

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

The City of Calgary Planning, Development and Assessment  
DEVELOPMENT PERMIT  
and  
CERTIFICATE OF COMPLIANCE  
Provided that all of the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use Bylaw 1P2007. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.

PERMIT NO: DP2022-03-25  
March 25, 2022  
A DEVINE  
Development Authority

## REAL ESTATE & DEVELOPMENT SERVICES ENCROACHMENT ADVISORY

An encroachment(s) has been identified on this Real Property Report and the owner is advised that the property may require a development permit to be permitted to remain. Please send an email to the Real Property Report to: encroachments@calgary.ca

**VOID**

DATE: May 11, 2022

Bonnie Jarman

1 Asphalt encroaches into the Lane by 0.24

2 Asphalt encroaches into the Lane by 0.17

110 41:  
Calgary

Lot 15

112.00  
7°12'51"

16.80  
7°12'51"

Lane

### LEGEND

ABBREVIATIONS AND SYMBOLS THAT  
WILL APPEAR ON THIS PLAN

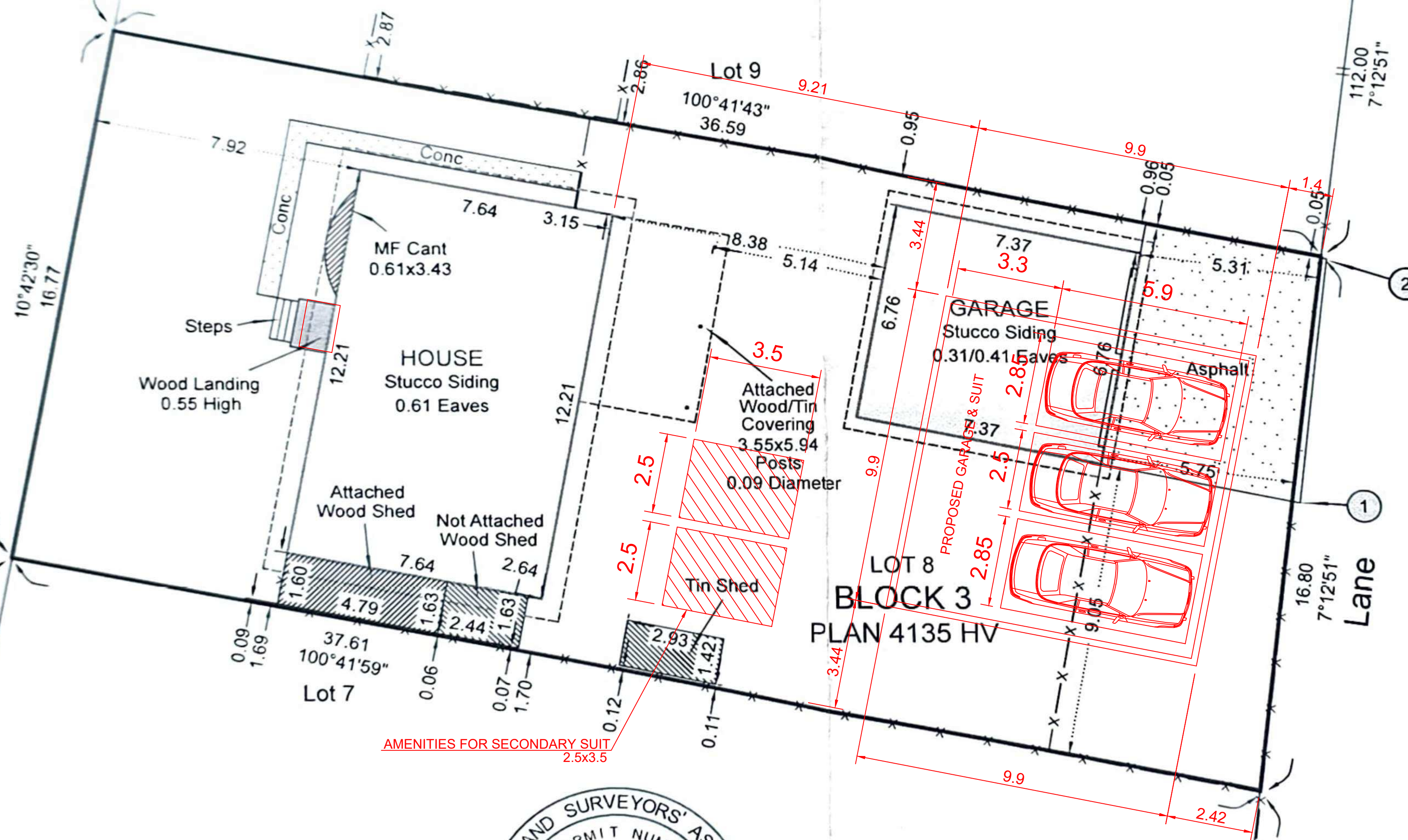
Drill Hole found shown thus  
Iron Bar found shown thus  
Statutory Iron Post found shown thus  
Delta (Central) angle of arc shown thus  
Eave Fascia are shown thus  
Fences are shown thus  
Line not to scale shown thus  
Utility Rights-Of-Way are shown thus  
Building foundation shown thus  
Property line shown thus  
A denotes length of arc  
AC denotes Air Conditioner  
Blk denotes Block  
CB denotes Cinder Block  
CS denotes depth Fdl is counter sunk  
Cant denotes cantilever  
Conc denotes concrete  
E denotes East  
Eave dimensioned to Fascia  
Fd denotes found  
Fences are within 0.10m of property line unless otherwise noted  
GL denotes ground level  
n denotes metres  
MA denotes Maintenance Access  
MF denotes Main Floor  
Mk denotes mark  
Mks denotes marks  
N denotes North  
OD denotes Overland Drainage  
R denotes radius of arc  
RW denotes Right-Of-Way  
Reg No denotes registration number  
Ret Wall denotes retaining wall  
S denotes South  
J denotes Utility  
Jp denotes distance Fdl is above ground  
W denotes West  
WOB denotes Walk Out Basement

Redwood Crescent S.E.  
4.02 to back of sidewalk

10°42'58"  
27.44

Lot 6

Lot 5



AMENITIES FOR SECONDARY SUIT  
2.5x3.5



## REAL ESTATE & DEVELOPMENT SERVICES

PURSUANT TO ENCROACHMENT BYLAW 9M2020,  
THE ENCROACHMENT IS PERMITTED UNDER  
SECTION(S) 1.2 OF THE CITY  
OF CALGARY ENCROACHMENT GUIDELINES.

See attached encroachment consent letter  
dated May 11, 2022

DATE: May 11, 2022

Lot 6

LOT AREA COVERAGE  
ZONING : R-CG  
MAX , ALLOWED PARCEL COVERAGE : 45%  
TOTAL PLOT AREA = 622.16 SQ M

MAX. ALLOWED COVERAGE: 0.45 X 622.16 = 280 SQ M

MAIN UNIT COVERAGE = 93 SQ M  
SMALL SHEDS = 17 SQ.M.  
DECK = 16.47 SQ.M.

PROPOSED BACKYARD SUIT = 98 SQ.M.  
TOTAL = 224.47 SQ.M.

HENCE, OK

|     |          |                     |     |     |     |       |
|-----|----------|---------------------|-----|-----|-----|-------|
| REV | 04-06-26 | ISSUED FOR APPROVAL | AK  | HP  | HP  | EMAIL |
| REV | DATE     | DESCRIPTION         | DRN | CHK | APP | PRN   |

|                                      |                                              |                                       |  |  |  |  |
|--------------------------------------|----------------------------------------------|---------------------------------------|--|--|--|--|
| ISSUED FOR                           |                                              |                                       |  |  |  |  |
| <input type="checkbox"/> INFORMATION | <input checked="" type="checkbox"/> APPROVAL | <input type="checkbox"/> CONSTRUCTION |  |  |  |  |
| <input type="checkbox"/> ENQUIRY     | <input type="checkbox"/> ORDER               | <input type="checkbox"/> REVIEW       |  |  |  |  |

CLIENT : -

PROJECT : 2016 Redwood Crescent SE, Calgary, AB T2B 1R7

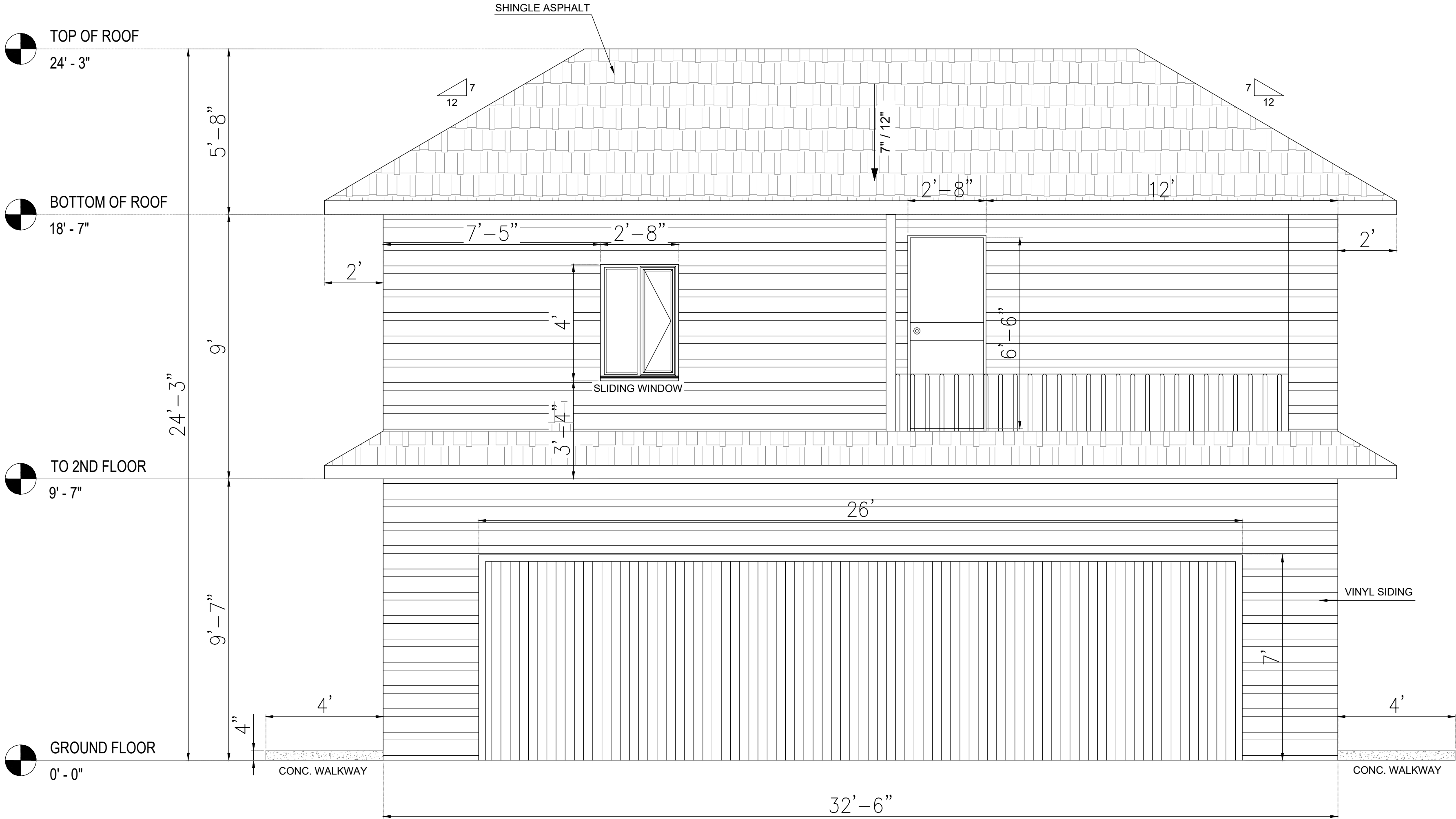
CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT  
99 SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB  
PHONE : +1 (587)834-5080  
E-MAIL : contriveeng@gmail.com  
WEBSITE : http://www.contriveservices.ca/



PROJECT NO. : - TITLE : GARAGE AND SECONDARY SUIT SITE PLAN

|             |       |  |  |                      |
|-------------|-------|--|--|----------------------|
| DRAWN BY    | AK    |  |  | R0<br>06<br>04<br>26 |
| CHECKED BY  | HP    |  |  |                      |
| APPROVED BY | HP    |  |  |                      |
| DRAWING NO. | A 1.1 |  |  |                      |
| SCALE       | 1:NTS |  |  | SHEET                |
|             |       |  |  | 01 OF 01             |

GENERAL NOTE:  
THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY.  
REFER TO THE ENGINEERING DRAWINGS BEFORE PROCEEDING TO THE WORK.  
REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/ENGINEERING DRAWINGS  
TO THE CONSULTANT. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.  
CONSTRUCTION MUST CONFIRM TO ALL APPLICABLE CODES AND REQUIREMENTS  
OF AUTHORITIES HAVING JURISDICTION.



PROPOSED FRONT ELEVATION

SCALE :  $\frac{3}{8}$ "=1'-0"

|      |          |                     |      |      |      |       |
|------|----------|---------------------|------|------|------|-------|
| R0   | 04-05-26 | ISSUED FOR APPROVAL | AK   | HP   | HP   | EMAIL |
| REV. | MM-DD-YY | DESCRIPTION         | DRN. | CHK. | APP. | PRN.  |

- ISSUED FOR
- ☐ INFORMATION
- ☒ APPROVAL
- ☐ CONSTRUCTION
- ☐ ENQUIRY
- ☐ ORDER
- ☐ REVIEW

CLIENT : -

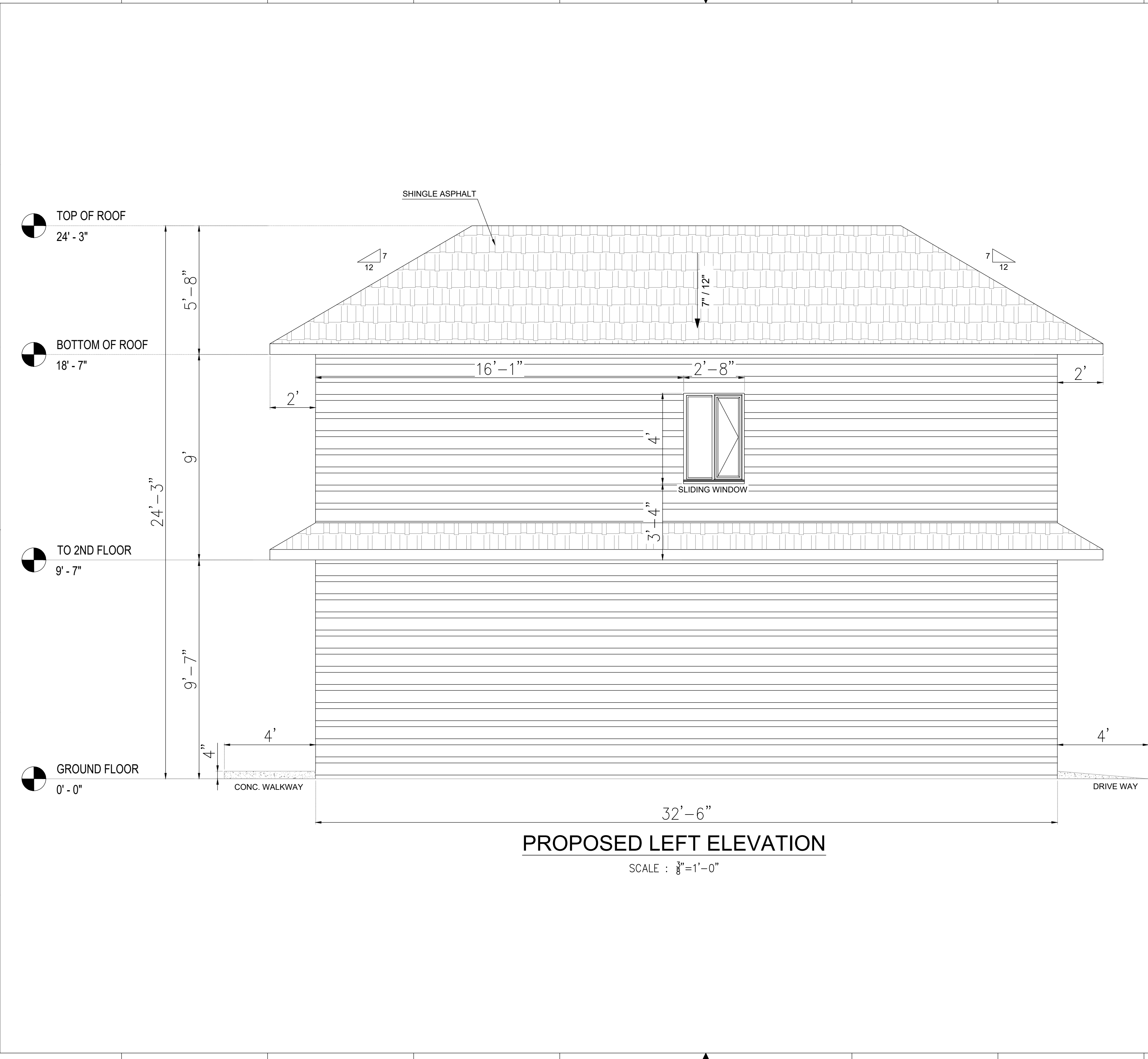
PROJECT : 2016 Redwood Crescent SE, Calgary, AB T2B 1R7

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WEBSITE : <http://www.contriveservices.ca/>



PROJECT NO. :- TITLE :- FRONT ELEVATION FOR BACKYARD SUIT

|             |       |  |                   |
|-------------|-------|--|-------------------|
| DRAWN BY    | AK    |  | R0<br>05 04<br>26 |
| CHECKED BY  | AK    |  |                   |
| APPROVED BY | HP    |  |                   |
| DRAWING NO. | A 1.3 |  | SHEET             |
| SCALE :-    |       |  | 03 OF 08          |



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|      |          |                     |      |      |      |       |
|------|----------|---------------------|------|------|------|-------|
| R0   | 04-05-26 | ISSUED FOR APPROVAL | AK   | HP   | HP   | EMAIL |
| REV. | MM-DD-YY | DESCRIPTION         | DRN. | CHK. | APP. | PRN.  |

- ISSUED FOR
- ☐ INFORMATION
- ☒ APPROVAL
- ☐ CONSTRUCTION
- ☐ ENQUIRY
- ☐ ORDER
- ☐ REVIEW

CLIENT : -

PROJECT : 2016 Redwood Crescent SE, Calgary, AB T2B 1R7

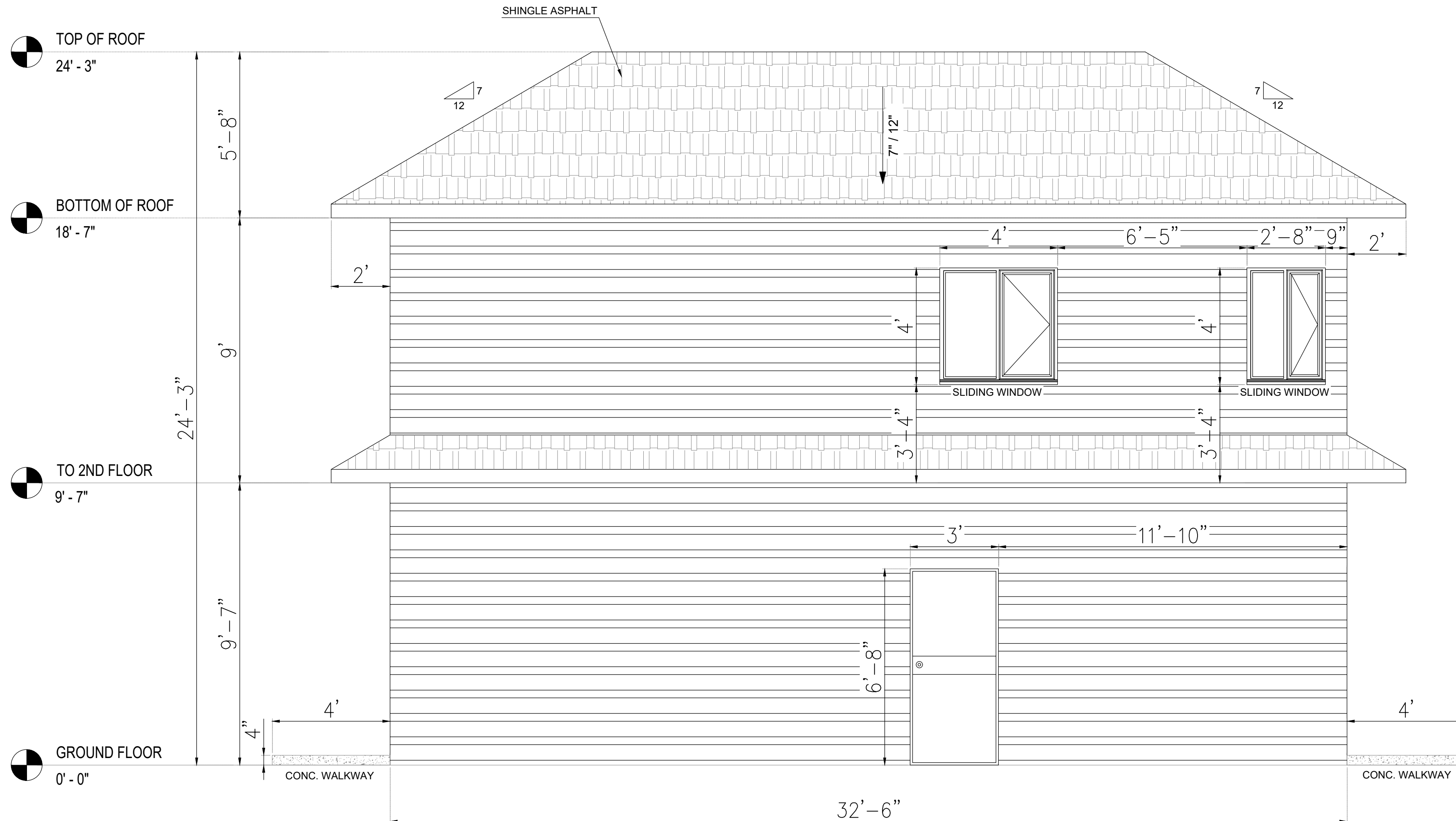
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PROJECT NO. :- TITLE :- LEFT ELEVATION FOR BACKYARD SUIT

|             |       |  |                   |
|-------------|-------|--|-------------------|
| DRAWN BY    | AK    |  | R0<br>05 04<br>26 |
| CHECKED BY  | AK    |  |                   |
| APPROVED BY | HP    |  |                   |
| DRAWING NO. | A 1.4 |  | SHEET             |
| SCALE :-    |       |  | 04 OF 08          |

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## PROPOSED REAR ELEVATION

SCALE :  $\frac{3}{8}" = 1' - 0"$

|      |          |                     |      |      |      |       |
|------|----------|---------------------|------|------|------|-------|
| R0   | 04-05-26 | ISSUED FOR APPROVAL | AK   | HP   | HP   | EMAIL |
| REV. | MM-DD-YY | DESCRIPTION         | DRN. | CHK. | APP. | PRN.  |

ISSUED FOR

☐ INFORMATION    ☒ APPROVAL    ☐ CONSTRUCTION

☐ ENQUIRY    ☐ ORDER    ☐ REVIEW

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| CLIENT | : | - |
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|---------|-------------------------------------------------|
| PROJECT | : 2016 Redwood Crescent SE, Calgary, AB T2B 1R7 |
|---------|-------------------------------------------------|

**CONSULTANT : CONTRIVE ENGINEERING & PROJECT MANAGEMENT**  
99, SILVERADO SKIES DRIVE SOUTHWEST, CALGARY, AB

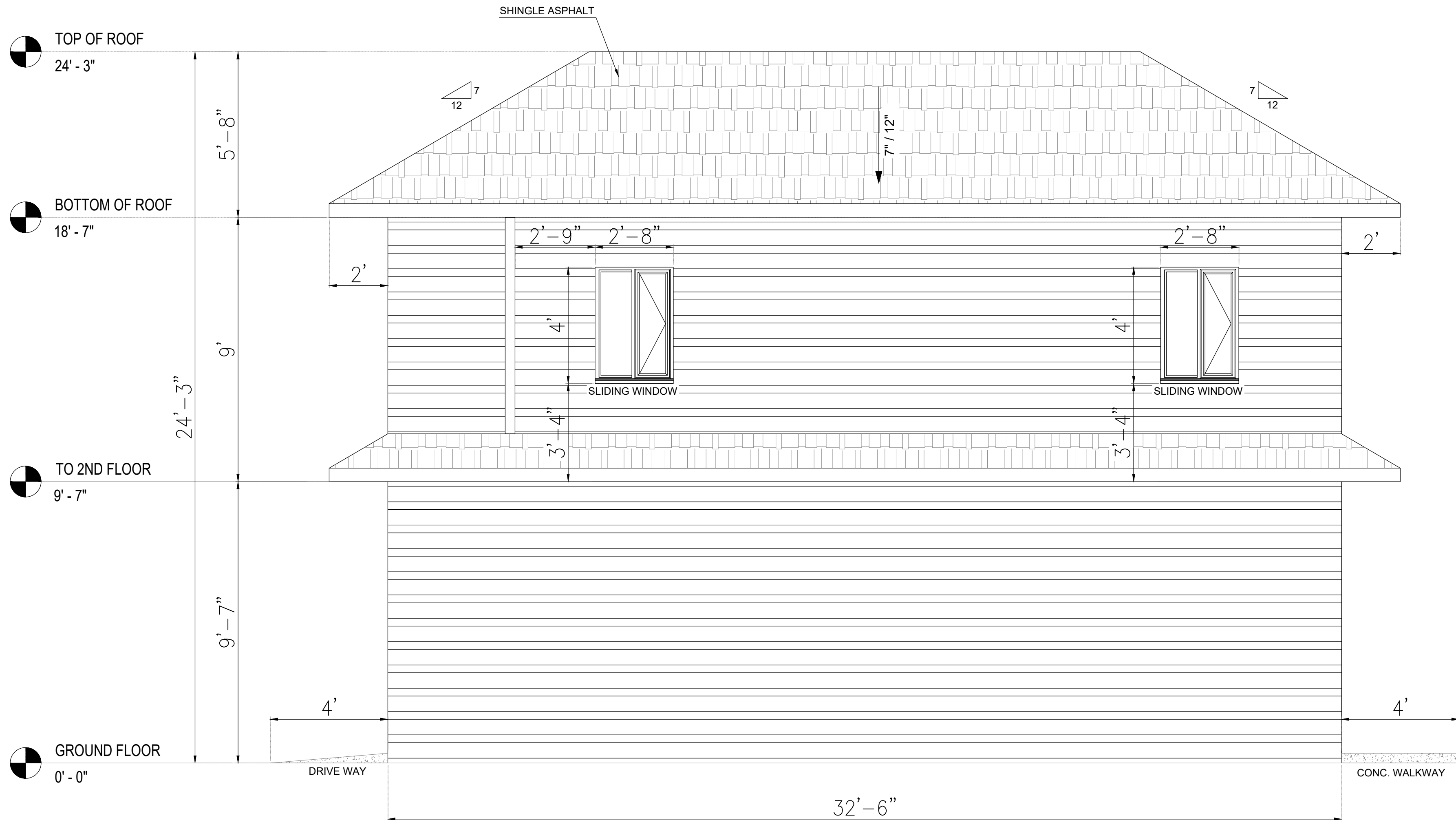
PHONE : +1 (587)834-5080  
E-MAIL : [contriveeng@gmail.com](mailto:contriveeng@gmail.com)  
WEBSITE : <http://www.contriveservices.ca/>

The logo for CONTRIVE Engineering & Project Management. It features the word "CONTRIVE" in a large, bold, sans-serif font. To the right of "CONTRIVE" is a stylized graphic element consisting of several overlapping, curved lines that form a shape reminiscent of a mountain range or a series of arches. Below "CONTRIVE" is the text "Engineering & Project Management" in a smaller, sans-serif font.

|                |                                           |
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| PROJECT NO. :- | TITLE :- REAR ELEVATION FOR BACKYARD SUIT |
|----------------|-------------------------------------------|

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| DRAWN BY    | AK    |  | <div><div>R0</div><div>050426</div></div> |
| CHECKED BY  | AK    |  |                                           |
| APPROVED BY | HP    |  |                                           |
| DRAWING NO. | A 1.6 |  | SHEET                                     |
| SCALE :-    |       |  | 06 OF 08                                  |

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## PROPOSED RIGHT ELEVATION

SCALE :  $\frac{3}{8}" = 1' - 0"$

|      |          |                     |      |      |      |       |
|------|----------|---------------------|------|------|------|-------|
| R0   | 04-05-26 | ISSUED FOR APPROVAL | AK   | HP   | HP   | EMAIL |
| REV. | MM-DD-YY | DESCRIPTION         | DRN. | CHK. | APP. | PRN.  |

|                                      |                                              |                                       |
|--------------------------------------|----------------------------------------------|---------------------------------------|
| ISSUED FOR                           |                                              |                                       |
| <input type="checkbox"/> INFORMATION | <input checked="" type="checkbox"/> APPROVAL | <input type="checkbox"/> CONSTRUCTION |
| <input type="checkbox"/> ENQUIRY     | <input type="checkbox"/> ORDER               | <input type="checkbox"/> REVIEW       |

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|         |                                                 |
|---------|-------------------------------------------------|
| PROJECT | : 2016 Redwood Crescent SE, Calgary, AB T2B 1R7 |
|---------|-------------------------------------------------|

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**CON**  
Engineering



|                |                                            |
|----------------|--------------------------------------------|
| PROJECT NO. :- | TITLE :- RIGHT ELEVATION FOR BACKYARD SUIT |
|----------------|--------------------------------------------|

|             |       |  |                                           |
|-------------|-------|--|-------------------------------------------|
| DRAWN BY    | AK    |  | <div><div>R0</div><div>050426</div></div> |
| CHECKED BY  | AK    |  |                                           |
| APPROVED BY | HP    |  |                                           |
| DRAWING NO. | A 1.5 |  | SHEET                                     |
| SCALE :-    |       |  | 05 OF 08                                  |