Douglas McKeag

BonnyBoom Storage

Civic Address: 3839 15A Street S.E Calgary, AB

Legal Address: LOT : 9 & 10 Block : 2 Plan : 2167 N

ISSUED FOR DP APPLICATION

2026-09-11

PROJECT INFORMATION :

Legal Description :	Lot : 9 & 10 Bloc : 2 Plan : 2167 N
Civic Address :	3839 - 15A Street S.E. Calgary, AB

LANDUSE BYLAWS :

Zonning Bylaws :	Industrial – Redevelopment (I-R) District	
Major Occupancy Classification :	Group : 0 Division : 0	Description

Site Area :	Description	ALLOWABLE
Area :		Exempt Requirement
F.A.R :	Maximum	1.00
Building Height :	Maximum	16.00 m
Number of Storey(s) :		Exempt Requirement
Lot coverage :		Exempt Requirement
Gross Floor Area :	Maximum	1600.00 sq. m

Adjacent Parcels :

North :	I-R Industrial - Redevelopment
East :	15 A Street S.E
South :	38 Ave S.E
West :	Lane

Set back :

Front Setback :	less than 45.0 metres, there is no requirement for a front setback area;	Not setback required
Rear Setback :	walls facing the rear property line are constructed of materials that do not require maintenance	Not setback required
Side Setback :	walls facing the rear property line are constructed of materials that do not require maintenance	Not setback required

Parking :

Storage Yard 1.0 Motor Vehicle Parking Stalls per 100.0 sq. m. of Gross Floor Area

Screening

Loading docks must be screened from view of an adjacent expressway or major street.

Where a use has outdoor activities or equipment located outside of a building, those activities or equipment must be screened from view of:
(a) an adjacent expressway, major street, LRT corridor or regional pathway; or

Additional Landscaping Requirements :

Every building on a parcel must have at least one sidewalk connecting the public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest street.

A sidewalk must be provided along the entire length of the front of a building, not including any portion of the building where loading docks are located.

Every sidewalk required must:
be a hard surfaced landscaped area;
have different surfacing than the surfacing of the parking area;
be a minimum width of 2.0 metres; and
be raised above the surface of the parking area, when located in a parking area.

Storage of Goods, Materials and Supplies :

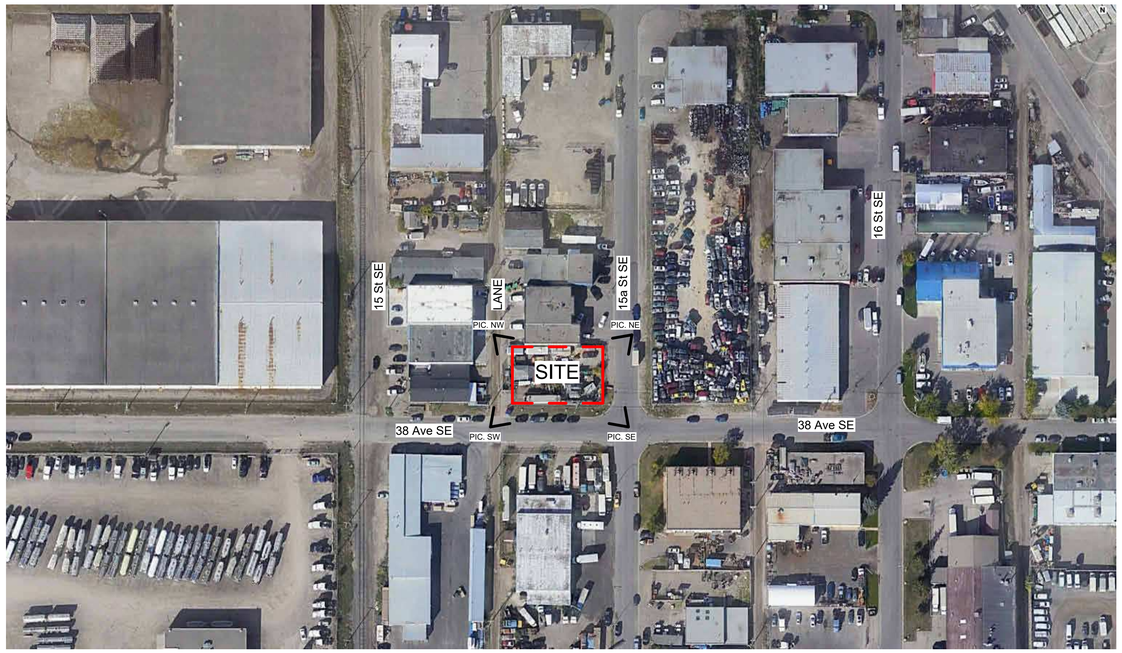
Goods, materials or supplies stored outside of a building within 5.0 metres of a property line have a maximum height of 5.0 metres.

Employee Area :

All developments must have an outdoor area, for the use of employees, that is a minimum of 10.0 square meters.

Visibility Setback :

Within a corner visibility triangle, buildings, fences, finished grade of a parcel, and vegetation must not be located more than 0.75 metres above the lowest elevation of the street.



DAAS

PROJECT TEAM :

ARCHITECT
DAAS DESIGN AND ARCHITECTURE STUDIO
310 - 1032 17 Ave. S.W.
Calgary, AB T2T 0A5
E: info@daasarchitecture.com

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No.	Description :	Date :
1	ISSUED FOR DP APPLICATION	2026-09-11
	ISSUED TO CLIENT FOR REVIEW	2026-09-02
	CLIENT MEETING	2026-08-28

Project Information :

BonnyBoom Storage

LOT : 9 & 10 Block : 2 Plan : 2167 N
3839 15A Street S.E Calgary, AB

Drawing title :

PROJECT INFORMATION

Project number :	24-007		
Issued :	Issue Date		
Drawn by :	TL	Checked by :	RN / TS

No.

A. 1.00

Scale : 1 : 1

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North West Pacel's Corner Lane View



North East Pacel's Corner 15a Stret SE View



South West Pacel's Corner Lane View



North East Pacel's Corner 15a Street SE View

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Drawing title :

SITE'S PICTURES

Project number :			24-007
Issued :			01/16/24
Drawn by :	TL	Checked by :	RN / TS

No.

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Scale :

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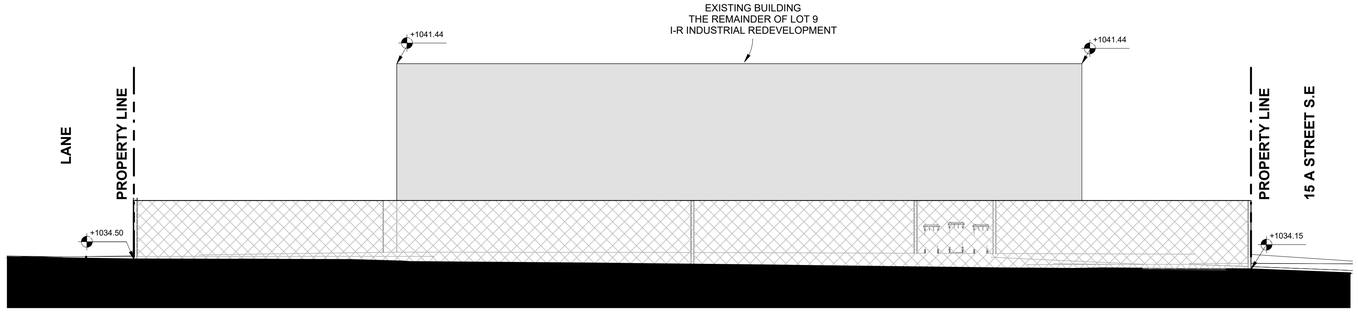
Keynote Legend	
Value	**Description**
1	Proposed TYP. Chain Link Fence With Privacy Slats and Bard Wire refer to manufacturer's specifications 8' height.
6	Proposed TYP. Chain Link Fence Gate With Privacy Slats and Bard Wire refer to manufacturer's specifications 8' height.
8	Proposed TYP. Wooden Waste Station.
9	Proposed TYP. Chain Link Fence with Bard Wire refer to manufacturer's specifications 8' height.

LEGEND

- PROPERTY LINE
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC POLE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING HYDRANT
- EXISTING STREET EDGE
- CORNER VISIBILITY TRIANGLE

PARCEL AREA : 905.67 SQ. M.

NOTE : EXTERIOR TYP. CHAIN LINK FENCE ANTI-CLIMB 8' HEIGHT TO BE ON THE PROPERTY LINE.





1 / A. 1.02 **SITE PLAN**

1 : 100

N

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Drawing title :

SITE PLAN & ELEVATION

Project number :			24-007
Issued :			01/16/24
Drawn by :	TL	Checked by :	RN / TS

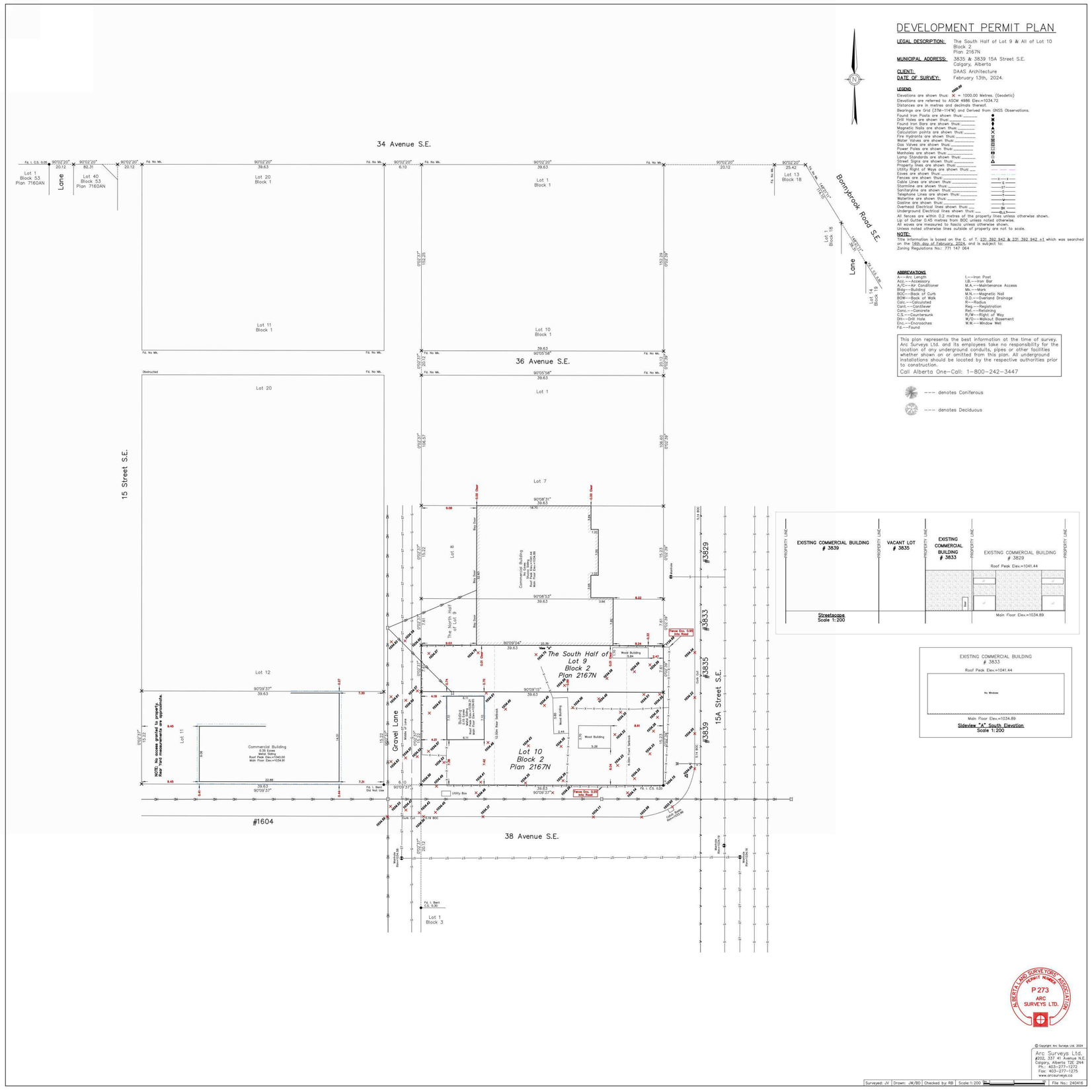
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DEVELOPMENT PERMIT PLAN

LEGAL DESCRIPTION: The South Half of Lot 9 & All of Lot 10
Block 2
Plan 2167N

MUNICIPAL ADDRESS: 3835 & 3839 15A Street S.E.
Calgary, Alberta

CLIENT: DAAS Architecture

DATE OF SURVEY: February 13th, 2024.

LEGEND

Elevations are shown thus: 1034.72 — Denotes 1000.00 Metres. (Geodetic)
Elevations are referred to ASCM 4986 Elev.=1034.72
Distances are in metres and decimals thereof.
Bearings are Grid (3TM–114°W) and Derived from GNSS Observations.

Found Iron Posts are shown thus:
Found Iron Pipes are shown thus:
Found Iron Bars are shown thus:
Magnetic Nails are shown thus:
Calculation points are shown thus
Fire Hydrants are shown thus:
Water Valves are shown thus:
Gas Valves are shown thus:
Power Poles are shown thus:
Manholes are shown thus:
Lamp Standards are shown thus:
Mailboxes are shown thus:
Property lines are shown thus:
Utility Right of Ways are shown thus:
Eaves are shown thus:
Fences are shown thus:
Cable Lines are shown thus:
Stormline are shown thus:
Sanitaryline are shown thus:
Telephone Lines are shown thus:
Waterline are shown thus:
Gas Line are shown thus:
Overhead Electrical lines shown thus:
Underground Electrical lines shown thus:

All fences are within 0.2 metres of the property lines unless otherwise shown.
Lip of Gutter 0.45 metres from BOC unless noted otherwise.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.

NOTE:
Title information is based on the C. of T.: 231 392 942 & 231 392 942 +1 which was searched on the 14th day of February, 2024, and is subject to:
Zoning Regulations No.: 771 147 064

ABBREVIATIONS

A—Arc Length
Acc.—Accessory
A/C—Air Conditioner
Bldg.—Building
BOC—Back of Curb
BOW—Back of Walk
Calc.—Calculated
Cant.—Cantilever
Conc.—Concrete
C.S.—Countersunk
DH—Drill Hole
Enc.—Encroaches
Fd.—Found
I.—Iron Post
I.B.—Iron Bar
M.A.—Maintenance Access
Mk.—Mark
M.N.—Magnetic Nail
O.D.—Overland Drainage
R—Radius
Reg.—Registration
Ret.—Retaining
R/W—Right of Way
W/O—Walkout Basement
W.W.—Window Well

This plan represents the best information at the time of survey. Arc Surveys Ltd. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One–Call: 1–800–242–3447

--- denotes Coniferous
--- denotes Deciduous

ALBERTA LAND SURVEYORS' ASSOCIATION PERMIT NUMBER P 273 ARC SURVEYS LTD.

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Arc Surveys Ltd.
#202, 337 41 Avenue N.E.
Calgary, Alberta T2E 2N4
Ph.: 403–277–1272
Fax: 403–277–1275
www.arcsurveys.ca

Surveyed: JV | Drawn: JW/BD | Checked by: RB | Scale: 1:200 | File No.: 240416

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310 - 1032 17 Ave. S.W.
Calgary, AB T2T 0A5
E: info@daasarchitecture.com

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Project number : 24-007

Issued :

Drawn by : Author | Checked by : Checker

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Scale :

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