



NOTICE OF DECISION APPLICATION FOR DEVELOPMENT PERMIT

LAND USE BYLAW NO. 354-12
DEVELOPMENT APPLICATION NO. 02-21
DATE OF DECISION: January 8, 2021
EFFECTIVE DATE: January 30, 2021

NAME: **Natalie Woolf**
ADDRESS: **426 Sundance Drive, Coalhurst, AB T0L 0V2**

In the matter of development of a Home Occupation 1 (Counselling Services – virtual) at: **Lot 5, Block 4, Plan 081 5570 (426 Sundance Drive, Coalhurst, AB)**

The development has been **APPROVED** subject to the following conditions:

DATE OF NOTICE: **January 8, 2021** DEVELOPMENT OFFICER: 
Leda Kozak Tittsworth

CONDITIONS:

1. Development to conform to application (including any plans and drawings) deemed complete by the Development Officer on January 8, 2021 and to Schedule 2, Land Use District Residential – R of Land Use Bylaw No. 354-12. Development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for approval to the Development Authority.
2. The home occupation shall be incidental and subordinate to the principal residential use of the dwelling and shall not change the external appearance or character of the dwelling.
3. There shall be no customer/client visits to the residence.
4. There shall be no outdoor storage and/or display of goods.
5. The approved use is only valid for the period of time the property is occupied by the applicant for such approved use.
6. This permit may be revoked at any time, if, in the opinion of the Development Officer or Municipal Subdivision and Development Authority, the use is or has become detrimental to the residential character or amenities of the neighbourhood.

INFORMATIVE:

Pursuant to Section 44 of Land Use Bylaw No. 354-12 of the Town of Coalhurst and Section 686(1) of the Municipal Government Act (MGA), person(s) affected by this decision may appeal to the Subdivision and Development Appeal Board by filing a notice of the appeal, containing reasons, with the board within 21 days of receiving this notification.

An appeal may be left at the Coalhurst Town Hall with the applicable appeal fee, to be forwarded to the SDAB.