPMENT

For more information

A copy of the approved plans may be available for viewing at your Community Association, otherwise you may contact 311 to place a Property Research request to view plans at the Municipal Building. Please be advised that there is a fee of \$75 to view residential plans at the Municipal Building. Further information can also be found at www.calgary.ca/development.

DINO KASPARIS
Senior Planning Technician
Planning and Development

Residential construction in your area

The purpose of this letter is to let you know that there will be new construction activity happening near you. A change has been approved for a property in your neighbourhood:

Reference number: DP2018-0193
Address: 1112 15 AV NE
Approved change: CONTEXTUAL SEMI-DETACHED DWELLING, ACCESSORY RESIDENTIAL BUILDING (GARAGE).

The development meets all the rules for a Contextual Semi-detached Dwelling, Accessory Residential Building (garage) and therefore is a Permitted Use under the Land Use Bylaw 1P2007. The Development Permit has been approved by the City of Calgary Development Authority.

The City of Calgary | P.O. Box 2100 Strs N | Calgary, AB, Canada T2P 2M5 | calgary.ca

Notification of Development Permit matters

EXISTING: Notice Posting as approved previously by Council for Development Permits



PROPOSED DEVELOPMENT

Tell Us What You Think

Submit comments to The City by **December 22, 2018** at calgary.ca/development and refer to DP201X-XXXX. When submitting comments please include: your full name, address and the reasons for your position.



This application requests approval of a development permit at multiple properties (see map) for:

- A townhouse building;
- A maximum of 4 units;
- A maximum building height of 11 metres (about 3 storeys);
- The current Land Use allows for the type of development proposed.
- This application is subject to the Land Use Bylaw.

calgary.ca/development
Reference Number: DP201X-XXXX
Phone: 403-268-5311

Applicant Contact Information:
Name: John Doe
Phone: 402-222-7777

*The image presented may change in design as it is a representation of the applicant's proposal.