

April 13, 2017

JOHN TRINH

JOHN TRINH & ASSOCIATES

112, 2850 107 AV SE

CALGARY, AB T2Z 3R7

Dear Sir/Madam:

**RE: Notification of Decision DP2016-4802**

**Subject: New: Multi-Residential Development (4 units), Accessory Residential Building (garage)**

**Project:**

**Address: 33 31 AV SW**

This is your notification of the decision by the Development Authority to approve the above noted application on April 11, 2017.

Read all of the Permanent Conditions of approval carefully as they form part of the approval decision. The Prior to Release Requirements must be met to the satisfaction of the Development Authority before your Development Permit will be released to you. The Permanent Conditions form part of the approval decision. Advisory Comments, if applicable, are also attached and are intended to be of assistance in obtaining additional permits and supplementary information for the successful completion of your development.

Development approved by this permit must commence by April 11, 2019 or the development permit shall cease to be valid.

The decision will be advertised once in the Calgary Herald on April 20, 2017, which is the start of the mandatory 14 day appeal period.

For this type of permit both the applicant and any other parties may appeal this decision. You may choose to appeal any of the Prior to Release Requirements and the Permanent Conditions of approval within 14 days of receipt of this letter. An appeal along with reasons must be submitted, together with payment of a \$100.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Ave N.E., Calgary T2E 7S8). An appeal may also be filed online at [www.calgarysdab.ca](http://www.calgarysdab.ca). To obtain an appeal form, for information on appeal submission options or the appeal process, please call 268-5312.

Please note that this letter is to advise you of the conditions of approval, the mandatory advertising appeal period and the timeframe in which you may appeal this decision. Once the appeal period has lapsed and no appeal has been filed you will be required to meet the Prior to Release Requirements after which you will be contacted by telephone to pick up your Development Permit. Should you require clarification of the above or further information, please contact me at (403) 268-5947 or by fax at 403-268-1997 and assist me by quoting the Development Permit number.

Sincerely,

Kate Van Fraassen

Planner

Planning Implementation

Attachment(s)

cc: Erlton Community Association

Bill Fischer

65 - 31 Ave SW

Calgary Alberta T2S 2Y7