



July 23, 2024

JOHN TRINH & ASSOCIATES

John Trinh

savon@johntrinh.ca

(403) 607-1221

Dear Applicant:

**RE: Notification of Decision: DP2023-08687**

**Subject: New: Semi-detached Dwelling (2 buildings), Secondary Suite (basement - 4), Accessory Residential Building (garage)**

**Address: 1616 3 ST NW**

This is your notification of decision by the Development Authority to approve the above noted application on July 22, 2024.

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 July 22, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning July 25, 2024 at [www.calgary.ca/publicnotices](http://www.calgary.ca/publicnotices), which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight August 15, 2024. 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.

If you wish to appeal, submit your appeal with reasons and the \$200.00 filing fee to the Subdivision and Development Appeal Board within 21 days of this notice of decision being given. The appeal may be filed online at [www.calgarysdab.ca](http://www.calgarysdab.ca) or in person or by mail.

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, and the Prior to Release conditions have been met, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at 403-333-5594 or by email at [karen.heatherington@calgary.ca](mailto:karen.heatherington@calgary.ca) and assist me by quoting the Development Permit number.

Yours truly,

Karen Heatherington  
Senior Planning Technician  
Planning and Development  
Attachment(s)