

**REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD**

DATE: December 19, 2024	APPEAL NO.: SDAB2024-0077 FILE NO.: DP2024-06373
APPEALS BY: (A) Csongor Szeles and (B) Angela & Jeff Klassen	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months was approved at <u>23 Walden Court SE.</u>	LAND USE DESIGNATION: R-G Discretionary
COMMUNITY OF: Walden	DATE OF DECISION: November 11, 2024
APPLICANT: Folashade Adebawale-Ajere, BAMBAM AFRICAN FOODS	OWNERS: Folashade Adebawale-Ajere & Adebawale Ajere

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature. The Board’s record may be viewed at the Appeal Board office at: 4th Floor, 1212 31 Avenue NE, Calgary, Alberta during regular office hours.

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	23 Walden Court SE
Development Permit/Subdivision Application/File Number [required]	DP2024-06373
Name of Appellant [required]	Csongor Szeles
Agent Name (if applicable)	
Street Address [required]	39 Walden Court SE
hdnFullAddress	39 Walden Court SE Calgary AB t2x0n8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	t2x 0n8
Residential Phone # [required]	(403) 922-8399
Business Phone #	
Email Address [required]	szokrika@gmail.com

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

Running a food business in a residential area is unsafe, it can attract rodents, skunks, etc. It also increases the traffic on an already narrow residential road. I recommend that the business rents a proper commercial kitchen and remove the extra stress from our neighbourhood street.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time

Will you be using an agent/legal counsel? [required]

Unknown

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required]

Unknown

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

Unknown

If yes, how many will you be bringing?

I confirm and acknowledge that

- I have read and understood this form;*
- The information I have provided is accurate to the best of my knowledge; and*
- I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date

2024-11-21 16:33:21 MST

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, Sections 678 and 686. THIS INFORMATION WILL BE USED FOR PROCESSING YOUR APPEAL AND WILL BECOME PART OF A PUBLIC AGENDA. If you have any questions regarding the collection of this information, contact the Tribunal Coordinator, City Appeal Boards at 403-268-5312 or PO Box 2100, Stn "M", #8110, Calgary, AB, T2P 2M5.

If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

Municipal Address of Site Under Appeal [required]	23 Walden Court SE
Development Permit/Subdivision Application/File Number [required]	DP2024-06373
Name of Appellant [required]	Angela and Jeff Klassen
Agent Name (if applicable)	
Street Address [required]	27 Walden Court SE
hdnFullAddress	27 Walden Court SE Calgary AB T2X 0N8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	T2X 0N8
Residential Phone # [required]	(403) 354-4521
Business Phone #	
Email Address [required]	guyinthesky@telus.net

APPEAL AGAINST

Required field. Check one item only: for multiple appeals you must submit another Notice of Appeal.

Development Permit Approval

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons [required]

This business is adversely affecting Walden Court. The customers are parking all over the street, turning around in the middle of the street, driving over resident's properties and driveways while turning around and showing a complete disregard for the streets residents and their property.

While everyone has the right to run a business, there are concerns about this type of operation within a residential neighborhood. Some of these concerns include: Pests and animal activity, particularly given that frozen raw meat is being cut in the garden shed.

Increased street traffic, which poses a safety risk for children and pets in our community.

The overall unsuitability of this type of business in a residential area

There are plenty of strip malls in Walden, Chaparral, and Legacy – this is where Bam Bam African Foods belongs, NOT on Walden Court. This type of business needs to be operated in a commercial space, that way they can have store front signage and ample parking.

Although they have their AHS Food handling and preparation approval, they DO NOT have final approval from Land Use or Business permits, yet they continue to operate their business after being advised to cease sales until all approvals are in place.

Bottom line – this is a residential neighbourhood, not a strip mall and this business is not appropriate for a residential neighbourhood.

In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated Presentation Time **5-10 min**

Will you be using an agent/legal counsel? [required] **No**

Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.)? [required] **No**

If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required] **Unknown**

If yes, how many will you be bringing?

From: [Third Herd](#)
To: guyinthesky@telus.net
Subject: Ref: development permit DP2024-06373, addition to appellant filing for Angela and Jeff Klassen
Date: Sunday, December 1, 2024 8:00:49 PM

This letter is in response to an unlicensed food preparation/distribution business that has been operating at 23 Walden Court SE for an extended period of time, and that the only reason BamBam African Foods has applied for a license is that its existence was brought to the attention of the City. I am bothered that the proprietors of this business lack concern for the rules pertaining to business operations in the City especially due to the fact it involves food consumption and the health/safety risks that are associated with this type of business. BamBam foods has also disregarded the City's directive not to do business until the licensing process is complete, as of this date they are still distributing their products.

My family specifically bought and built our house on this street 14 years ago because it is a cul de sac and that it would have less vehicle traffic than other main roads in the neighborhood. This is now not the case due to BamBam foods operating out of their house, traffic has increased, their customers park blocking driveways, park on the sidewalk and a combination of both.

BamBam African Foods should not be permitted to operate in a residential setting, but should be in a commercially zoned area so it can accommodate their customers, and be properly monitored by the City. I am strongly against this business on my street.

Thank You

Jeff Campbell
31 Walden Court SE
403-801-8905

Subject: Appeal Against Development Permit Approval for 23 Walden Court SE (Permit Number: DP2024-06373)

Dear City of Calgary Development and Appeal Board,

I am writing to formally appeal the development permit application for the business proposed at 23 Walden Court SE. My concerns are based on the serious safety risks, inappropriate nature of the proposed business in a residential zone, and the divisive tone of communication that has been introduced into our community by this application.

Safety Concerns

- **Increased Traffic:** The operation of a food preparation and sales business from a residential garage will inevitably increase vehicular traffic in our cul-de-sac. This poses a direct safety risk to the more than 20 children, as well as pets and seniors, who live and play here. These risks are particularly pronounced during Calgary’s winter months, when icy conditions make the roads more hazardous.
- **2. Public Health Risks:** The storage and processing of frozen raw meat in residential spaces, such as a garden shed, creates a legitimate concern about attracting pests and wild animals and other issues that could compromise the health and safety of our neighborhood.

Suitability of Commercial Operations in a Residential Area

Our cul-de-sac is a residential zone designed to provide a quiet, safe environment for families. A commercial operation involving food preparation and sales, especially one requiring high traffic volumes, is not appropriate for this setting. There are numerous nearby commercial spaces better suited for this type of business without disrupting the residential character of our neighborhood.

Concerns Regarding Intimidation and Misrepresentation

During the application process, a letter was distributed to neighbors by the applicant, signed by a lawyer, which we believe was intended to intimidate and silence opposition to this permit. The letter characterized valid concerns raised by community members as racially biased, effectively suggesting that objecting to this application equates to prejudice.

This approach is both unfair and deeply troubling. It discourages residents from participating in an open, democratic process to voice concerns about legitimate issues like safety, zoning, and community well-being. Accusations of racism where none exists are harmful and divisive, fostering unnecessary tension among neighbors instead of promoting constructive dialogue.

Request for Consideration

I urge the City of Calgary to consider these significant concerns when evaluating this application. It is essential to balance individual entrepreneurial interests with the safety, integrity, and harmony of the residential community. I also hope that future processes can discourage attempts to intimidate community members from participating in fair and open discussions about development.

Thank you for your time and consideration. I trust that the city will make a decision that prioritizes the well-being of our neighborhood and ensures its safety and character are preserved.

Sincerely,

Alireza Shafiei

26 Walden court SE, Calgary, AB T2X 0N8

Email: alihammet@yahoo.com

Phone: 4038011728

From: guyinthesky@telus.net
To: [Calgary SDAB Info](#)
Subject: [External] FW: DP2024-06373 Appeal #SDAB2024-0077 / 23 Walden Court
Date: Tuesday, December 3, 2024 12:01:57 PM
Attachments: [Notice of Hearing SDAB2024-0077 / 23 Walden Court \(DP2024-06373\).msg](#)
[2024-0077 Jurisdictional Determination Payment.pdf](#)
[SDAB2024-0077 Notice of Appeal A.pdf](#)

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You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello – I am writing to add an additional neighbour statement to our appeal noted above. The attached email was sent to us by SDAB, which included the 2 PDF's attached for the party in question.

Per the email below can we please add Csongor Szeles to our Appeal SDAB2024-0077?

Sincerely
Angela and Jeff Klassen
403-354-4521

From: Széles Csongor <szokrika@gmail.com>
Sent: Tuesday, December 3, 2024 11:47 AM
To: guyinthesky@telus.net
Subject: Re: DP2024-06373 Appeal #SDAB2024-0077 / 23 Walden Court

Yes, please proceed. Angela and Jeff Klassen have my and my wife's permission to proceed with the appeal.

Do you need this in writing and with signature?

You can include me in the main one, or whatever works best for you, really.

Best,
Csongor

On Tue, 3 Dec 2024 at 11:12, <guyinthesky@telus.net> wrote:

Hi – thanks for getting back to me. I guess they need to pay for the paperwork

I just need your confirmation that Angela & Jeff Klassen have permission to represent you in this appeal matter, either to include you in their appeal filing, and/or to submit evidence (your statement) on your behalf.

Thanks
Angela

From: Széles Csongor <szokrika@gmail.com>
Sent: Tuesday, December 3, 2024 11:06 AM
To: guyinthesky@telus.net
Subject: Re: DP2024-06373 Appeal #SDAB2024-0077 / 23 Walden Court

Hi Angela,

Why on earth would the city need money for an appeal? Bureaucracy at its best I guess...

I agree with the goals of the appeal, I don't want to see people in our street that usually would never visit, and yes, if you want to do a food business with client traffic, you should do it from the appropriate place. A home is not the best for this.

Do you need anything else from me at this point? If so, is there a format?

Thanks,
Csongor

On Mon, 2 Dec 2024 at 17:58, <guyinthesky@telus.net> wrote:

Hello Csongor,

My name is Angela Klassen from 27 Walden Court. I am reaching out to you to thank you for your participation in submitting an appeal to the Subdivision and Development Appeal Board.

I wanted to apologize for not having all the information in my letter which I circulated to the community. I was unaware of the \$200 filing fee that was required. We have paid the fee in question to ensure the Appeal moves forward. The Appeal Board has sent an email containing your appeal submission and contact information, which is why I am emailing you now.

Other neighbours have attached their own letters to our appeal. I will contact the appeal board tomorrow morning to inquire the status of your submission and if it can be added to Appeal SDAB2024-0077. This may simply things and release you from any financial obligation. This would also apply to any other neighbours you can think of who would like to add their concerns to the appeal. Submissions can be

13

sent to me at this email address, and I can have them added to the Appeal on record.

Submissions will need to be submitted by December 5th to us or directly to info@calgarysdab.ca

Don't hesitate to reach out if you have any questions.

Sincerely,

Angela Klassen
27 Walden Court
403-354-4521

From: [Calgary SDAB Info](#)
Cc: [Calgary SDAB Info](#)
Subject: Notice of Hearing: SDAB2024-0077 (23 Walden Co SE, DP2024-06373)
Date: Monday, December 2, 2024 4:44:44 PM
Attachments: [2024-0077 Notice of Hearing.pdf](#)
[SDAB2024-0077 Notice of Appeal A.pdf](#)
[SDAB2024-0077 Notice of Appeal B Letters from Neighbours.pdf](#)
[PROCEDURAL GUIDE \(PDF\).pdf](#)
[2024-0077 Jurisdictional Appeal Non-payment.pdf](#)

Hello,
Please see the attached documents pertaining to the upcoming Procedural & Jurisdictional hearing for SDAB2024-0077.

If you wish to participate in the hearing, you may do so by visiting our website at www.calgarysdab.ca.

The video conference link, phone in number and access code are located at the bottom of our homepage and are also available on the Upcoming Meetings page.

Thank you,

SDAB Admin

Municipal Boards & Governance

Office: 4th Flr, 1212 31 Avenue NE

Mail: PO Box 2100, Station M, MC #8110 | Calgary, AB T2P 2M5

General Phone Line: 403.268.5312 | calgarysdab.ca

NOTICE -

This communication is intended ONLY for the use of the person or entity named above and may contain information that is confidential or legally privileged. If you are not the intended recipient named above or a person responsible for delivering messages or communications to the intended recipient, YOU ARE HEREBY NOTIFIED that any use, distribution, or copying of this communication or any of the information contained in it is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and then destroy or delete this communication, or return it to us by mail if requested by us. The City of Calgary thanks you for your attention and co-operation.

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee.

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Development Permit/Subdivision Application/File Number [required]	DP2024-06373
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hdnFullAddress	39 Walden Court SE Calgary AB t2x0n8
City [required]	Calgary
Province [required]	Alberta
Postal Code [required]	t2x 0n8
Residential Phone # [required]	(403) 922-8399
Business Phone #	
Email Address [required]	szokrika@gmail.com

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If yes, what are the issues?

Do you anticipate bringing any witnesses/experts to your hearing? [required]

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If yes, how many will you be bringing?

I confirm and acknowledge that

- I have read and understood this form;*
- The information I have provided is accurate to the best of my knowledge; and*
- I am responsible for paying the appeal fee and my notice of appeal will not be considered filed until my appeal fee has been received.*

Submission Date

2024-11-21 16:33:21 MST



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If you require further information regarding appeal deadlines and procedures, please contact the SDAB office at:

Website: calgary.ca/sdab

Phone: (403) 268-5312

Email: info@calgarysdab.ca

APPEAL NUMBER: SDAB2024-0077

December 3, 2024

Csongor Szeles
39 Walden Court SE
Calgary, AB T2X 0N8

RE: Filing of Appeal to the Subdivision and Development Appeal Board
Development Permit: DP2024-06373
Description: Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months

The Subdivision and Development Appeal Board (SDAB or the Board) acknowledges receipt of the appeal filed on **November 21, 2024**, with respect to the above application.

In processing the appeal and reviewing legislated requirements, the appeal may not have been filed in accordance with legislated filing requirements.

Under the City of Calgary SDAB Bylaw 25P95, *a notice of appeal will not be considered as having been filed unless the notice of appeal and required filing fee are received by the City Clerk within 21 days of notification of the issuance of the development permit.*

The notice of appeal was received by the SDAB November 21, 2024, **without payment of the filing fee**. Administration contacted the appellant via email on November 22, 2024, to advise there was no payment transaction on file and have received no reply as of this letter.

The SDAB has scheduled a Jurisdictional Hearing video conference to be held **Thursday, December 19, 2024, at 9:00 a.m.** Please review the Notice of Hearing, for important information on the video conference details, pre-registering, and submitting any materials to the Board report. To ensure this appeal is scheduled efficiently and effectively, at the beginning of this meeting the Board may consider whether the appeal was filed as set by the *Municipal Government Act*.

As an appellant, you are encouraged to attend the meeting and make a presentation to speak to this matter.

If the Board determines that the appeal was filed in accordance with the legislated filing requirements of the *Municipal Government Act*, the hearing of the appeal may continue immediately thereafter, or it may be adjourned to a later date.

If you choose to withdraw your appeal in advance of the appeal hearing, your filing will be closed., however as another appeal has been filed against this development permit, the hearing process will continue with the other appellant.

For more information contact the SDAB office at 403-268-5312 or info@calgarysdab.ca.

Sincerely,

City Appeal Boards, Appeals & Tribunals
City Clerk's Office

CC:

A. & J. Klassen

F. Adebowale-Ajere

A. Ajere

Development Authority

Walden Community Association

This information is collected under the authority of the Freedom of Information and Protection of Privacy Act, section 33(c) and the Municipal Government Act, section 686(4) and will be included in the SDAB report. The report is a publicly available document. If you have any questions regarding the collection of this information, please contact the City Appeal Boards at 403-268-5312

From: guyinthesky@telus.net
To: [Calgary SDAB Info](#)
Subject: [External] SDAB2024-00777 / permit DP 2024-06373
Date: Tuesday, December 3, 2024 7:29:25 PM

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You have not previously corresponded with this sender.

ATTENTION: Do not click links or open attachments from external senders unless you are certain it is safe to do so. Please forward suspicious/concerning email to spam@calgary.ca

Hello SDAB – please find attached an additional neighbour letter to be included with the Appeal we have on file SDAB2024-0077

The resident is:

From: Bill McGinn <willyhog50@gmail.com>
Sent: Tuesday, December 3, 2024 5:19 PM
To: guyinthesky@telus.net
Subject: permit DP 2024-06373

Hi Angie and Jeff here is the letter we got drafted for the Appeal against Development. We give you permission to add/include our letter with the Appeal you have in progress.

December Dec 3, 2024

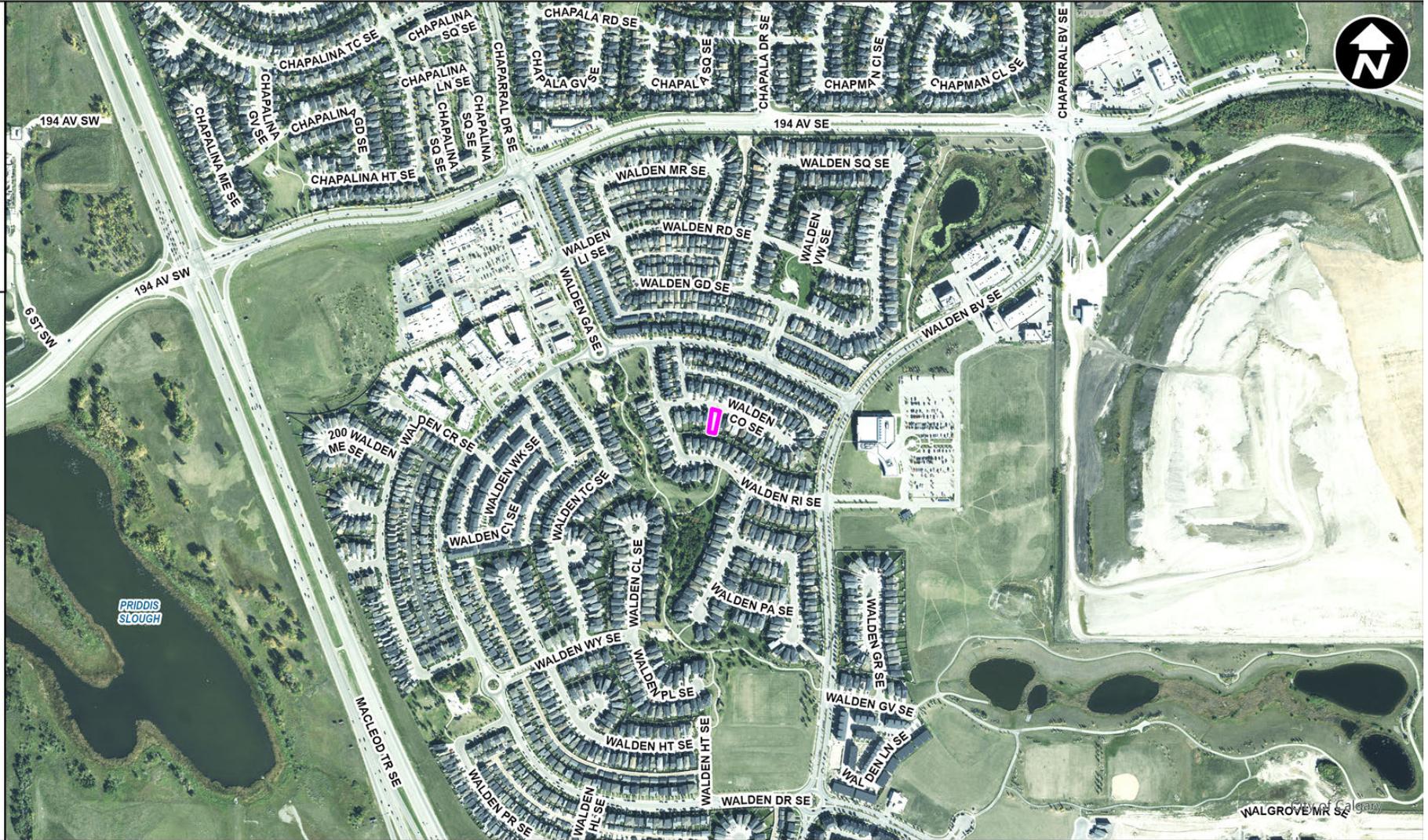
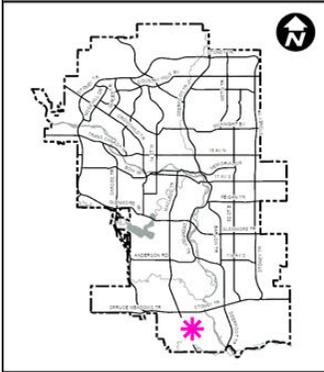
To : Appeal Against Development Permit DP 2024-06373
23 Walden Court S.E.

We reside at 15 Walden Court S.E., and we weren't aware of the business being conducted at 23 Walden Court S.E. We are against the Development of a food business in a residential area. If they want to run a food business, they should rent a commercial building where other businesses are located. We have a nice quiet neighborhood, and we don't want it turning into a street market. There is always a risk of wild animals smelling the meat and coming into the neighborhood. Most of us have pets and we don't want them in danger from the wild animals coming into the area either. We have seen an increase in strange traffic in our area, and they are not slowing down travelling on the street. We pay close attention to the traffic in our streets because the number of small kids in our neighborhood that need to have their safety concerns comes first. We are a close-knit community and know most of our neighbors and we want to keep it that way.

Bill McGinn
willyhog50@gmail.com
15 Walden Court SE

SDAB2024-0077

Community Context SDAB2024-0077



- Subject Site
- 600m buffer from LRT Station
- City Limits
- LRT Stations
 - Blue
 - Blue/Red (Downtown)
 - Red
 - Green (Future)
- LRT Line
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops
 - MAX Orange
 - MAX Purple
 - MAX Teal
 - MAX Yellow
 - MAX Multi

Site Context SDAB2024-0077

22

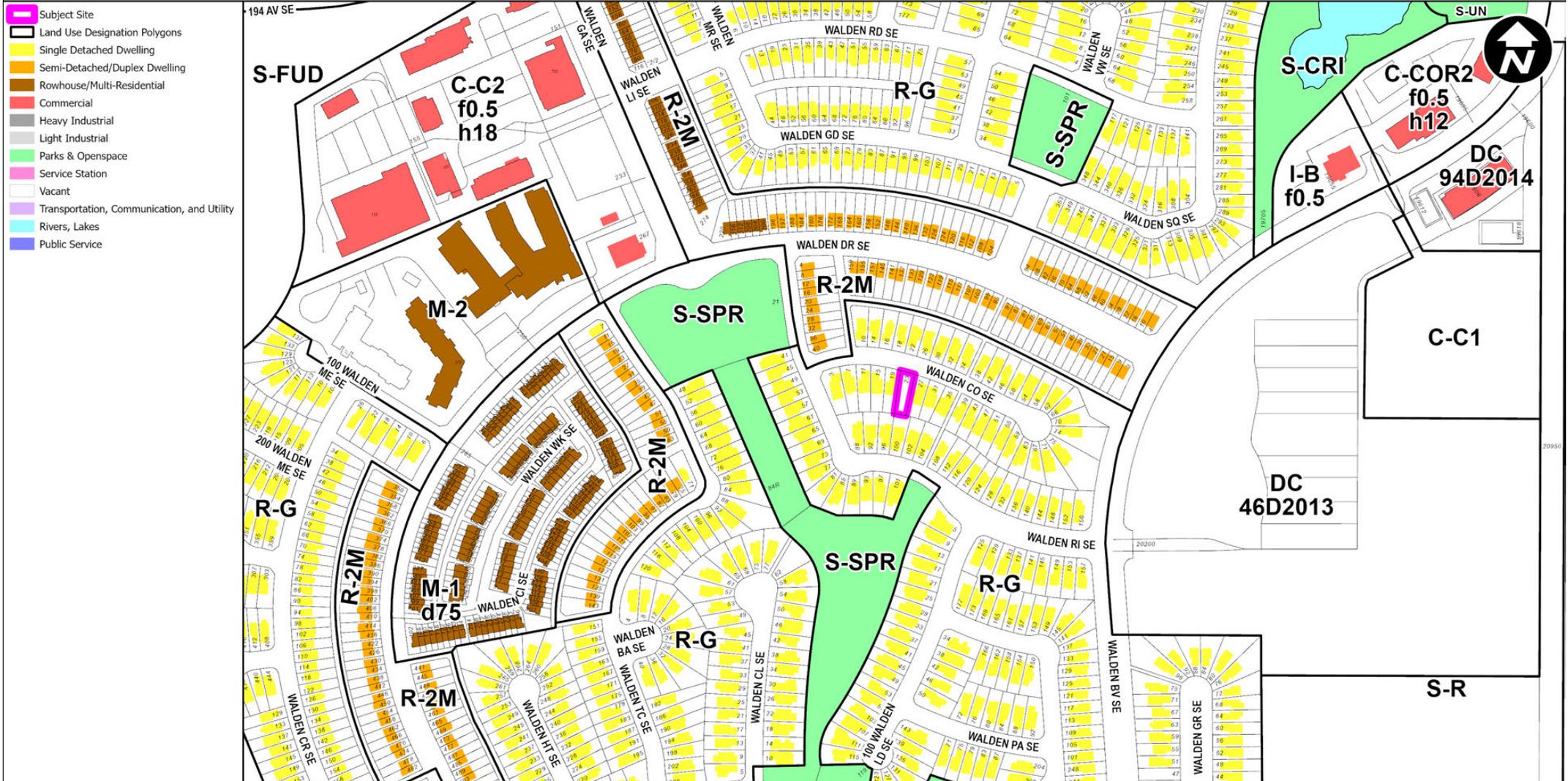
-  Subject Site
-  600m buffer from LRT Station
-  City Limits
- LRT Stations**
 -  Blue
 -  Blue/Red (Downtown)
 -  Red
 -  Green (Future)
- LRT Line**
 -  Blue
 -  Blue/Red
 -  Red
- Max BRT Stops**
 -  MAX Orange
 -  MAX Purple
 -  MAX Teal
 -  MAX Yellow
 -  MAX Multi
 -  Bus Stop



SDAB2024-0077

Surrounding Land Use SDAB2024-0077

24





November 12, 2024

BAMBAM AFRICAN FOODS



Dear Applicant:

RE: Notification of Decision: DP2024-06373

Subject: Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months

Address: 23 WALDEN CO SE

This is your notification of decision by the Development Authority to approve the above noted application on November 11, 2024.

Read all of the Permanent Conditions of approval carefully as they 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 November 11, 2026 or the development permit shall cease to be valid. The decision will be advertised beginning November 14, 2024 at www.calgary.ca/publicnotices, which is the start of the mandatory 21-day appeal period. This appeal period will conclude at midnight December 5, 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 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, your Development Permit will be released. Should you require clarification of the above or further information, please contact me at (368) 886-9634 or by email at Hayley.Pusch@calgary.ca and assist me by quoting the Development Permit number.

Yours truly,

Hayley Pusch
Senior Planning Technician
Planning and Development
Attachment(s)



26
DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-06373

This permit relates to land in the City of Calgary municipally described as:

23 WALDEN CO SE

Community: **Walden**

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

and legally described as:

0815733;4;29

and permits the land to be used until November 11, 2025 for the following development:

Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months

The present owner and any subsequent owner of the above described land must comply with any attached conditions.

The development has been approved subject to any attached conditions and to full compliance with the approved plans bearing the stamp of approval and the above development permit number.

Decision By: **Development Authority**

Date of Decision: **November 11, 2024**

Development Authority: **Maurie Loewen**

File Manager: **Hayley Pusch**

Release Date: _____

This permit will not be valid if development has not commenced by: November 11, 2026

This Development Permit was advertised on: **November 14, 2024**

This is NOT a Building Permit

In addition to your Development Permit, a Building Permit may be required, prior to any work commencing. further information, you should contact the City of Calgary, Planning, Development & Assessment - Building Regulations Division.

WARNING

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Applicant: **BAMBAM AFRICAN FOODS**

Address: **23 WALDEN CO SE**

City: **Calgary, Alberta, T2X0N8**

Phone: **[REDACTED]**



27
DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

DP2024-06373

Complete Address and Legal Description listing for Development Permit DP2024-06373

Address Type	Address	Legal Description
Building	23 WALDEN CO SE	
Parcel	23 WALDEN CO SE	0815733;4;29



Conditions of Approval – Development Permit

Application Number:	DP2024-06373
Application Description:	Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months
Land Use District:	Residential - Low Density Mixed Housing
Use Type:	Discretionary
Site Address:	23 WALDEN CO SE
Community:	WALDEN
Applicant:	BAMBAM AFRICAN FOODS
Planning:	HAYLEY PUSCH (368) 886-9634 Hayley.Pusch@calgary.ca

Permanent Conditions

The following permanent conditions shall apply:

Planning

1. This Development Permit for this home occupation is valid for a period of 12 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. No person, who is not a resident of the home, is permitted to work at the home.
3. All business related visits to the home must be by appointment only, with a maximum of 3 visits per day to a maximum of 10 visits per week.
4. One motor vehicle parking stall must be provided on the parcel for any parking associated with the home occupation - Class 2.
5. 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.
6. There must not be any signage related to the home occupation located on the parcel.
7. 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.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Page 1 of 3

8. 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.
9. 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.
10. The address of the Home Occupation must not be advertised to the public.
11. During the operation of the business, all work must be contained indoors with the doors closed to prevent any noise, dust or odors from emanating from the parcel.
12. 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.

Planning

13. 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.
14. 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.
15. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
16. 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.
17. 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.



31
APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007

531408340-001
Taken By:

Application Date **Sep 3, 2024**

APPLICATION NO DP2024-06373

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00

Cart #:

Applicant: **BAMBAM AFRICAN FOODS**
Address: **23 WALDEN CO SE**
City: **Calgary, Alberta, T2X0N8**
Phone:

Parcel Address: **23 WALDEN CO SE**
Legal: **0815733;4;29**
Building Address: **23 WALDEN CO SE**
Legal:

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

Community: **WALDEN**
Sec. Number: **14SS** Ward: **14**

Description: **Temporary Use: Home Occupation - Class 2 (Food Preparation)**

Proposed Development is: **Discretionary**

Proposed Use: **Home Occupation - Class 2**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning and Development to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____ Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2024-06373** or call our Planning Support Centre at (403)268-5311.

SDAB2024-0077



Before you Apply

- Please visit, Calgary.ca/managebusiness to find more information on rules and requirements.
- Visit the Planning Applications Fee Calculator to [estimate your fee](#)
- If this application is related to a new or moved business, please start the process with a business licence application. For instructions on applying for a business licence, visit the 'How to Apply' section on: Calgary.ca/startbusiness

Questionnaire

1	Are you renewing a Home Occupation Class 2 Permit?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
2	Do you live at the home associated with the home occupation?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
3	Do you own or rent the home associated with the home occupation?	<input checked="" type="radio"/> Own	<input type="radio"/> Rent
	<input type="checkbox"/> 3 a If you rent, provide authorization from the legal owner or condo board		

SECTION 1: Required Items

Supporting Documents

- Attach A Letter of Authorization** from the registered owner of the land, their agent, or other persons having legal or equitable interest in the parcel.

 You can use this [sample letter of authorization template](#) or you can provide your own letter but it must contain all information indicated on the sample letter.

- Attach Colour Photographs**

Your Colour Photographs must include the following:

- 1 All areas where the business will be operating, including:
- Equipment
 - Commercial vehicles
 - Garage
 - Outside storage areas
 - Parking areas

SECTION 2: Applicant Details

Business Owner Agent Representing Business Owner

SECTION 3: Business Location	
What is the address of the business?	
Address: 23 WALDEN COURT SE	
City: CALGARY ALBERTA	Postal Code/Zip: T2X0N8

SECTION 4: Mailing address (if different than the business address)	
Address:	
City:	Postal Code/Zip:

SECTION 5: Business Operations													
<p>1 To ensure we understand your business, briefly describe in your own words, how the business operates WE SELL PRE PACKAGE FOOD ITEMS, ORDERS ARE PLCED ONLINE, WE PACKAGE ORDERS AND DELIVER TO CUSTOMERS AT THEIR LOCATION, SOME OF THEM PICK UP FROM THE BUSINESS LOCATION.</p>													
2	What days of the week will the business operate? <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> F <input checked="" type="checkbox"/> S <input type="checkbox"/> S												
3	Between what hours of the day will the business operate? 10 AM TO 6PM												
4	Not including those living in the home, will you have employees working at the residence? <input type="radio"/> Yes <input checked="" type="radio"/> No												
<p> Question should only be answered "yes" if there are employees coming to work at the home who do not live there</p>													
5	How many employees, who do not live at the home, will be working at the home? <input type="checkbox"/> N/A												
6	Provide a brief description about the nature of the work the employee(s) does at the home <input type="checkbox"/> N/A												
7	How many business-related vehicle visits to the home occur?												
<table border="1"> <thead> <tr> <th></th> <th>Number of visits per Day</th> <th>Number of visits per Week</th> </tr> </thead> <tbody> <tr> <td>Clients</td> <td>1</td> <td>10</td> </tr> <tr> <td>Couriers</td> <td>0</td> <td>0</td> </tr> <tr> <td>Employees</td> <td>0</td> <td>0</td> </tr> </tbody> </table>			Number of visits per Day	Number of visits per Week	Clients	1	10	Couriers	0	0	Employees	0	0
	Number of visits per Day	Number of visits per Week											
Clients	1	10											
Couriers	0	0											
Employees	0	0											

SECTION 6: Home Occupation Business Areas			<input type="checkbox"/> N/A
1	What is the total floor area of the home? (Including basement area)	2100	<input checked="" type="radio"/> ft ² <input type="radio"/> m ²
2	How much of the total floor area will be used for the home business?	350	<input type="radio"/> ft ² <input type="radio"/> m ²
3	What room(s) within the home will be used for the home business?		
4	Will this business use the garage or an accessory residential building (such as a shed) for business related activities?		
	4(a) For storage?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
	4(b) For other business-related activities?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
5	If yes to Question 4(a), please answer the following questions:		<input type="checkbox"/> N/A
	5(a) Will the business-related storage affect the required parking stalls?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
6	If yes to Question 4(b), please answer the following questions:		<input type="checkbox"/> N/A
	6(a) How large of an area in the garage/shed is required for the business?	350	<input checked="" type="radio"/> ft ² <input type="radio"/> m ²
	6(b) Can a vehicle be parked in the garage?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
	6(c) From where is the garage accessed?	<input checked="" type="radio"/> Street	<input type="radio"/> Lane
	6(d) What work is performed in the garage/shed? Items are stored, sorted out customer orders and delivery		
7	Will there be outside storage of materials, goods, or equipment on or near the property?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
8	If yes to Question 7, please answer the following questions:		<input type="checkbox"/> N/A
	8(a) What type of materials, goods, or equipment will be stored outside on the property?		
	8(b) Where is it being stored?		

SECTION 7: Vehicles & Parking		
	<i>Large Vehicle includes any vehicle with a gross vehicle weight over 4536 kilograms. This includes vehicles with tandem axles, a passenger capacity of more than 15 persons, or dual wheels where the vehicle includes a flat deck or other form of utility deck (i.e., bus, cube van, dump truck, flatbed truck, or tractor, trailer or tractor trailer combination).</i>	
1	How many vehicles can be parked on the property (including driveways/garage/parking pads)?	4
2	How many vehicles associated with the business (including personal vehicles) do you have?	2
3	How many of these vehicles meet the definition (see above) of large vehicles?	

SECTION 8: Applicants Declaration

By submitting this building permit application, the applicant acknowledges that the drawings submitted herein will match the most currently approved development permit for the site address listed below. Upon review, if the submitted drawings do not match the approved plans by the Development Authority, this application may be refused until such time that the Development Authority is satisfied that the plans match the approved development permit, or that a new development permit has been obtained and released.

If you do not want to make your application materials available online for public viewing, you must send an email to planninghelp@calgary.ca within 48 hours of submitting your application and we will consider your request. If your request is accepted our website will reflect that the applicant has chosen not to have their application materials online for public viewing.

The personal information on this form is being collected under the authority of section 5 of The Safety Codes Permit Bylaw 39M2018 and amendments thereto, as well as section 33(c) of the [FOIP Act](#). This information is being collected for the purpose of permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services. It may also be used to conduct ongoing evaluations of services received from Planning & Development.

The name of the applicant and the nature of the permit will be available to the public through general inquiries, paid subscription reports for permit data and resources found online, as authorized by the FOIP Act.

You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by contacting the FOIP Program Administrator for Planning and Development through telephone at 403-268-5480 or by writing to PO Box 2100, Station M, Calgary, AB T2P 2M5.



The personal information on this form is being collected under the authority of The Freedom of Information and Protection of Privacy (FOIP) Act, Section 33(c). It will be used to provide operating programs, account services and to process payments received for said services. It may also be used to conduct ongoing evaluations of services received from Planning & Development. Please send inquiries by mail to the FOIP Program Administrator, Planning & Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.



Development Permit Application

Online Submission

Application Information

Applicant Details

 Business Owner
 Property Owner
 Agent Representing Business or Property Owner

Applicant Name

[REDACTED]

[REDACTED])

[REDACTED]

Business Trade Name

Business ID

unknown

Applicant Contact Information

[REDACTED]

Email: [REDACTED]

Mailing Address:

23 WALDEN CO SE, Calgary Alberta
Canada T2X0N8

Owner / Leaseholder Name

[REDACTED]

Owner / Leaseholder Contact Information

Phone [REDACTED]

[REDACTED] [REDACTED]

Business Location Details

 Commercial Based
 Home Based
 Based Out of Town
 Mobile
 Personal Services

Application Address

23 WALDEN CO SE

LUD

R-G, Residential - Low Density Mixed Housing

Existing Use(s)

Not Available

Home-Based Business Questionnaire

General Information

Q1: Do you live in the home associated to your business?

A1: Yes

Q2: Do you own or rent the home associated with the home occupation?

A2: Own

Home Occupation Business Areas

Q1: What is the total floor area of the home (including basement area)?

A1: 1960 ft²

Q2: How much of the total floor area will be used for your business?

A2: 300 ft²

Q3: What room(s) within the home will be used for the business?

A3: garage

Q4: Will this business use the garage or an accessory residential building (such as a shed) for storage?

A4: Yes

Q5: Will the business related storage affect the required parking stalls?

A5: Yes

Q6: Will this business use the garage or an accessory residential building (such as a shed) for business related activities?

A6: Yes

Q7: How large of an area in the garage/shed is required for the business?

A7: 300

Q8: What work is performed in the garage/shed?

A8: selling of pre-package foods items

Q9: Can a vehicle be parked in the garage?

A9: No

Q10: From where is the garage accessed?

A10: Street

Q11: What materials and/or equipment are being stored in the garage?

A11: pre-package food items

Q12: Will there be outside storage of materials, goods, or equipment on or near the site?

A12: No

Business Operation

Q1: What days of the week will the business operate? (Select all that apply)

A1: Monday;Tuesday;Wednesday;Thursday;Friday;Saturday

Q2: Between what hours of the day will the business operate?

A2: From 10:00 AM To: 7:00 PM

Q3: Not including those living in the home, will you have employees working at the residence? (Note: question should only be answered "yes" if there are employees coming to work at the home who do not live there)

A3: No

Q4: What will be the total number of vehicles visiting the business per week?

A4: 10

Q5: How many business-related vehicle visits to the home will occur:

A5:

	# of visits per day	# of visits per week
Clients	1	10

Couriers	0	0
Employees	0	0

Q6: Will the business create dust, noise, odour, smoke (including cooking indoors)?

A6: No

Vehicles and Parking

Q1: What will be the total number of vehicles associated with the business?

A1: 0

Q2: How many vehicles can be parked on the property (including driveways/garages/parking pads)?

A2: 4

Q3: Will the business have any Large Vehicles?

A3: No

Business Activity Questionnaire

Activity type selected

Food Service - Premises

Q1: Will you sell any food products or products containing edible items? (*NOTE* Excluding vending machines, if you operate a vending machine, see the "Vending Machine" activity. Includes herbs, vitamins, food supplements, pre-packaged food, non-alcoholic beverages and other related products.)

A1: Yes

Licence Types:

FOOD SERVICE - PREMISES

Q2: Will you manufacture, assemble or produce any non-food products for sale to the public (Includes art work, crafts, flower/basket arrangements)? *NOTE* If part of your product offering includes alcohol, contact the AGLC for information on provincial licensing requirements.

A2: No

Q3: Will you be selling any products, excluding those that you may manufacture? (*NOTE* City bylaws do not permit the direct sale of products from your home to walk up customers.)

A3: Yes

Q4: Will you sell your products at a licensed trade show or market? (*NOTE - If your trade show or market is unlicensed, you will need to obtain your own Mobile Vendors licence.)

A4: No

Q5: Will the products you sell include guns/ammunition or loose powder used to manufacture ammunition?

A5: No

Q6: Will you conduct any sales online or via phone, mail or courier? (Adds {"Retail"}|A "Retail" business sells products to individuals for their own personal use.} licence.)

A6: Yes

Licence Types:

RETAIL DEALER - PREMISES (MAIL ORDER)

Q7: Will you sell products to other businesses that are stored and shipped direct from your home? (Adds {"Wholesale"}|A "Wholesaler" obtains and stores products to be later sold to any institutional, industrial, commercial consumer OR to an individual that will later resell it.} licence)

A7: No

Q8: Will the business sell or promote its products/services door to door or by appointment? (Adds {"Distribution

Manager"}A "Distribution Manager" is a business that sells goods to its customers in person, at a location other than their own premises. (i.e. door to door or by appointment)} licence)

A8: Yes

Q9: Will you sell to commercial businesses or homeowners? (Adds {"Direct Sales"}Direct Selling means the business of soliciting, negotiating or concluding in person sales contracts, at any place other than the seller's place of business for products and services that are primarily personal, family or household in nature, and where the buyer, is an individual.)

A9: Homeowners

Licence Types:

DISTRIBUTION MANAGER (DIRECT SALES)

Q10: Will you offer installation services for any of the products you sell? (Adds {"Contractor"}Contractor means the business of building, placing, altering or repairing anything which is upon, over or under land or water. This includes any clearing, dismantling, digging, drilling, excavating, grading, filling or tunnelling.) licence)

A10: No

Q11: Will you be selling or wholesaling motor vehicles?

A11: No

Describe your business

Customer Notes: I sell pre-packaged food items like grains, frozen foods, flours etc to customers within my community.

Planning Terms

Home Occupation - Class 2

Licence Types

FOOD SERVICE - PREMISES
 RETAIL DEALER - PREMISES (MAIL ORDER)
 DISTRIBUTION MANAGER (DIRECT SALES)

Approvals Generated

Q1: Would you like to apply Business Licence now?

A1: Yes - apply now

Q2: Would you like to apply Development Permit now?

A2: Yes - apply now

Submitted Documents

Document Type: SUPPORTING DOCUMENT
Document SubType: PHOTOS
Document Name: File 572212 Assessment Certificate.pdf

The personal information obtained on this form is being collected under the authority of section 33(c) of the FOIP Act. This information is being collected for the purpose of our inspection processes (if required) and will be disclosed to relevant City Business Units, Federal and Provincial agencies, Utility companies, Community Associations/Groups/Organizations, Adjacent Municipalities, Municipal school boards and/or any agencies required for review as part of the application review process. It may also be used to conduct ongoing evaluations of services received from Planning & Development. The name of the applicant and the nature of the application will be available to the public, as authorized by the FOIP Act. You may direct questions about the collection, use or disclosure of your personal information by the City of Calgary at 800 Macleod Trail SE Calgary, Alberta in relation to this program by emailing the FOIP Program Administrator for Planning and Development at plngbldg@calgary.ca or by telephone at (403)268-5311.

Online Services Terms of Use

PLEASE REVIEW THESE TERMS OF USE CAREFULLY. BY ACCESSING AND USING THIS ELECTRONIC ONLINE SERVICES WEBSITE, YOU ACCEPT AND AGREE TO THE FOLLOWING TERMS OF USE. IF YOU DO NOT AGREE WITH THESE TERMS OF USE YOU ARE NOT AUTHORIZED TO USE THIS ONLINE SERVICES SITE AND MUST IMMEDIATELY DISCONTINUE USE OF THIS ONLINE SERVICES SITE.

1. Interpretation

These **Online Application Consent and Confirmation of Applicant** supplement, and shall be interpreted consistently with, the general Terms of Use for the City of Calgary's website, found at the bottom of each web page.

2. Accuracy of Information Submitted

You acknowledge and agree that your electronic submission of information to The City of Calgary ("The City") using this Online Application is true and accurate and is intended to be your permit application to The City.

3. Consent to Electronic Decision

I agree that The City can issue its formal decision to in electronic form (e.g. electronic mail) to the email address provided through the Online Application. If my email address changes I will advise The City of the new email address or provide a mailing address for the formal approval.

4. Electronic Submission

Except as may otherwise be required by The City, you must only submit, provide and accept information or records related to your application in electronic form and you will not re-submit your application in paper form. The City does not guarantee that the entire electronic permit application process will be completed electronically, and The City reserves the right in its sole discretion to require you to submit information and records relating to your application in paper form.

5. Complete Application

I acknowledge that The City may inactivate or cancel incomplete permit applications that do not contain all of the requested information at The City's sole discretion.

6. Changes to Site and Terms of Use

The City reserves the right to make changes to this Online Services Site, the Terms of Use and provide additional terms at any time without notice. The changes or additional terms are effective immediately upon

being posted to this Online Services Site. Your use of the Online Services Site will be subject to the Terms of Use posted on the Online Services Site at the time of use. In the event any of the provisions of the Terms of Use are determined to be invalid, void, or unenforceable for any reason, that provision will be deemed to be severable and will not affect the validity or enforceability of any remaining condition of the Terms of Use. You may be asked to agree to separate terms of use for other pages or applications used elsewhere on The City's website.

7. Disclaimer of Warranties and Conditions

THE CONTENTS, PRODUCTS AND SERVICES ON THIS ONLINE SERVICES SITE AND YOUR USE OF THIS ONLINE SERVICES SITE ARE PROVIDED IN GOOD FAITH ON AN "AS IS" AND "AS AVAILABLE" BASIS. YOU RELY ON THE INFORMATION CONTAINED IN THIS ONLINE SERVICES SITE AT YOUR OWN RISK.

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8. Privacy Statement and Collection of Personal Information

Any information, including personal information, contained in a permit application submitted by using this site is being collected under the authority of The Calgary Building Permit Bylaw 64M94 (for Building Permits) or the Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) (for Development Permits) as well as the *Alberta Freedom of Information and Protection of Privacy Act* ("FOIP"), Section 33(a) and (c). This information will be used for The City's permit review and inspection processes and may be communicated to relevant City Business Units, utility providers, and Alberta Health Services for purposes related to these processes. Information may also be used by The City to conduct ongoing evaluations of services received from The City's Planning and Development Department. The name of the applicant and the nature of the permit will be made available to the public as authorized by FOIP. Please send inquiries by mail to the FOIP Program Administrator, Planning and Development, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

9. Alberta Law

You agree to be bound by Alberta law when using this Online Services Site and agree that any court proceedings or other legal action will take place in Alberta.

10. No Damage or Modification of Site

You agree that you will not take any action to damage, modify, or breach the security of this Online Services Site, or cause the Online Services Site to no longer be available for use. You agree not to impersonate or misrepresent your association with any other person. You agree that you will not submit any information that is harmful, unlawful, or otherwise objectionable.

11. Site Ownership

The contents of this Online Services Site are owned or licensed by The City. You may not copy, transfer, store, upload, distribute, publish or otherwise use this content except as permitted by these Online Services Terms of Use. The words, phrases, names, designs or logos used on this Online Services Site may constitute trademarks, service marks or trade names of The City or other entities. The display of any such marks does not imply that The City or other entities have granted a license to you to use these marks.

12. Security of Account Information

You are responsible for protecting the confidentiality of any account information, user names, logins, passwords, security questions and answers, and other information you might need to access and use this Online Services Site. You are responsible for all activities occurring under your account, user name, or login. You agree to notify The City if you suspect that your account, user name, or login is not secure or is being used for an inappropriate purpose.

13. Violation of Terms of Use

Any rights you have to use this Online Services Site will terminate immediately upon any violation of these Online Services Terms of Use. The City may, in its sole discretion, temporarily or permanently terminate your access to and use of this Online Services Site, at any time, for any reason, without notice or liability to you. The City is not liable for any damages resulting from its termination of your access to, or use of, this Online Services Site.

14. Copyright

I acknowledge and understand that, as part of The City's process in reviewing, evaluating, and processing the permit application, The City will need to make available, in print and digital form, copies of the application materials to relevant City business units, members of City council, utility providers, other municipalities, municipal school Boards, relevant community associations/groups/organizations (including their boards of directors and planning committees), members of the general public, and any other external agencies or third parties whose input is required by The City in connection with the processing of your application. I hereby (i) consent to The City's copying, reproduction, distribution, and communication of the permit application materials, in any material form and via any medium, as required for the purpose of enabling The City to process your application; and (ii) certify that I am authorized and have the right to grant such consent.

15. Condominium Property

I have all authorizations required under the Condominium Property Act, RSA 2000, c C-22, as amended or replaced, the bylaws of the Condominium Corporation, and otherwise in law to apply for this application if it is respecting condominium property. I further agree to immediately notify The City, in writing, of any changes regarding this information.

Development Permit Application Requirements

46



SDAB2024-0077





Re: DP2024-06373 COMPLETENESS REVIEW - 23 WALDEN CO SE

Dear Applicant,

I am the file manager who will be leading the review of your development permit application.

A review of your application has been undertaken and it has been determined that your application is a complete application. A comprehensive review is now underwa

For more information about the development permit process please visit www.calgary.ca/dpprocess.

Please track your application, using [REDACTED], at www.calgary.ca/vista.

Should you have any questions or concerns, please contact me at your convenience.

Regards,

HAYLEY PUSCH
Senior Planning Technician
Hayley.Pusch@calgary.ca
(368) 886-9634
www.calgary.ca/PDMap

Comment Summary

49



Permit #: DP2024-06373
Address: 23 WALDEN CO SE
Job Description: Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months

Name:	Angela Klassen	Created Date:	October 7, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	539444688
Address:	27 Walden Court SE Calgary		
Overall:	In opposition of this application		

Area of Concern

Building (massing, façade, height, shadowing, etc.)
Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Privacy considerations
Other

General Comment

Since they have started this business prior to applying for a business permit I might add, traffic has increased dramatically. This traffic is all hours any day of the week. This is a quiet residential cul de sac which we have lived on for almost 15 years. Having this ` Business next-door feels like our neighbourhood has now become a strip mall. Multiple times in the last few months, the fire alarm in the residence has gone off due to the cooking component of their business. This has obviously caused some concern, so much so that I have inquired if 911 fire response is required. We do not begrudge someone earning a living however, a quiet residential neighbourhood is not the place to run a full scale food store/restaurant/catering/food production operation. As the direct next-door, neighbor, we strongly object to this business development permit. We trust that the city will take into account the full scale impact that allowing such a permit to be granted would have on their neighbours and the neighbourhood as a whole.

Attachments

Name:	Jeff Campbell	Created Date:	October 9, 2024
Phone:	[REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	539837994
Address:	31 Walden Court SE		
Overall:	In opposition of this application		

Area of Concern

Access/accessibility (vehicle, pedestrian, cycling)
Parking or loading zones
Environmental preservation
Privacy considerations
Garbage and recycling facility locations

General Comment

I am not happy with the fact that there has been an unlicensed business in operation on my street for an unknown period

of time, and the only reason they have applied for a licence is that it was brought to the attention of the city. The lack of concern this business has for the rules pertaining to licenses 50 bothers me because it involves food preparation and distribution which can have detrimental affect mainly with fire and health safety.

When we bought our property here 14 years ago the main reason we chose this street was because it is a cul de sac and that it would be quiet with less traffic. This now is not the case due to the opening of the business 2 doors down from our house, now there is a significant volume of traffic throughout the day and evening.

A business of the this type should not be permitted in a residential setting but should be in a commercially zoned area. I am strongly against this business on my street.

Attachments

Name:	Jeff Klassen	Created Date:	October 9, 2024
Phone:	4 [REDACTED]	Circulation Referee:	N
Email:	[REDACTED]	Number:	540042088
Address:	27 Walden Crt SE		
Overall:	In opposition of this application		

Area of Concern

- Building (massing, façade, height, shadowing, etc.)
- Access/accessibility (vehicle, pedestrian, cycling)
- Parking or loading zones
- Privacy considerations
- Other

General Comment

There aren't any strengths in allowing these people to operate Bam Bam African Foods out of their house. This is a residential neighbourhood, not a strip mall. Walden Court is a dead-end street/cul-de-sac. This was one of the primary reasons we chose to build here in 2009. We were the 3rd house on the street and are now the longest residing owners. The increased traffic is dangerous; child care day home across the street, at least 2 Airbnbs, there seems to be a mechanic operating a side show in his garage, multiple basement suites, which, by the way, we were never consulted by the city council of that time when it was pushed through.enough is enough!

This project is definitely affecting the enjoyment of my home & NEGATIVELY!!! The customers parking all over the street, turning around in the middle of the street, driving over resident's properties while turning around, using other resident's driveways in order to turn around. Their smoke detectors are constantly going off forcing the owners to open the windows and doors of Bam Bam African Foods, all so that we can enjoy the sweet sounds also!! But the question is: why is the smoke detector going off in the 1st place? Should I keep my garden hose primed in case I need to keep the flames at bay until the CFD is able to knock the fire down?? This is my home, my sanctuary, my place of zen if you will!

We have invested well over a hundred thousand dollars upgrading and maintaining the exterior our home and property, increasing the curb appeal for us as well as our neighbourhood. This business will absolutely affect the resale value adversely of our home when the time comes for us to sell & we already have 2 realtors searching for new properties because of the residents at 23 Walden Court.

I cannot believe that for one second this project matches the city's and our community's goals. This is not a home business! This needs to be operated in a commercial space, like at a strip mall. Furthermore, the people running this business decided not to have a town hall type information sharing session with the rest of the residents of Walden Court. In fact, we were very concerned about all the non-residents comings and goings. A call was made to the folks at the city inquiring if this was indeed a grocery store being run out of their garage. Low and behold, it was AND they didn't have all the proper licensing in place (and still don't but yet are still operational peddling food to Joe Public & should we be concerned for our health???)

I am unsure of what exactly a Class 2 Food Preparation permit is and what makes it different then a deli, restaurant, or convenience store. Who will ensure they are handling the perishable food stuffs safely and correctly ensuring the air I breathe to continue being safe?? The owners of Bam Bam have already proven themselves to show zero regard for the neighbourhood and not conduct themselves in a good neighbourly fashion. What assurances do we have that they

won't expand their business and open a restaurant patio on their driveway?? What will our street look like in the future once this grocery store gains traction? Will I be forced to live beside a 7-11 opened 24 hours a day??? There are plenty of strip malls in Walden, Chaparral, and Legacy & this is where Bam Bam African Foods belongs, NOT on Walden Court. This way they can have a store front with signage. Currently they have erected a mosquito net covering their garage door & what an eye sore!!! Bottom line & this is a residential neighbourhood, not a strip mall.

Attachments

From: [Jordan Andreasen](#)
To: [Pusch, Hayley E.](#)
Subject: [External] DP2024-06373
Date: Tuesday, November 26, 2024 5:10:33 PM

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Hi Hayley,

I noticed the home owners applied for a development permit. I did see the sandwich board up when they were going through application process. I searched it and found it. When I first searched it up I didn't notice nor was I wanting to leave a comment (positive or negative) because I felt it was not going to affect anything out of the normal. Now it has come to my attention (a letter left on my vehicle) that one neighbour is not happy with the dp. I would like to voice my opinion in this if I am still able too. I am in favour of this for the homeowners of the dp to do what they are wanting to do. I have not noticed any significant impact on my street since I have notice the sandwich board up. My address is 67 Walden crt.

Thanks

Jordan Andreasen

P:

E:

53



The City of Calgary
Planning & Development Services

Development Authority Appeal Response

Appeal Number: SDAB2024-0077

Development Permit Number: DP2024-06373

Address: 23 WALDEN CO SE

Description: Temporary Use: Home Occupation - Class 2 (Food Preparation) - 12 months

Land Use: Residential - Low Density Mixed Housing (R-G) District

Community: Walden

Identified Appeal Body:

Subdivision and Development Appeal Board (SDAB)

Development Authority Attendance: No

SDAB2024-0077

Use: Discretionary

Notice Posted: Completed as per Bylaw

Public Response(s) Received? Yes, responses included in the Board Report

Applicable Planning Policies:

- Municipal Development Plan (MDP)
- East MacLeod Area Structure Plan

Bylaw Relaxations:

The development requires the following Land Use Bylaw relaxations:

Regulation	Standard	Provided
208 Home Occupation –Class 2	(j) may only occupy the lesser of 20.0 per cent of the cumulative floor area of the Dwelling Unit, or 30.0 square metres;	As per the application form, the business will occupy 32.5 m ² of the attached garage.

Additional Factors, Considerations, and/or Rationale:

1. The use of Home Occupation – Class 2 is a discretionary use in the R-G District.
2. In making their decision the Development Authority applied Sections 35 and 36 of the Land Use Bylaw.
3. In response to the notice of appeal:
 - a. Two parking stalls are provided on the front driveway.
 - b. The number of visits to the business has been limited to 3 per day to a maximum of 10 visits per week.
 - c. The duration of approval is 12 months to allow for a “trial” period after which a renewal application will be required.
4. The Development Authority may provide additional submission prior to the merits hearing.