



## Guidelines for Electronic Circulation of Planning & Development Applications

This document is intended to provide guidelines on the proper use of electronic materials that are circulated as part of the application review process.

- The information included in the circulation package may be subject to copyright and must only be used for the review of the submitted application.
- Application materials are provided to you for the specific and sole purpose of allowing (i) members of the Community Association Planning Committee and/or Board of Directors and (ii) members of the public who would be directly affected by the application's approval (collectively, the "Identified Recipients") to review and comment on the application for a development permit for a proposed project in your area of business/residence. Please note that use of these materials for any other purpose or making further reproduction or distribution beyond the Identified Recipients is strictly prohibited and may constitute an offense under the Copyright Act (Canada). Accordingly, any distribution of the materials to the Identified Recipients must be accompanied with the following instructions in writing:

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- Citizens who wish to view the plans can do so at the Municipal Building (800 Macleod Trail S.E.) by contacting either the File Manager or the Circulation Department at 403.268.5744 or [dp.circ@calgary.ca](mailto:dp.circ@calgary.ca)
- The information provided must not be made available on the internet.

Should anyone wish to obtain additional information regarding the application, please contact the File Manager directly.



# Application Notice DP2026-01409

March 23, 2026

A new Development Permit Application has been submitted at the below noted address(es), and we are sending this information for comments.

If you have questions or concerns related to this application, please contact the file manager directly at any point in the process.

## Application Details

**File Number:** DP2026-01409

**File Manager:** TIFFANY HUGHES

**Phone:** 403-333-5657

**eMail:** Tiffany.Hughes@calgary.ca

**Address:** 518 7A ST NE

**Legal:** 4647V;117;12

**Land Use Bylaw:** 1P2007

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

**Community:** BRIDGELAND/RIVERSIDE

**Ward:** 09

**Application Description:** New: Single Detached Dwelling, Secondary Suite (basement), Backyard Suite (garage), Accessory Residential Building (garage)

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Thank you for taking the time to respond. Your input is greatly appreciated.

Please note that any written submissions made in response to the application will form part of the official record, and upon final decision of the application the correspondence will be available for public viewing.

**Please submit your response through the [Development Map link](#).**

**Comments are due by: April 13, 2026**

This information is released and may only be used for the sole purpose of your organizations meeting to discuss the recommendations of comments to be made to the City of Calgary on this permit.

7A Street N.E.

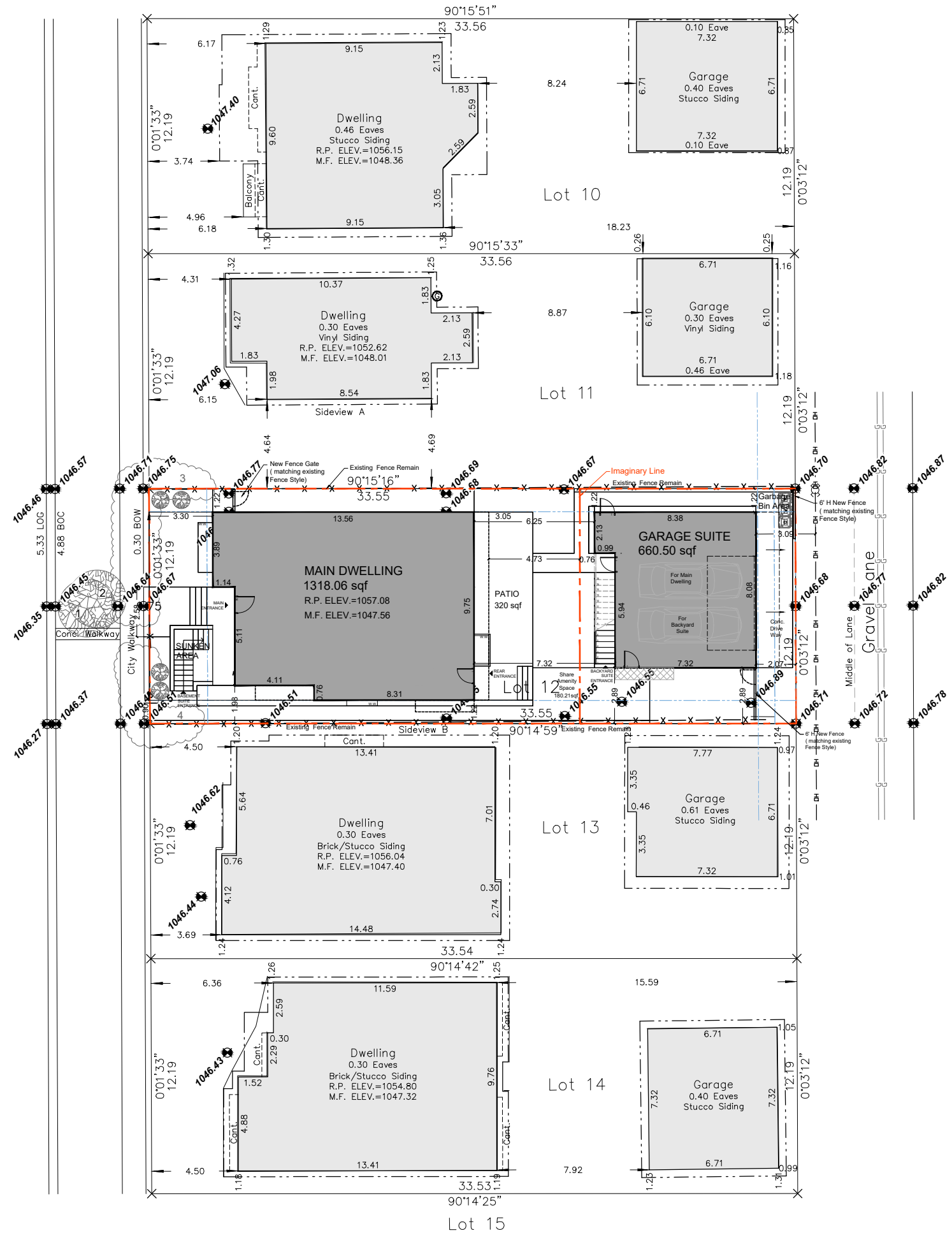
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**Proposed Project:**  
**518 7A ST. NE**  
**Single House w/ Basement Suite, Backyard Suite**  
**Issued for DP- 2024- 08899 Review (2026-02)**

**LEGEND:**

- 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
  - ELEV. – Elevation
  - Fd. – Found
  - I. – Iron Post
  - M.A. – Maintenance Access
  - M.F. – Main Floor
  - Mk. – Mark
  - O.D. – Overland Drainage
  - Ret. – Retaining
  - R.P. – Roof Peak
  - R/W – Right of Way
  - W/O – Walkout Basement
  - W.W. – Window Well
- Calculation points shown thus: X  
 Elevations shown thus: 1000.00  
 Found Iron Posts shown thus:   
 Fire Hydrants shown thus:   
 Lamp Standards shown thus:   
 Manholes shown thus:   
 Power Poles shown thus:   
 Street Signs shown thus:   
 Electrical Meter shown thus:   
 Gas Meter shown thus:   
 Right of Ways shown thus:   
 Eaves shown thus:   
 Fences shown thus:   
 Overhead Electrical Lines shown thus:   
 Gasline shown thus:   
 Sanitaryline shown thus:   
 Stormline shown thus:   
 Waterline are shown thus:   
 Project Property Lines shown thus:   
 Building Setback shown thus:   
 Accessory Setback shown thus:   
 Existing shown thus:   
 Proposed shown thus:   
 Cantilever shown thus:

**NOTES:**

Elevations are shown thus: 1000.00 = 1000.00 metres. (Geodetic)  
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PARCEL AREA: 408.85 m<sup>2</sup>  
 MAIN FLOOR AREA: 122.46 m<sup>2</sup>  
 SECOND FLOOR AREA: 134.41 m<sup>2</sup>  
 GROSS FLOOR AREA: 122.46 m<sup>2</sup> + 134.41 m<sup>2</sup> = 256.87 m<sup>2</sup>

BUILDING FOOTPRINT: 122.45 m<sup>2</sup> (PROPOSED SINGLE HOUSE)  
 + 61.36 m<sup>2</sup> (BACKYARD SUITE)  
 = 183.81 m<sup>2</sup>  
 TOTAL COVERAGE: 183.81 m<sup>2</sup> / 408.85 m<sup>2</sup> = 44.96%

See A-03 Landscape Plan for Existing Trees and Amenity Space Details.

**Site Plan**

**TAKdesign**  
 Interior-Architecture-Planning  
 tak.tinay@gmail.com  
 403-585-0188

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**Client:**  
 Home owner

**Municipal Address**  
 518  
 7A ST NE  
 Calgary, AB

**Legal Description**  
 Lot 12  
 Block 117  
 Plan 4647V

**Issue:**  
 Development Permit

**Drawing Title**  
 Site Plan

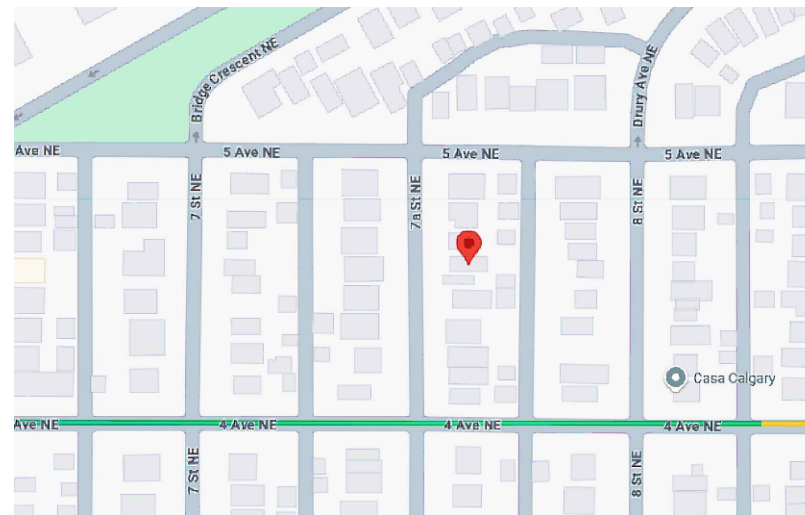
Revision	Date	By

Scale: 1:250  
 Date: Feb 24 2026

DPA - 002

**Bridgeland Village**  
**518 7A ST. NE**  
**Single House w/ Basement Suite, Backyard Suite**

Issued for Development Permit DP- 2024- 08899 Review (2026-02)



Vincity

**PROJECT DATA**

PROJECT TYPE: SINGLE HOUSE W/ BASEMENT SUITE, BACKYARD SUITE  
 ZONING: R-CG  
 MUNICIPAL ADDRESS: 518 7A ST NE CALGARY, AB  
 LEGAL ADDRESS: LOT 12; BLOCK 117; PLAN 4647V  
 COMMUNITY: BRIDGELAND / RIVERSIDE

**DENSITY**

MAXIMUM DENSITY = 75 UNITS PER HECTARE  
 TOTAL PROPOSED 1 UNIT

**PARCEL COVERAGE**

AREA OF SITE PARCEL: 408.77 m<sup>2</sup> (4400.86 ft<sup>2</sup>)  
 PARCEL COVERAGE ALLOWED: 45.0% : 189.95m<sup>2</sup> (1980.39 ft<sup>2</sup>)  
 BUILDING FOOTPRINT: 1918.06 ft<sup>2</sup> (PROPOSED DWELLING)  
 660.50 ft<sup>2</sup> (GARAGE w/ SUITE ABOVE)  
 = 1978.56 ft<sup>2</sup>  
 TOTAL COVERAGE: 1978.56 ft<sup>2</sup> / 4400.86 ft<sup>2</sup> = 44.96%

**R-CG BYLAW REGULATIONS**

**SETBACK**

BUILDING FRONT SETBACK: 3.0 m  
 BUILDING SIDE SETBACK: 1.2 m  
 DISTANCE BETWEEN BUILDING & GARAGE: 5.0 m  
 GARAGE SIDE SETBACK: 0.6 m  
 GARAGE REAR SETBACK: 1.2 m  
 BACKYARD SUITE SIDE SETBACK: 1.2 m  
 BACKYARD SUITE REAR SETBACK: 1.5 m

**PARKING**

MOTOR VEHICLE PARKING STALLS  
 PROPOSED:  
 1 FOR DWELLING. 1 FOR BACKYARD SUITE 2 STALLS

**BUILDING HEIGHT**

MAXIMUM: 11.0 m  
 PROPOSED: 10.43 m

**BACK YARD SUITE HEIGHT**

MAXIMUM: 7.5 m  
 PROPOSED: 7.45 m

**LANDSCAPING**

REQUIRED: 50.0% OF THE LANDSCAPED AREA MUST BE COVERED WITH SOFT SURFACE LANDSCAPING  
 TOTAL LANDSCAPED AREA: 225.04 m<sup>2</sup> (2422.30 ft<sup>2</sup>)  
 HARD SURFACE LANDSCAPING: 112.00 m<sup>2</sup>  
 SOFT SURFACE LANDSCAPING: 113.04 m<sup>2</sup>  
 SOFT SURFACE LANDSCAPING %: 113.04 m<sup>2</sup> / 225.04 m<sup>2</sup> = 50.23%

**PLANTING**

REQUIRED: 1.0 TREE AND 2.0 SHRUBS FOR EACH 45.0 m<sup>2</sup>  
 PROPOSED: 113.04 m<sup>2</sup> / 45.0 m<sup>2</sup> = 2.5  
 (1.0 TREE AND 2.0 SHRUBS) X 3  
 = 3.0 TREES AND 6.0 SHRUBS



**DRAWING LIST**

- A-001 TITLE SHEET AND INFORMATION
- A-002 SITE PLAN
- A-003 LANDSCAPE PLAN
- A-004 STREET SCAPE
- A-101 BASEMENT PLAN
- A-102 MAIN FLOOR PLAN
- A-103 SECOND FLOOR PLAN
- A-104 ROOF PLAN
- A-105 ELEVATION A & B
- A-106 ELEVATION C & D
- A-107 SECTIONS
- A-201 BACKYARD SUITE PLAN
- A-202 BACKYARD SUITE ELEVATION F & H
- A-203 BACKYARD SUITE ELEVATION E & G
- A-204 BACKYARD SUITE SECTIONS

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**TAK**design  
 Interior-Architecture-Planning  
 tak.tinay@gmail.com  
 403-585-0188

PERMIT NUMBERS:	
DATE No. REVISION BY	

SEALS

CLIENT  
 Home Owner

PROJECT  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

SCALE	FILE
3/32" - 1'	Project Number
DATE	2026-02-24
DRAWN	CHECKED
Author	Checker

DRAWING  
 Title Sheet & Information  
 DWG No  
**DP A - 001**

7A Street N.E.

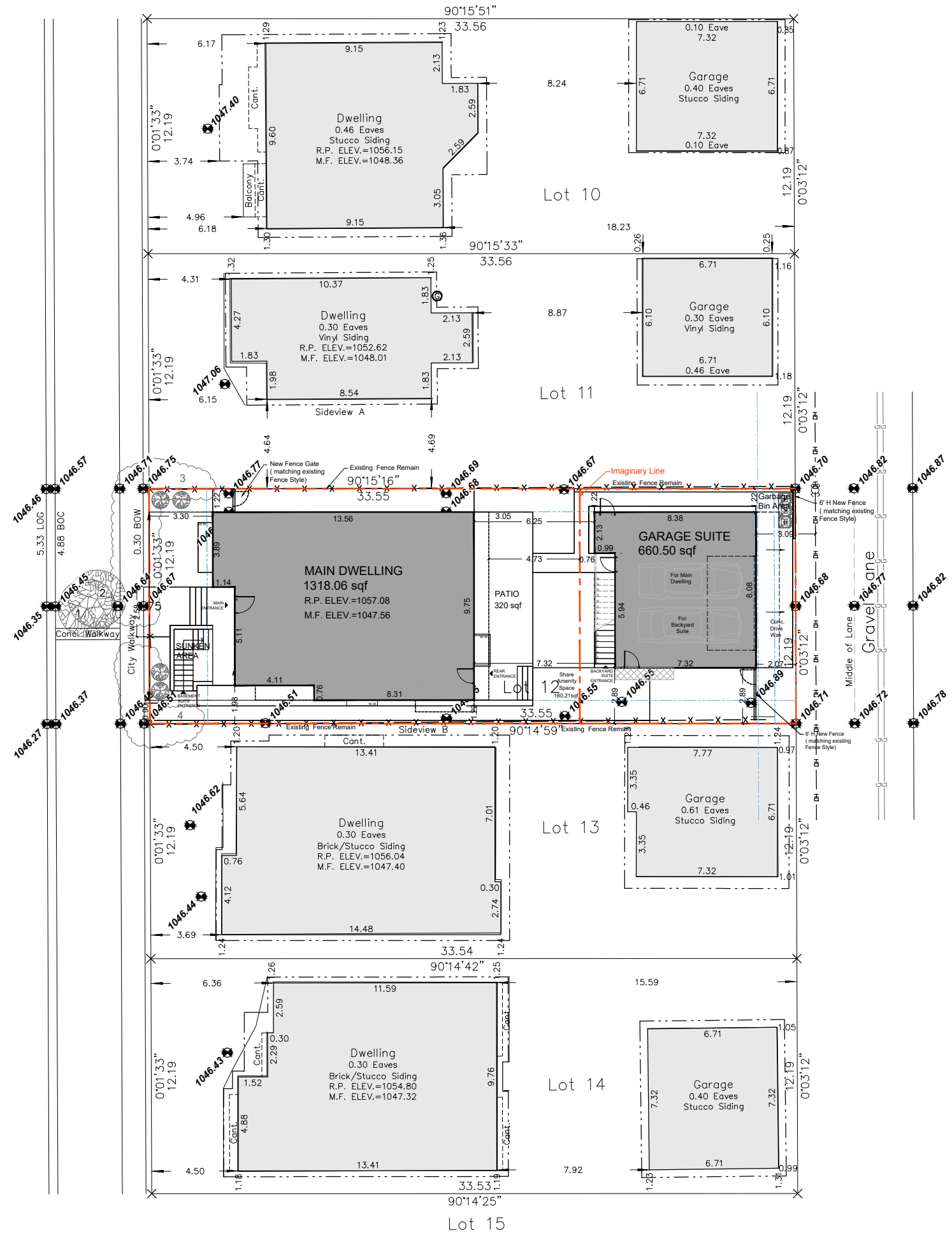
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See A-03 Landscape Plan for Existing Trees and Amenity Space Details.

**Site Plan**



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**Client:**  
 Home owner

**Municipal Address**  
 518  
 7A ST NE  
 Calgary, AB

**Legal Description**  
 Lot 12  
 Block 117  
 Plan 4647V

**Issue:**  
 Development Permit

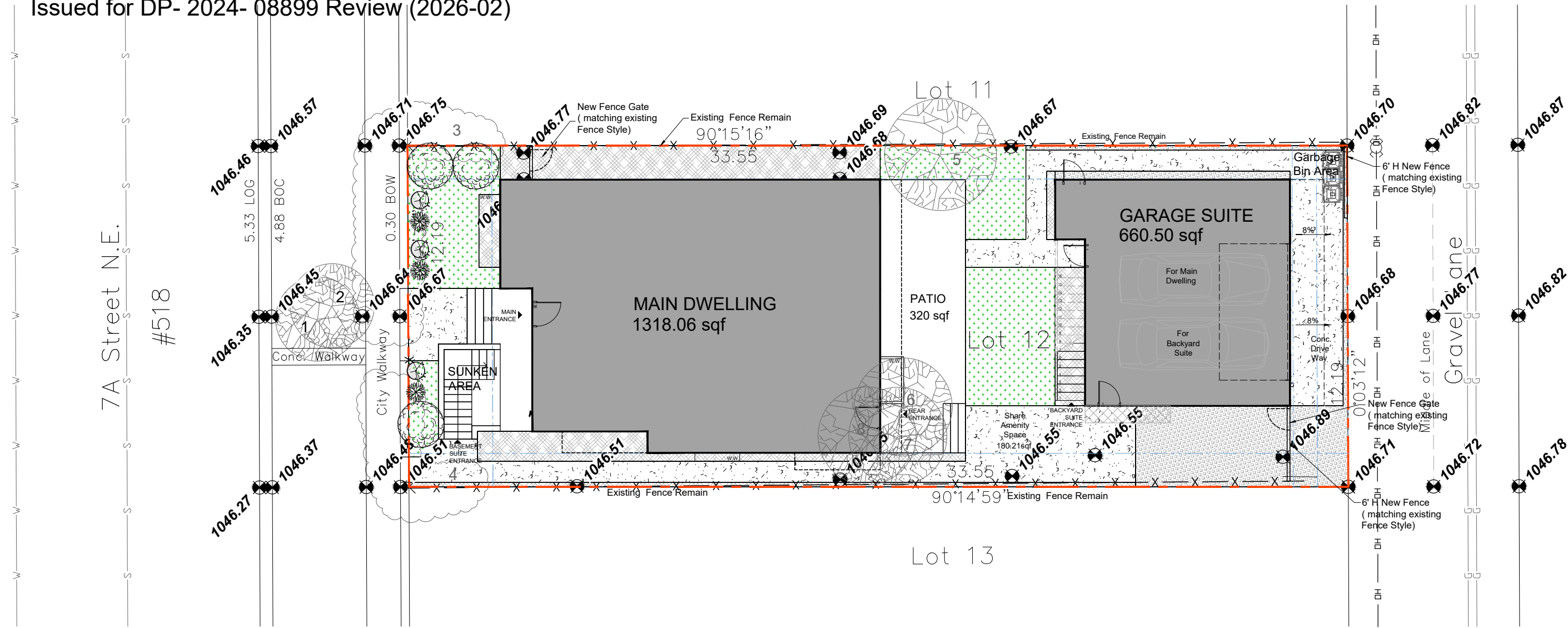
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 Site Plan

Revision	Date	By

Scale: 1:250  
 Date: Feb 24 2026

DPA - 002

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)



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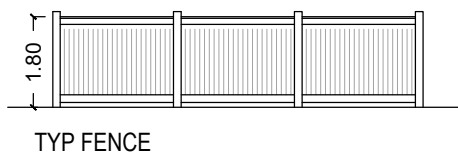
**Drawing Title**  
 Landscape Plan

Revision	Date	By

**Scale:** 1:150  
**Date:** Feb 24 2026

**DPA - 003**

TREE	TYPE	Ø	SPREAD	HEIGHT	STATUS
1	DECIDUOUS	0.10	3.00	4.00	TO REMAIN
2	DECIDUOUS	0.10	3.00	4.00	TO REMAIN
3	BUSH	---	2.00	3.00	TO BE REMOVED
4	BUSH	---	2.00	3.00	TO BE REMOVED
5	DECIDUOUS	0.10	4.00	4.50	TO BE REMOVED
6	DECIDUOUS	0.20	3.50	4.00	TO BE REMOVED
7	CONIFEROUS	0.20	3.50	4.00	TO BE REMOVED
8	CONIFEROUS	0.20	3.50	4.00	TO BE REMOVED



**PLANTING REQUIREMENT**  
 3.0 TREES AND 6.0 SHRUBS

	SQ Feet	SQ meter	
Parcel Area	4400.86	408.85	
house	1318.06		
garage	660.50		
Building	1978.56	183.81	44.96%
Total Landscape Area	2422.30	225.04	
Soft Landscape	1216.72	113.04	50.23%
Grass	485.83		
Mulsh	410.89		
WW			
Wood Deck with Mulsh below	320.00		
Hard Landscape	1205.58		49.77%
Gravel (Hard)	296.92		
Sidewalk & Driveway (incl Bin Space)	742.15		
Front Stair & Sunken Space	166.51		

- Concrete (Hard Surfaced Landscaping)
- Gravel (Hard Surfaced Landscaping)
- Mulch (Soft Surfaced Landscaping)
- Grass (Soft Surfaced Landscaping)

	BOTANICAL NAME	COMMON NAME	CALIPER (m)	HEIGHT (m)	QUANTITY	LEGEND
TYPE 1	POPULUS TREMULA 'ERECTA'	SWEDISH ASPEN	0.06	-	3	
TYPE 2	CRATAEGUS SPP.	HAWTHORN	-	0.6	3	
TYPE 3	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	-	0.6	3	

**Landscape Plan**





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 Block 117  
 Plan 4647V

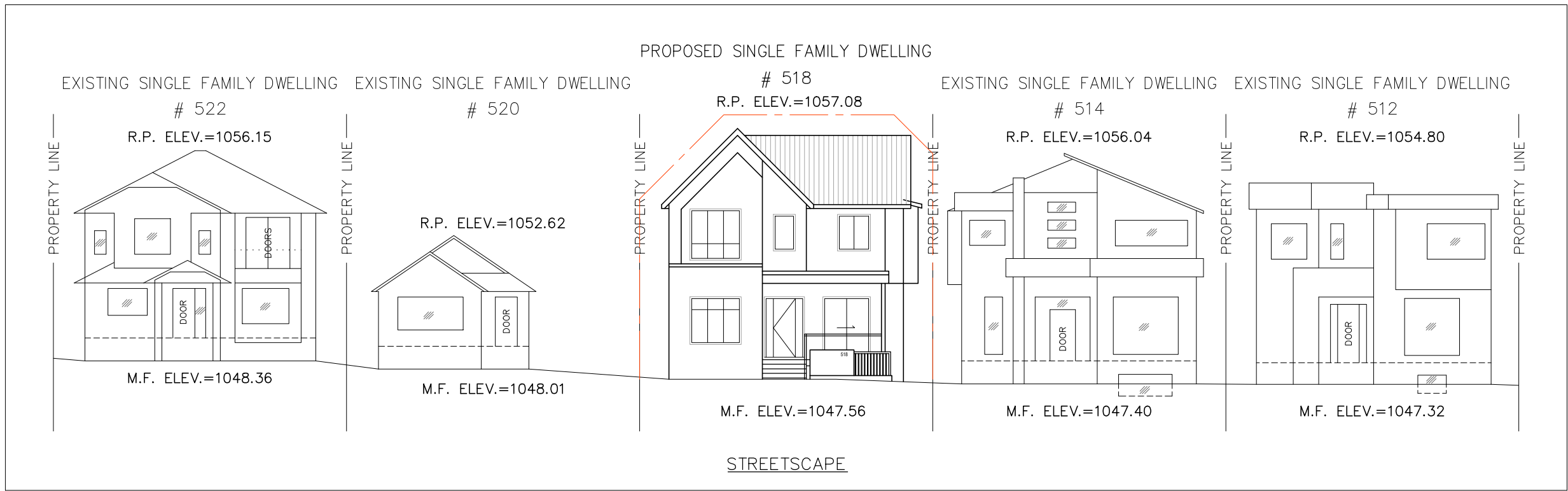
**Issue:**  
 Development Permit

**Drawing Title**  
 Streetscape

Revision	Date	By

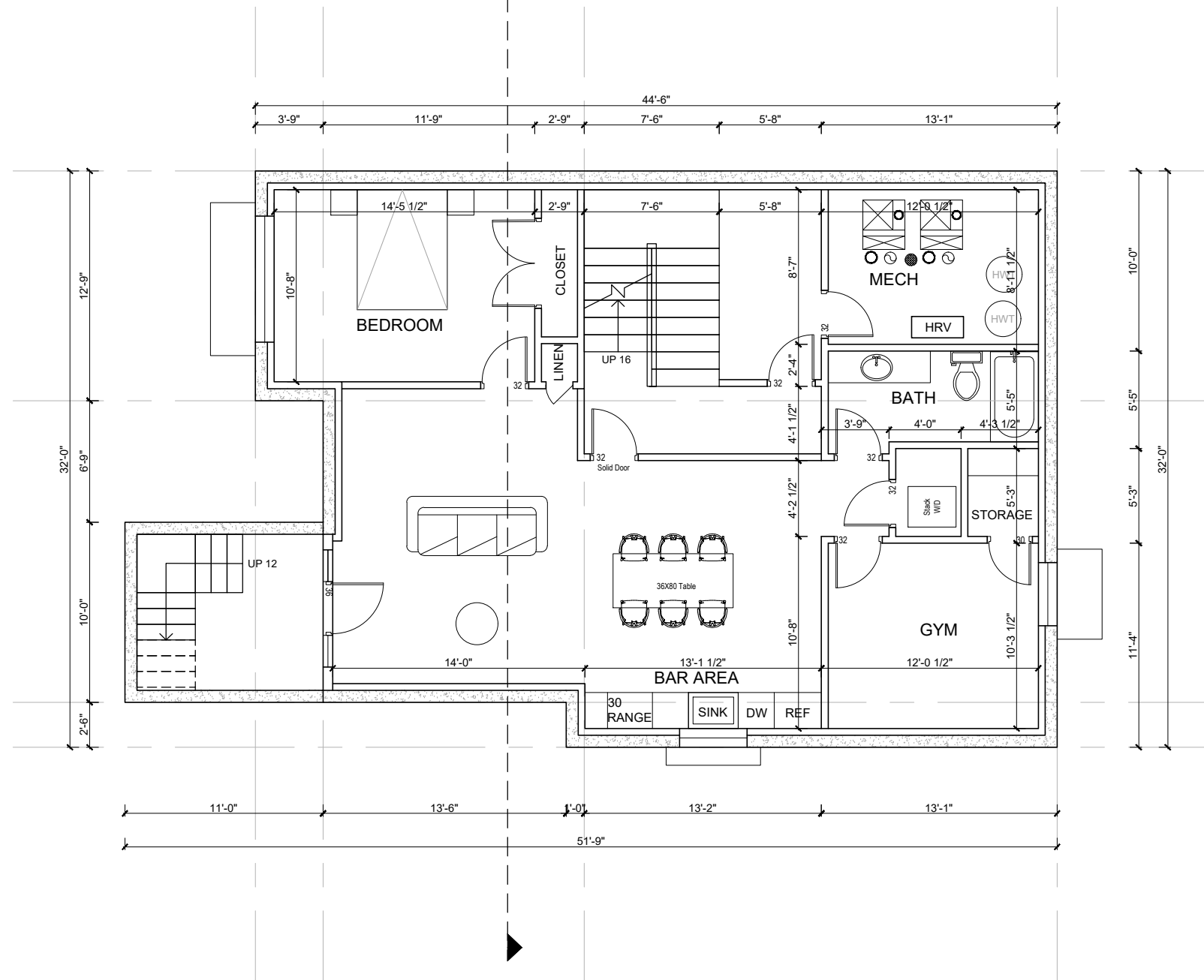
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**Date:** Feb 24 2026

**DPA - 004**



Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)

2  
107



**Basement Plan**  
 Suite Area: 914.34 sqf  
 Ceiling High: 9'-1"



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**PERMIT NUMBERS:**


**DATE No. REVISION BY**


**SEALS**

**CLIENT**

Owner

**PROJECT**

Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

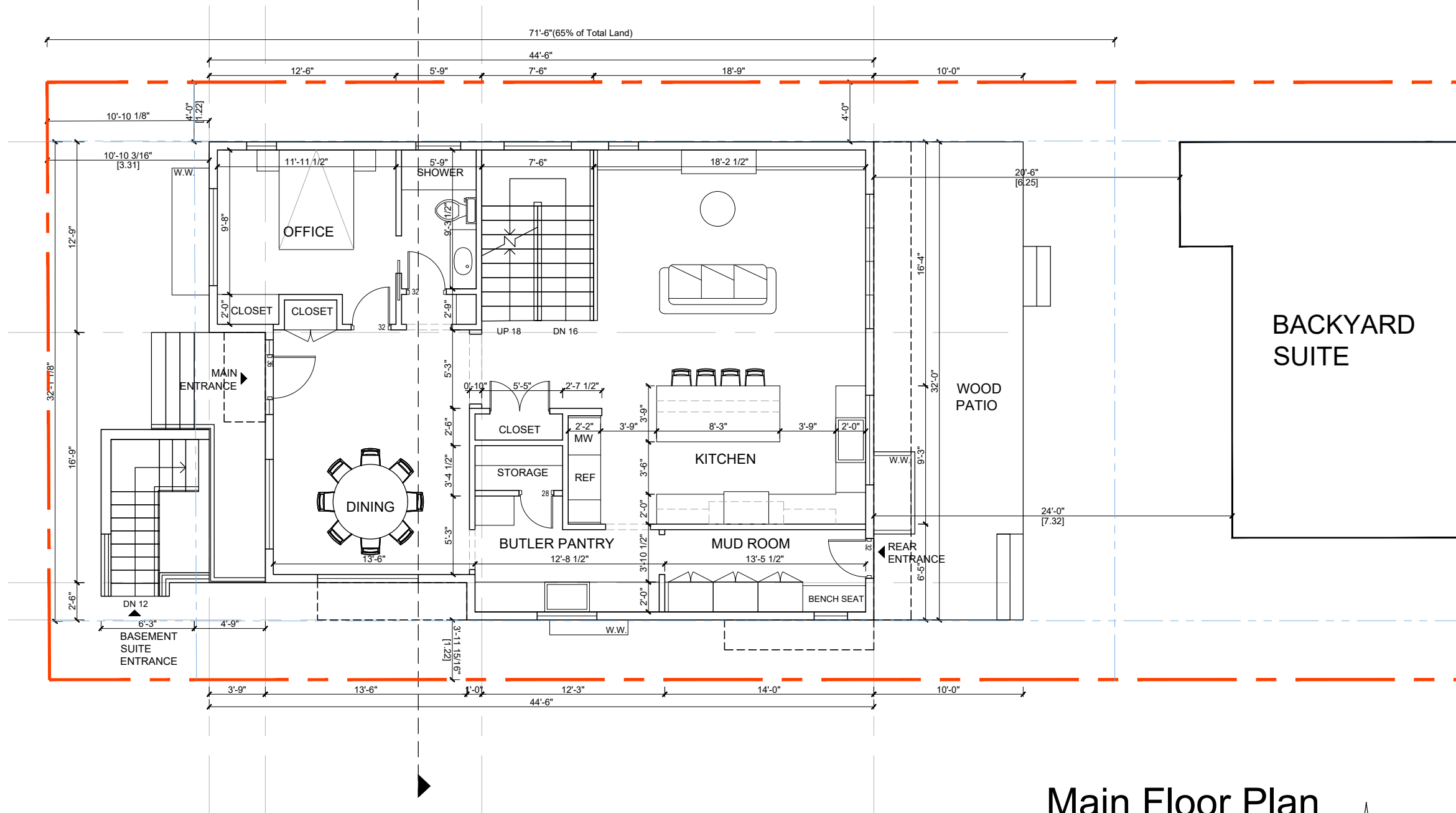
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1/8" - 1'	Project Number
<b>DATE</b>	2026-02-24
<b>DRAWN</b>	CHECKED
Author	Checker

**DRAWING**

Basement Plan
DWG No
<b>DPA - 101</b>

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
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2  
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**Main Floor Plan**  
 1318.06 sqf  
 Ceiling High: 10'-1"



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Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

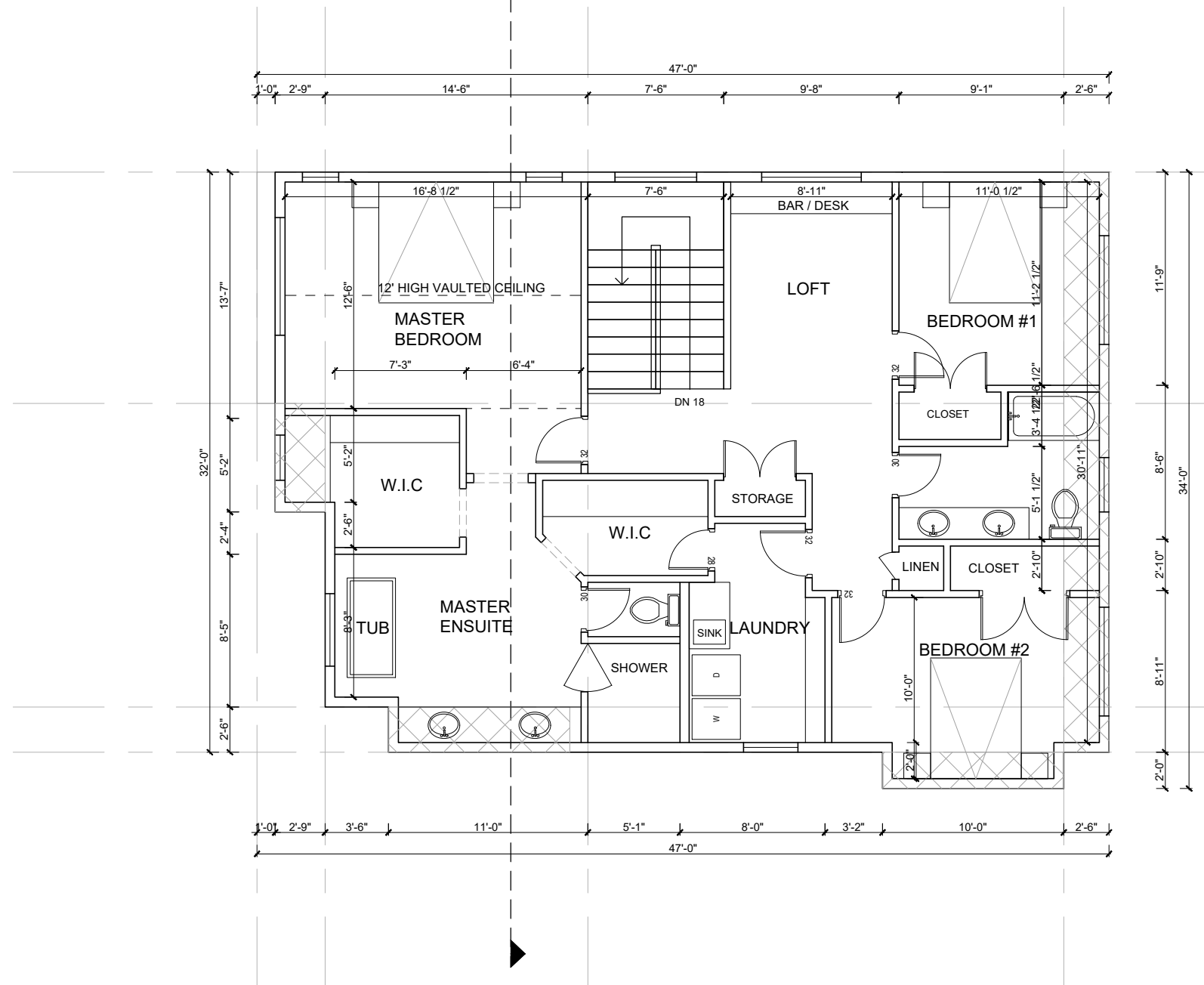
<b>SCALE</b>	FILE
1/8" - 1'	Project Number
<b>DATE</b>	2026-02-24
<b>DRAWN</b>	CHECKED
Author	Checker

**DRAWING**

Main Floor Plan
DWG No
<b>DPA - 102</b>

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)

2  
107



**Second Floor Plan**  
 1446.81 sqf  
 Ceiling High: 9'-1"



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DATE No. REVISION BY


**SEALS**

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Owner

**PROJECT**

Single House w/ Basement &  
 Backyard Suite  
 518 7A st NE Calgary

**SCALE**

1/8" - 1'

**DATE**

Author

**FILE**

Project Number

**DATE**

2026-02-24

**DRAWN**

Checker

**DRAWING**

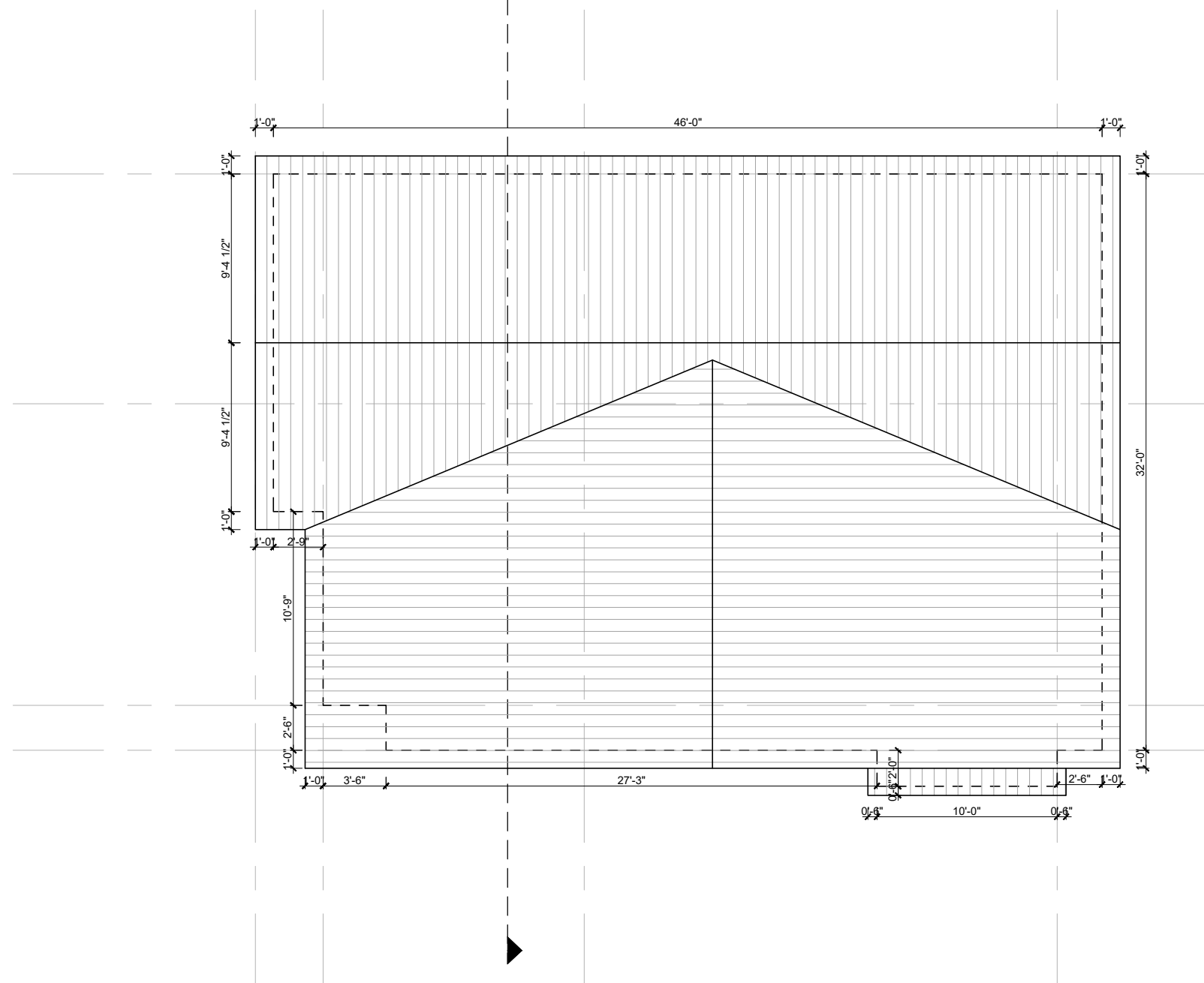
Second Floor Plan

DWG No

**DPA - 103**

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)

2  
107



# Roof Plan



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tak.tinay@gmail.com  
 403-585-0188

PERMIT NUMBERS:

DATE No. REVISION BY


SEALS

CLIENT

Owner

PROJECT

Single House w/ Basement &  
 Backyard Suite  
 518 7A st NE Calgary

SCALE  
 1/8" - 1'

DATE  
 DRAWN  
 Author

FILE  
 Project Number

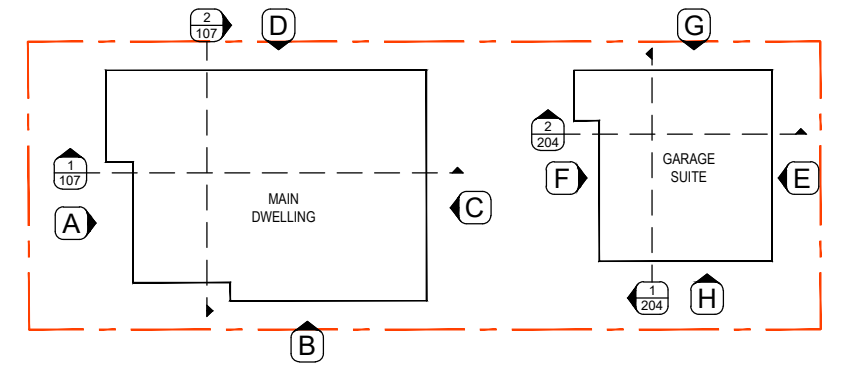
DATE  
 2026-02-24  
 CHECKED  
 Checker

DRAWING

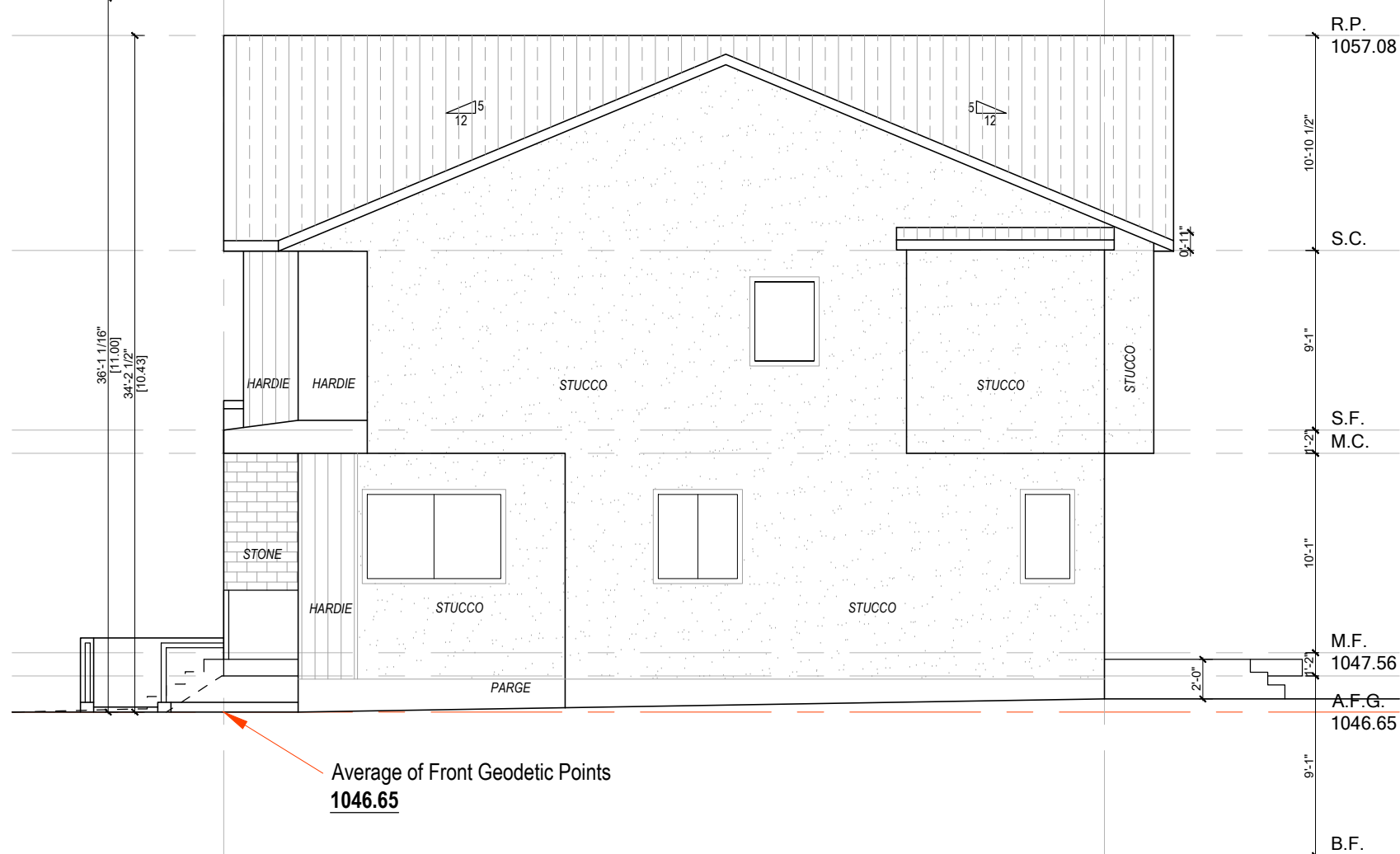
Roof Plan  
 DWG No

DPA - 104

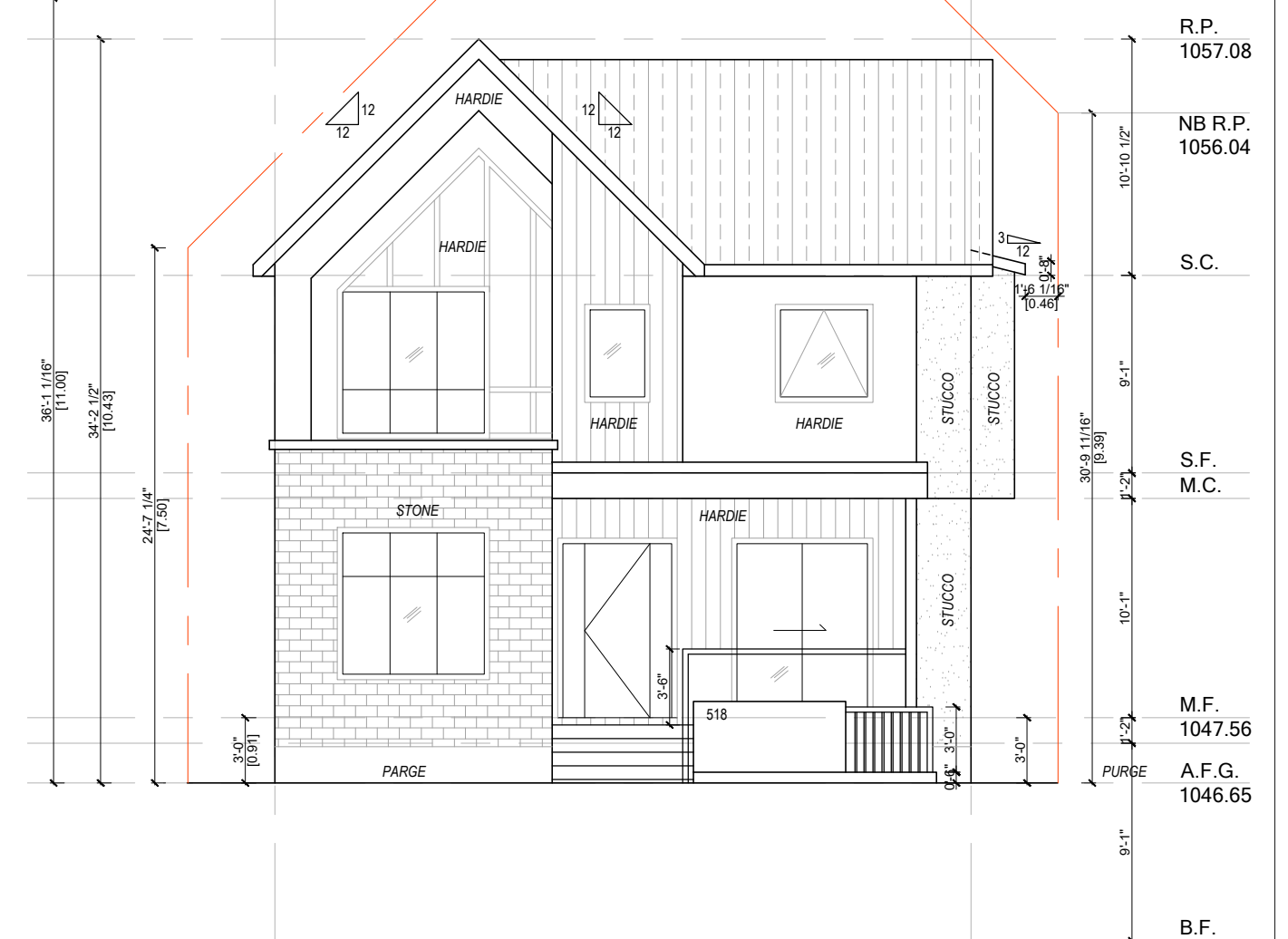
Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
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MAXIMUM BUILDING HEIGHT 11.0 M FROM AVERAGE OF FRONT GEODETIC POINTS 1046.65



Elevation B



Elevation A

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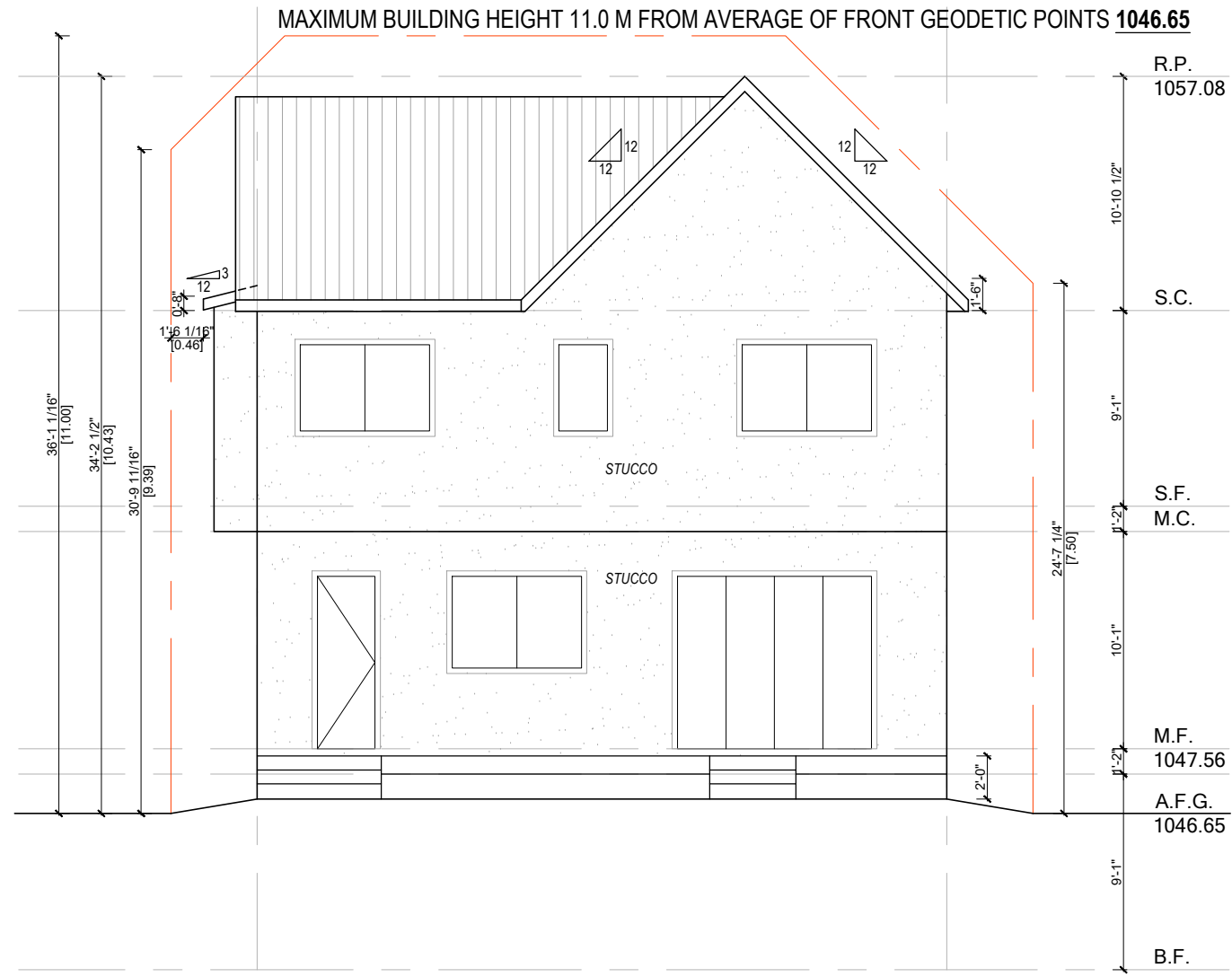
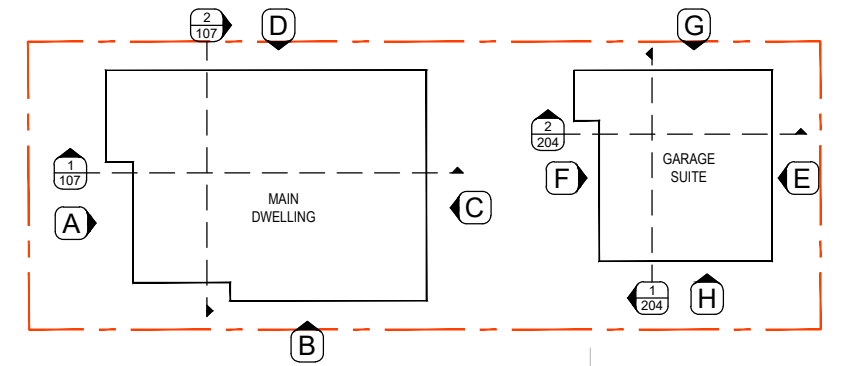
CLIENT  
 Owner

PROJECT  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

SCALE	FILE
1/8" - 1'	Project Number
DATE	2026-02-24
DRAWN	CHECKED
Author	Checker

DRAWING  
 Elevation A & B  
 DWG No  
**DPA - 105**

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Elevation C



Elevation D

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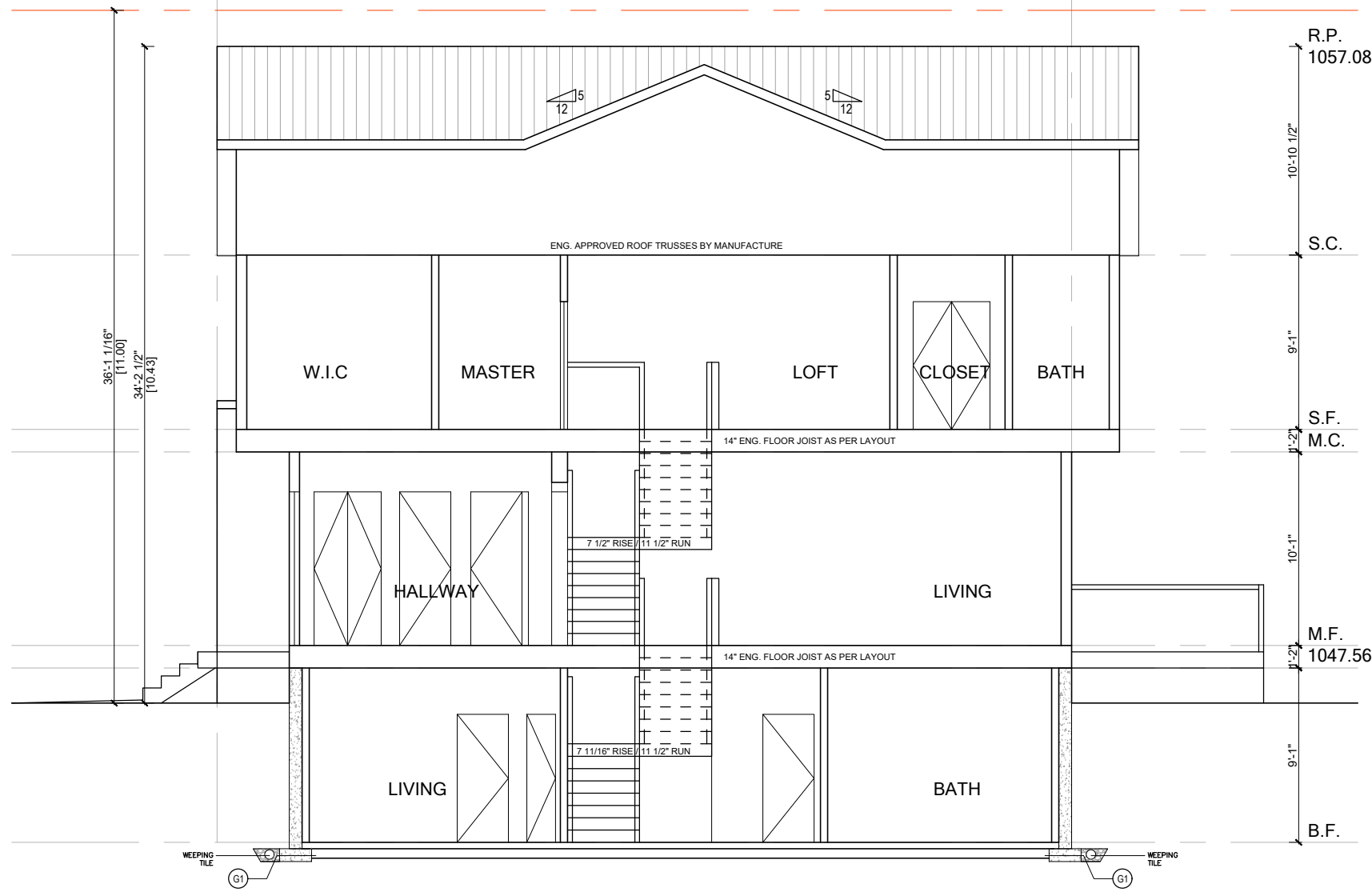
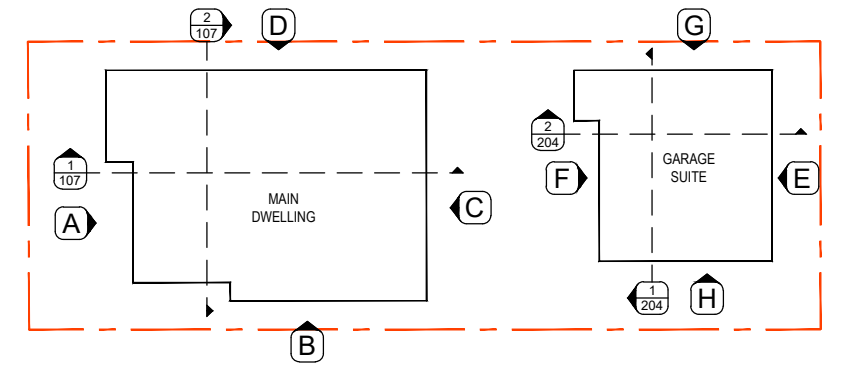
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 Owner

**PROJECT**  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

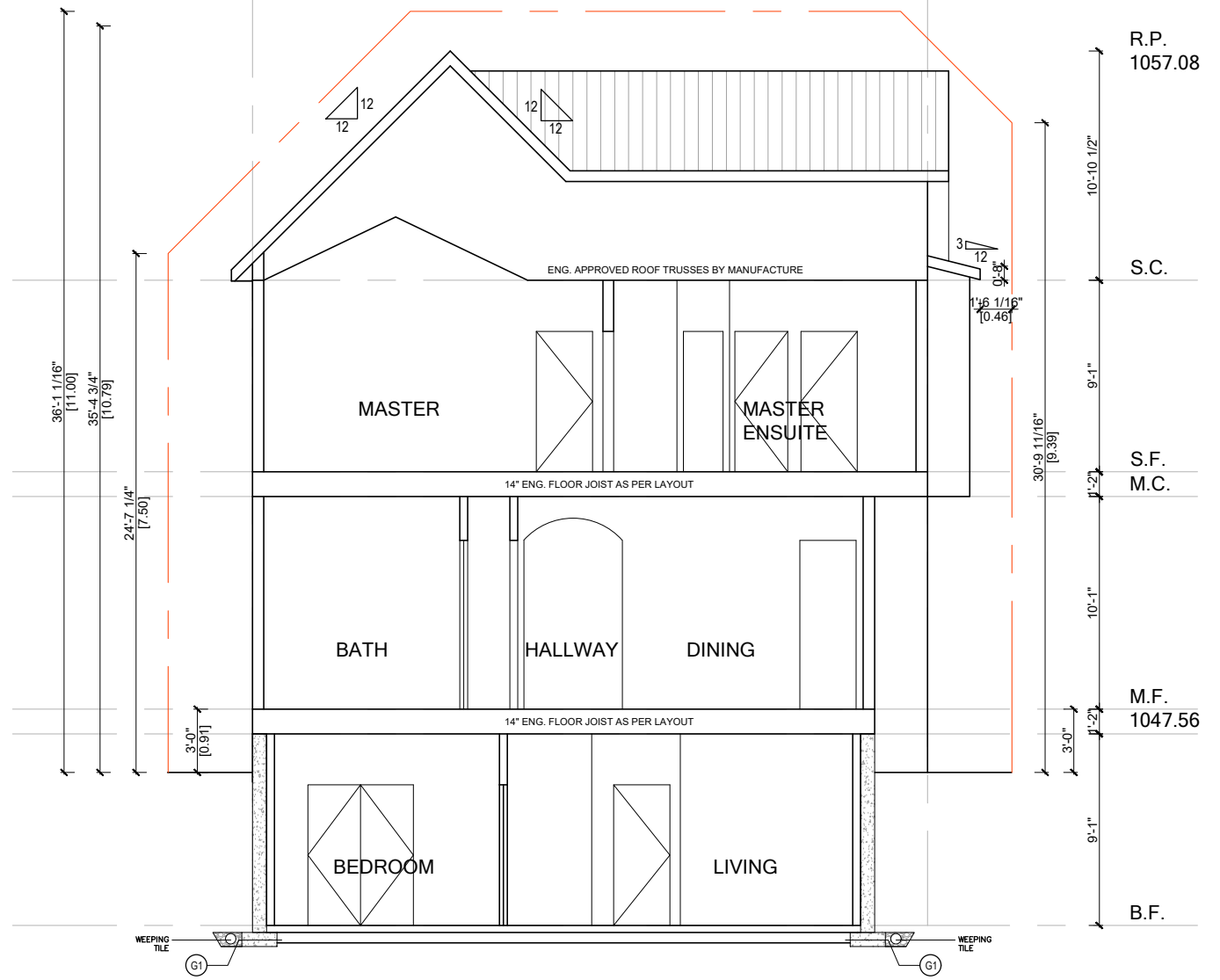
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1/8" - 1'	Project Number
<b>DATE</b>	2026-02-24
<b>DRAWN</b>	CHECKED
Author	Checker

**DRAWING**  
 Elevation C & D  
 DWG No **DPA - 106**

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
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Section 1



Section 2

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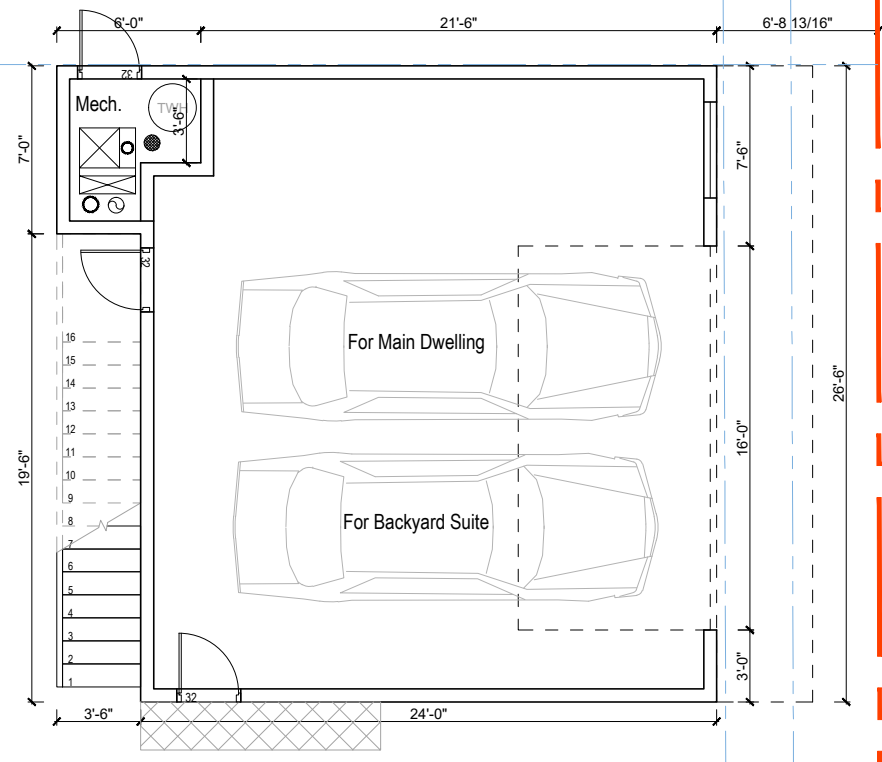
CLIENT  
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PROJECT  
 Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

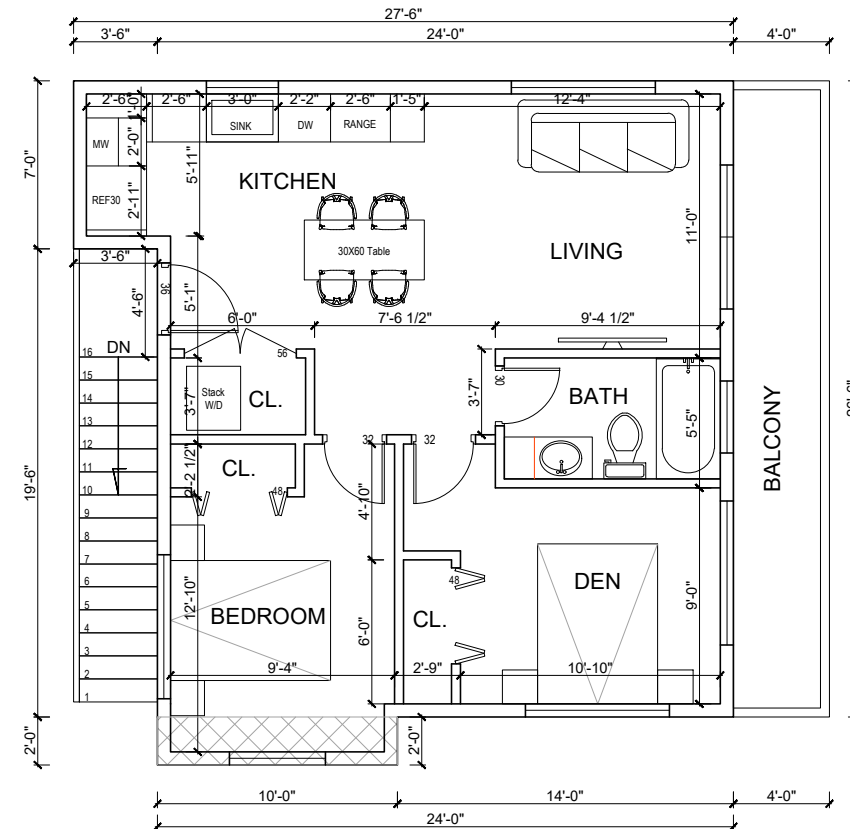
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1/8" - 1'	Project Number
DATE	2026-02-24
DRAWN	CHECKED
Author	Checker

DRAWING	Sections
DWG No	DPA - 107

Proposed Project:  
 518 7A ST. NE  
 Single House w/ Basement Suite, Backyard Suite  
 Issued for DP- 2024- 08899 Review (2026-02)

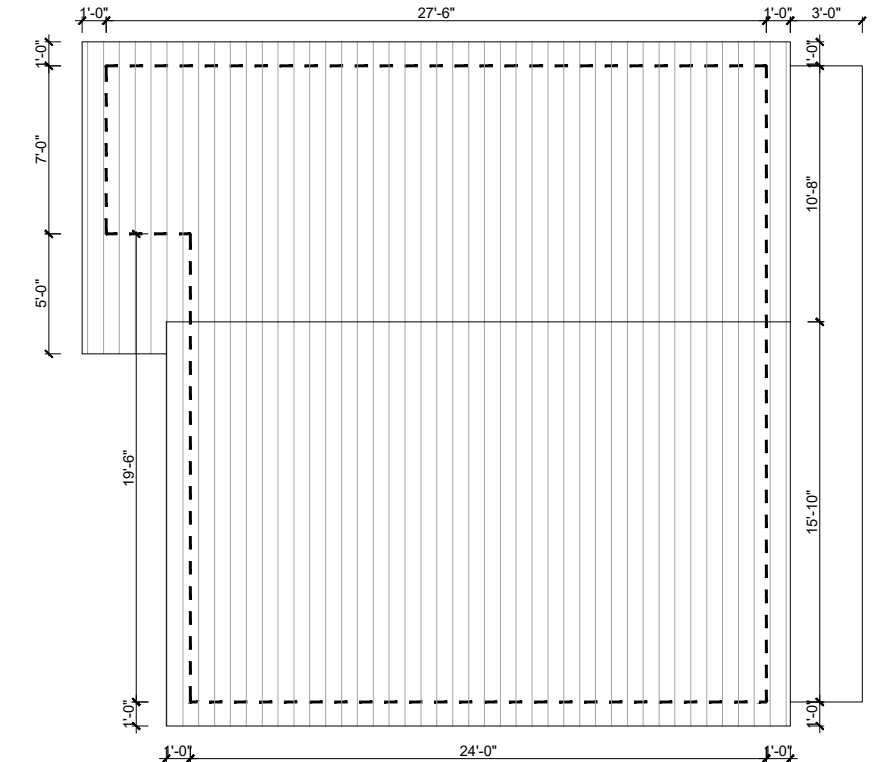


Main Floor Plan



Second Floor Plan

Suite: 680.50 sqf  
 Balcony: 106.00 sqf



Roof Plan

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Owner

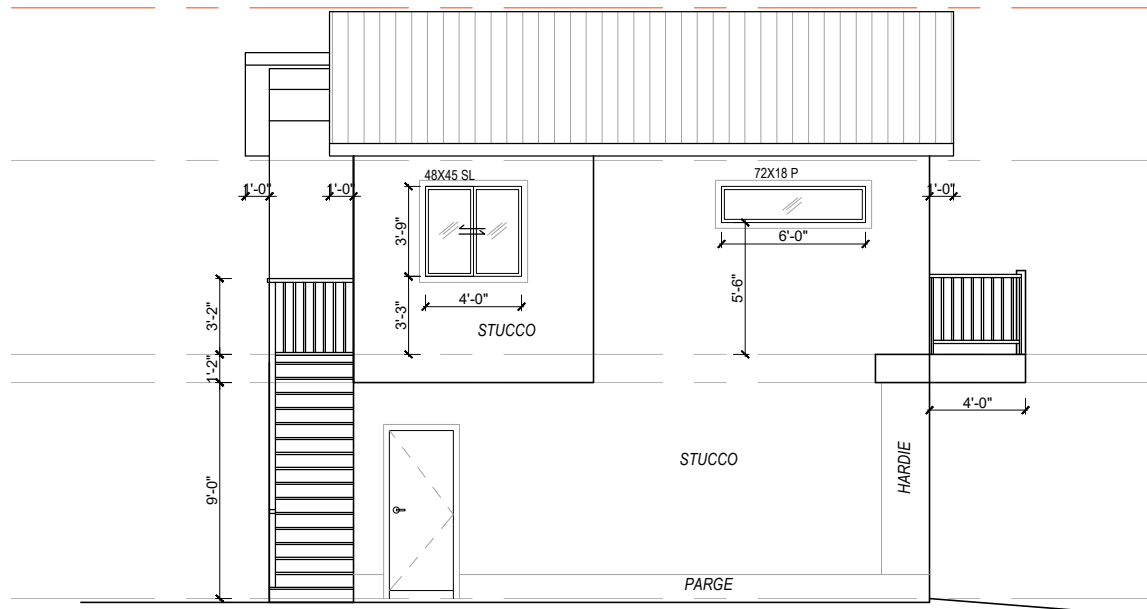
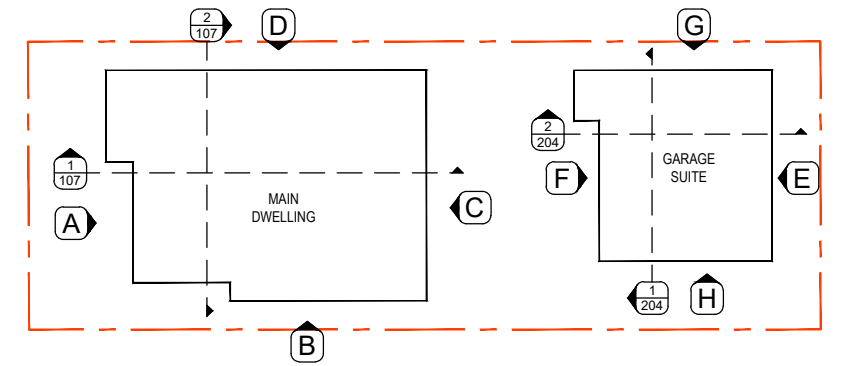
PROJECT

Single House w/ Basement & Backyard Suite

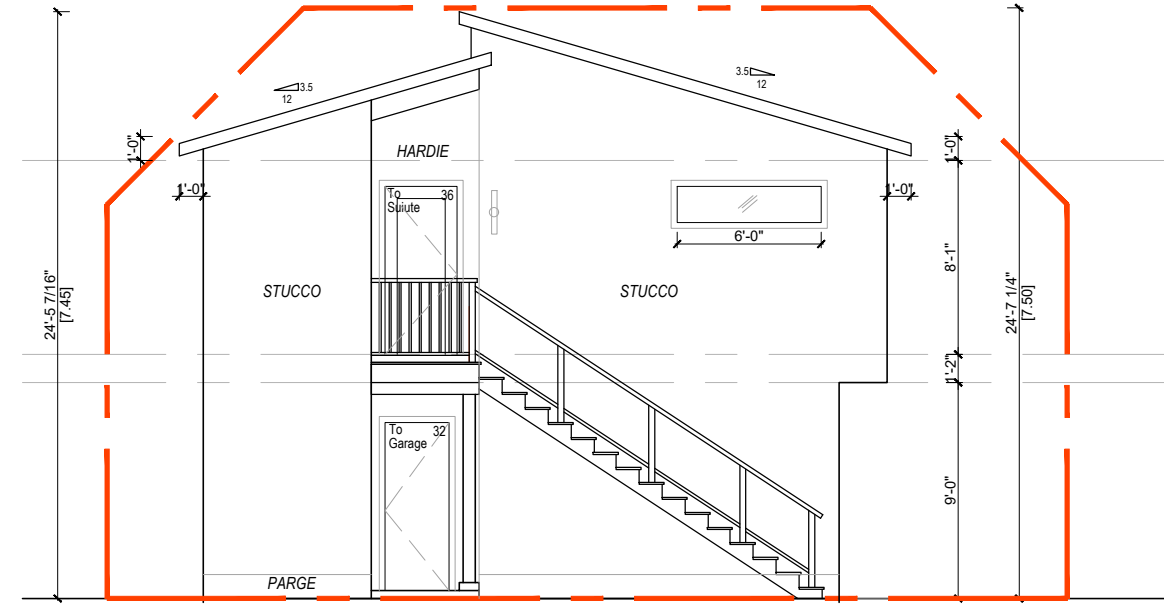
518 7A st NE Calgary

SCALE	FILE	DRAWING
1/8" - 1'	Project Number	Backyard Suite Plan
DATE	2026-02-24	DWG No
DRAWN	CHECKED	DPA - 201
Author	Checker	

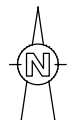
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Elevation H



Elevation F



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**PROJECT**

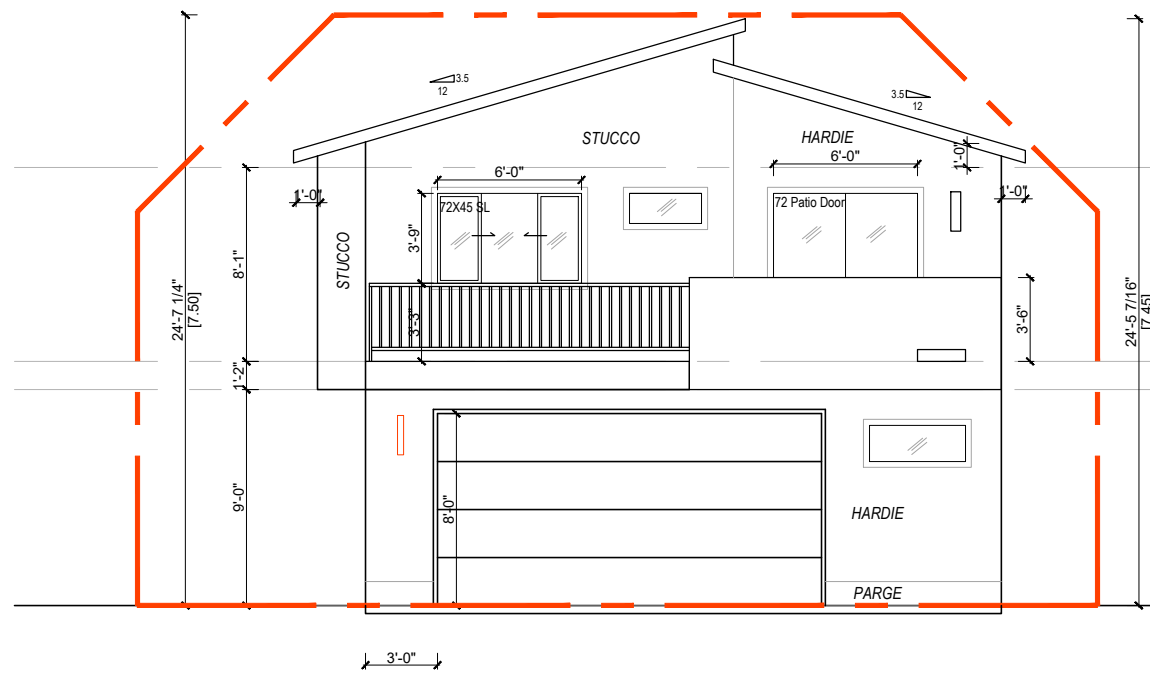
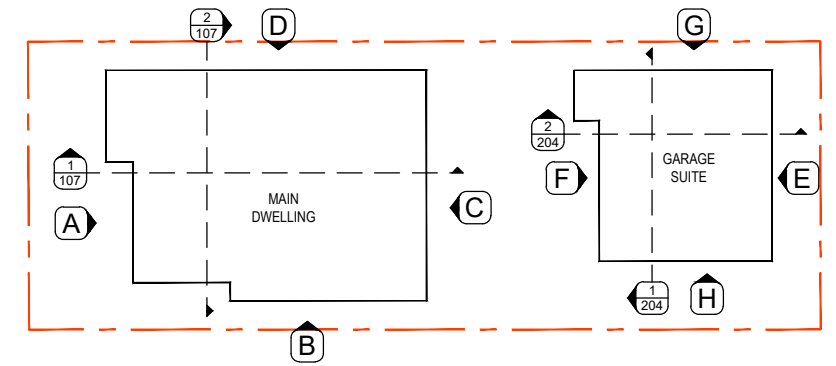
Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

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1/8" - 1'	Project Number
<b>DATE</b>	2026-02-24
<b>DRAWN</b>	CHECKED
Author	Checker

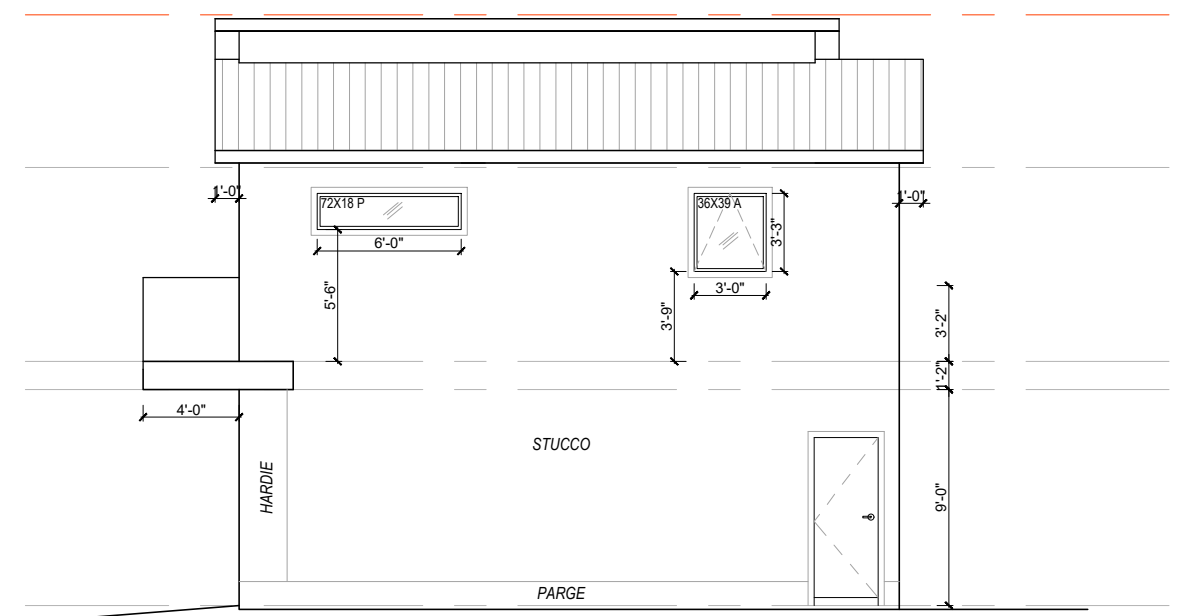
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Suite Elevations  
 DWG No DPA - 202

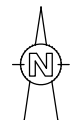
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Elevation E



Elevation G



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**PROJECT**

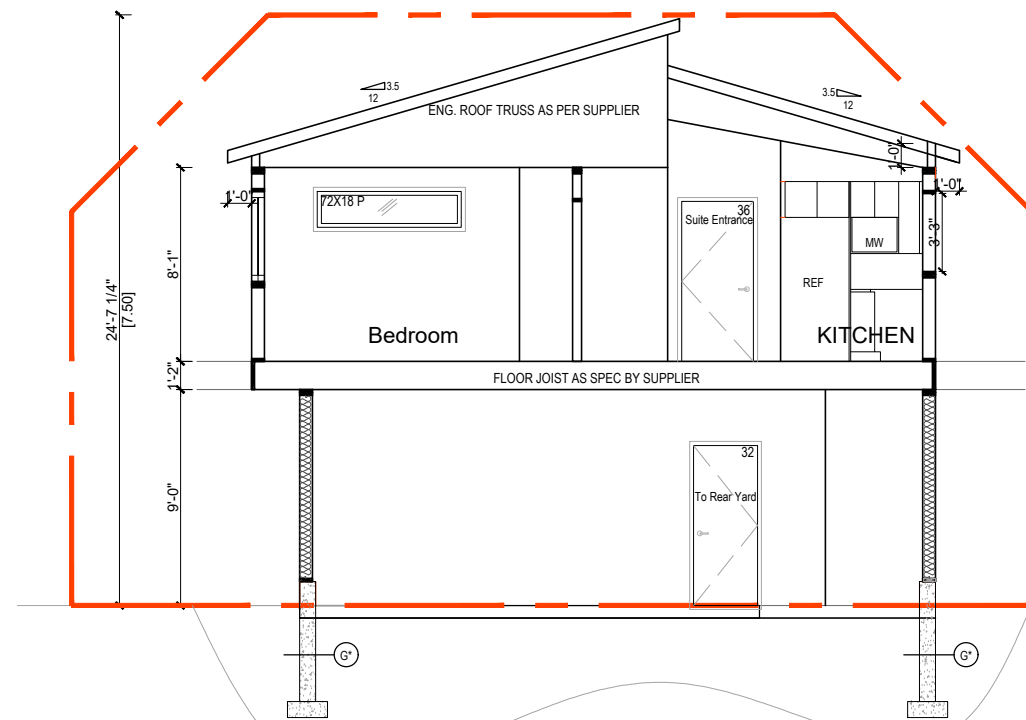
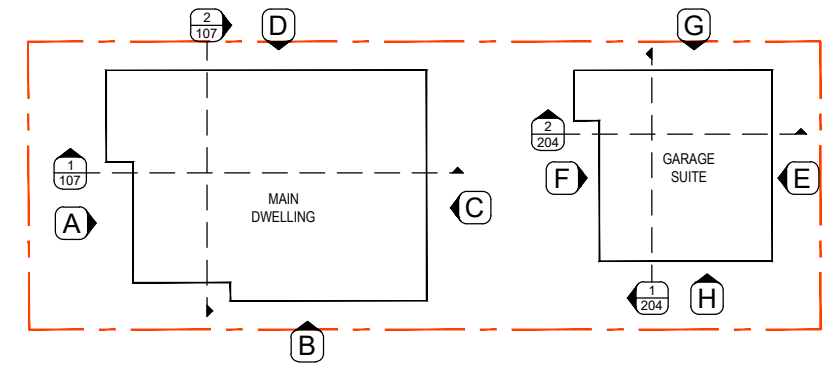
Single House w/ Basement & Backyard Suite  
 518 7A st NE Calgary

<b>SCALE</b>	<b>FILE</b>
1/8" - 1'	Project Number
<b>DATE</b>	2026-02-24
<b>DRAWN</b>	CHECKED
Author	Checker

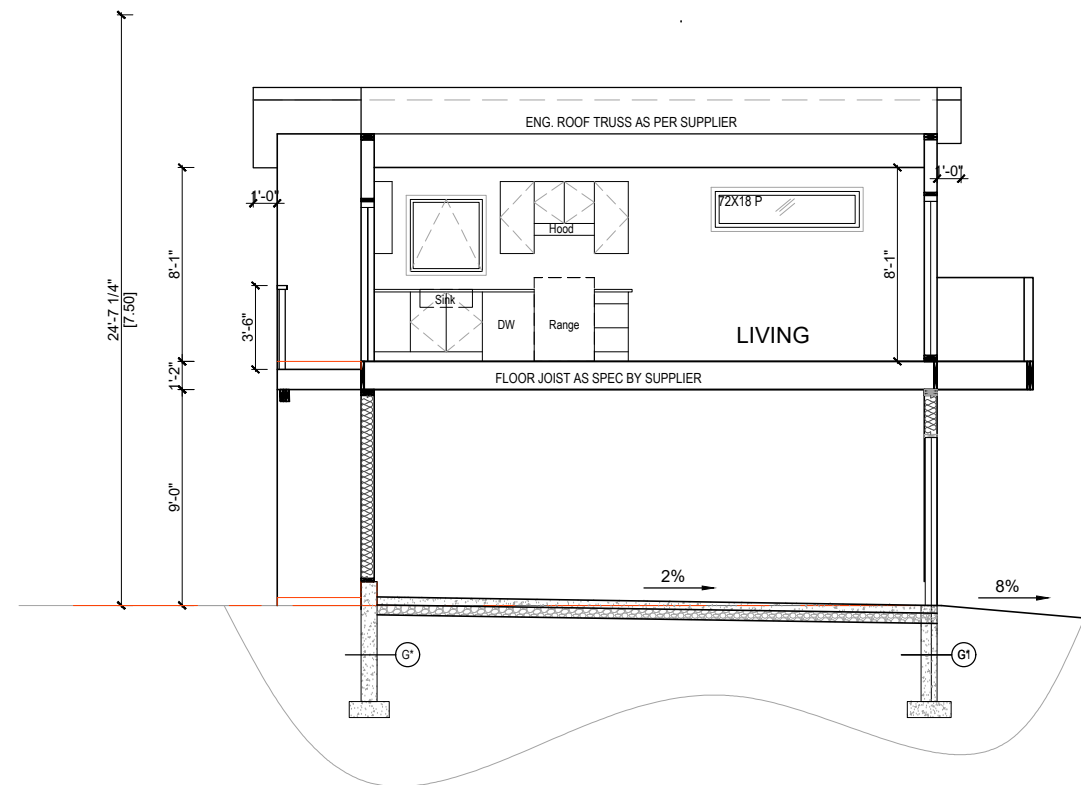
**DRAWING**

Suite Elevations  
 DWG No DPA - 203

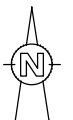
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Section 1



Section 2



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SEALS

CLIENT

Owner

PROJECT

Single House w/ Basement & Backyard Suite

518 7A st NE Calgary

SCALE

1/8" - 1'

DATE

2026-02-24

DRAWN

Author

FILE

Project Number

CHECKED

Checker

DRAWING

Suite Sections

DWG No

DPA - 204



# Applicant’s Planning Overview

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. **The information is not verified or endorsed by The City of Calgary.** The responses are intended to assist the Community Association, and The City, in reviewing the development.

Site Address: \_\_\_\_\_

Type of Application:      Single Detached      Semi-detached      Duplex Dwelling      Backyard Suite

- 1) Please provide information related to site constraints associated with the subject parcel, which were considered in the design (e.g. topography, lot configuration, floodway/fringe area, existing landscaping).
  
- 2) Please explain how the development meets any applicable City policies and how it fits with the context of the community. (Refer to [calgary.ca/myproperty](http://calgary.ca/myproperty) for a list of the policies that apply to your site).
  
- 3) Please explain the elements of the development provided to mitigate and/or adapt to climate change as per the “[Climate Resilience Strategy](#).” Refer to the “[Climate Resilience Inventory User Guide](#),” and the “[Climate Ready Home Guide](#)” for additional information.

Check off all that apply:

<input type="checkbox"/> Green Building Certification: _____	<input type="checkbox"/> Solar ready	<input type="checkbox"/> Electric Vehicle ready
<input type="checkbox"/> Improved Building Envelope (e.g. better than code minimum)	<input type="checkbox"/> Water Conservation (e.g. <a href="#">YardSmart</a> Design)	<input type="checkbox"/> <a href="#">Climate Resilient Landscaping</a>
<input type="checkbox"/> <a href="#">Resilient Roofing</a> (ex. Hail/impact resistant materials)	<input type="checkbox"/> Other (provide details):	

- 4) Of the known relaxations, please elaborate on why the relaxations are requested. (A bylaw check has not yet been undertaken on this application. Further relaxations may be identified once the bylaw check is complete.)
  
- 5) Is there anything else we should know about your development that may assist the review of your application?