

April 7, 2021

HAYES, MONA
Monascreativdesign@gmail.com
(403) 399-4962

Dear Sir/Madam:

RE: Notification of Decision: DP2021-1280
Subject: Temporary Use: Home Occupation - Class 2 (Hair Stylist - 18 months)
Project:
Address: 48 27 AV SW

This is your notification of decision by the Development Authority to approve the above noted application on April 7, 2021.

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 7, 2022 or the development permit shall cease to be valid.

The decision will be advertised beginning April 15, 2021 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight May 6, 2021. Release of the permit will occur within 2-4 business days following the conclusion of the appeal period and upon receipt of all Prior to Release requirements.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 21 days of receipt of this letter. An appeal may also be filed online at <http://www.calgarysdab.ca>. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 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. If no appeals have been filed during the appeal period, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (403) 333-5929 or by email at Daniel.Johnson@calgary.ca and assist me by quoting the Development Permit number.

Sincerely,

Daniel Johnson
Senior Planning Technician
Planning and Development
Attachment(s)



Conditions of Approval – Development Permit

Application Number: DP2021-1280
Application Description: Temporary Use: Home Occupation - Class 2 (Hair Stylist - 18 months)
Land Use District: Residential - Contextual One/Two Dwelling
Use Type: Discretionary
Site Address: 48 27 AV SW
Community: ERLTON
Applicant: HAYES, MONA
Senior Planning Technician: DANIEL JOHNSON - (403) 333-5929 - Daniel.Johnson@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

1. This Development Permit for this home occupation is valid for a period of 18 months from the date of approval and on expiry of that period, either the use shall be discontinued or a new development permit shall be applied for and approval obtained.
2. All business related visits to the home must be by appointment only, with a maximum of 5 visits per day to a maximum of 15 visits per week.
3. One motor vehicle parking stall must be provided on the parcel for any parking associated with the home occupation - Class 2.
4. There must not be any activities related to the home occupation taking place outside of a building and there must not be outside storage of materials, tools, products or equipment on, or immediately abutting the parcel.
5. There must not be any signage related to the home occupation located on the parcel.
6. The Home Occupation must not occupy more than 20% of the floor area of the dwelling unit or 30.0 square meters, whichever is less.
7. The Home Occupation must not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature which is detectable to

normal sensory perception outside the building in which the Home Occupation is located.

8. Direct sales of goods which are not produced by the use are not permitted, unless they are incidental and related to the service provided by the use.
9. The address of the Home Occupation must not be advertised to the public.
10. Only one commercial vehicle, weighing less than 4500 kilograms gross vehicle weight, is permitted to be parked on the property or on the abutting streets, in association with the Home Occupation.
11. Overlapping of appointments are not permitted.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

12. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
13. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
14. The approval of the home occupation is based on material submitted in conjunction with the application and should any aspect of the home occupation use change to an extent that any objections are raised, the permit may be revoked.
15. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.