

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
January 18, 2018**

**Hearing Room No. 7  
Churchill Building,  
10019 - 103 Avenue NW,  
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
HEARING ROOM NO. 3**

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I	9:00 A.M.	SDAB-D-18-008	Operate a Major Home Based Business (Administration Office and Material Fabrication for Heating and Ventilation - K.V.M. Ventilation Ltd.  13032 - 78 Street NW Project No.: 111691281-003
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II	10:30 A.M.	SDAB-D-18-009	Construct a Single Detached House with Fireplace, Basement Development (Not to be used as an additional Dwelling), rear uncovered deck (4.01 metres by 3.96 metres), rear covered deck (4.52 metres by 3.05 metres), 2nd floor balcony (1.52 metres by 4.52 metres) and Rooftop Terrace  14023 - 91A Avenue NW Project No.: 256822775-001
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**NOTE:**            *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-18-008

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

ADDRESS OF APPELLANT: 13023 - 79 Street NW

APPLICATION NO.: 111691281-003

APPLICATION TO: Operate a Major Home Based Business (Administration Office and Material Fabrication for Heating and Ventilation - K.V.M. Ventilation Ltd.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: November 30, 2017

DATE OF APPEAL: December 18, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13032 - 78 Street NW

LEGAL DESCRIPTION: Plan 4469MC Blk 15 Lot 43

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

THE REASON THAT I BOUGHT MY PROPERTY IN THIS PARTICULAR NEIGHBORHOOD WAS ITS CHARACTER. QUIET, MATURE, WELL ESTABLISH AREA. Most people living here are older and they don't need extra noise of fabricated metal pieces. It is a residential zoning.

In addition allowing for this type of business will bring more traffic to the area and will increase the risk of traffic accidents. You need to remember about an elementary school being located just across from mentioned property. I hope you will reconsider for the sake of children and people living here.

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<i>General Matters</i>
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**Appeal Information:**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

**Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) ...
    - (B) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and Decision**

**687(3)** In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Under section 110.3(5), a **Major Home Based Business** is a **Discretionary Use** in the **(RF1) Single Detached Residential Zone**.

Under section 7.3(7), **Major Home Based Business** means:

development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that may generate more than one business associated visit per day.

The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use includes Bed and Breakfast Operations but does not include General Retail Sales.

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is “to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.”

**Development Officer’s Determination**

**Discretionary Use - Major Home Based Business is approved as a Discretionary Use (Section 110.3.5).** [unedited].

***Major Home Based Business Regulations – Section 75***

A Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 centimetres by 30.5 centimetres in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;

7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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Project Number: 111691281-003  
Application Date: NOV 21, 2017  
Printed: December 19, 2017 at 2:43 PM  
Page: 1 of 3

### Home Occupation

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

**Applicant**

**Property Address(es) and Legal Description(s)**

13032 - 78 STREET NW  
Plan 4469MC Blk 15 Lot 43

**Scope of Permit**

To operate a Major Home Based Business. (Administration Office and Material Fabrication for Heating and Ventilation - K.V.M. Ventilation Ltd)

**Permit Details**

# of business related visits/day: 1  
Administration Office Only?: N  
Class of Permit: Class B  
  
Do you live at the property?: Y  
Outdoor storage on site?: N

# of vehicles at one time: 1  
Business has Trailers or Equipment?: Y  
Description of Business: Material Fabrication and assembly of parts for Heating and Ventilation  
Expiry Date: 2022-11-30 00:00:00

I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Permit Decision**

Approved





Project Number: **111691281-003**  
Application Date: NOV 21, 2017  
Printed: December 19, 2017 at 2:43 PM  
Page: 2 of 3

## Home Occupation

### Subject to the Following Conditions

Unless otherwise stated, all references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800, as amended.

Major Home Based Business means development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for a business that may generate more than one business associated visit per day. The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. (Section 7.3(7))

A Major Home Based Business shall comply with the following regulations:

1. There shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling. (Section 75.1)
2. There shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings. (Section 75.2)
3. The Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located. (Section 75.3)
4. The number of non-resident employees or business partners working on-site shall not exceed two at any one time. (Section 75.4)
5. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings. (Section 75.5)
6. The Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings. (Section 75.6)
7. The Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area. (Section 75.9)
8. A Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling. (Section 75.10)

The Major Home Based Business shall not become a Nuisance. Nuisance means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This could include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal enjoyment of any land or building. (Section 6.1(73))

All parking for the Dwelling and Home Based Business must be accommodated on site unless a parking variance has been granted for this Major Home Based Business.

The Development Officer may cancel a Development Permit following its approval if: any person undertakes development, or causes or allows any development to take place on a Site contrary to the Development Permit; the application for the Development Permit contained a material misrepresentation; material facts were not disclosed during the application for the Development Permit; the Development Permit was issued as a result of a material error; or the landowner requests, by way of written notice to the Development Officer, the cancellation of the Development Permit. (Section 17.2)

This approval is for a 5 year period from the date of this decision. A new Development Permit must be obtained to continue to operate the business from this location. This Development Permit expires on November 30, 2022.

### NOTES:

An approved Development Permit means that the proposed development has been reviewed against the provisions of this Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Section 5.2)

This Development Permit is not a Business Licence.

When a Development Permit Application has been approved by the Development Officer, the Development Permit shall be issued.



Project Number: **111691281-003**  
 Application Date: NOV 21, 2017  
 Printed: December 19, 2017 at 2:43 PM  
 Page: 3 of 3

## Home Occupation

When a Development Permit Application has been approved by the Development Officer, the Development Permit shall not be valid unless and until: any conditions of approval, except those of a continuing nature, have been fulfilled; and the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in section 21(1) of this Bylaw and the Municipal Government Act has passed. (Section 17.1(1))

Subject to the provisions of the Municipal Government Act, any person applying for a Development Permit or affected by a decision issued by a Development Officer about a Development Permit may appeal the decision of the Development Officer to the Subdivision and Development Appeal Board by filing a written notice of appeal with the Subdivision and Development Appeal Board within 14 days after notice of the decision concerning the Development Permit was given. (Section 21(1))

**Variations**

Discretionary Use - Major Home Based Business is approved as a Discretionary Use (Section 110.3(5)).

**Rights of Appeal**

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Nov 30, 2017    **Development Authority:** KENNEDY, CLARK

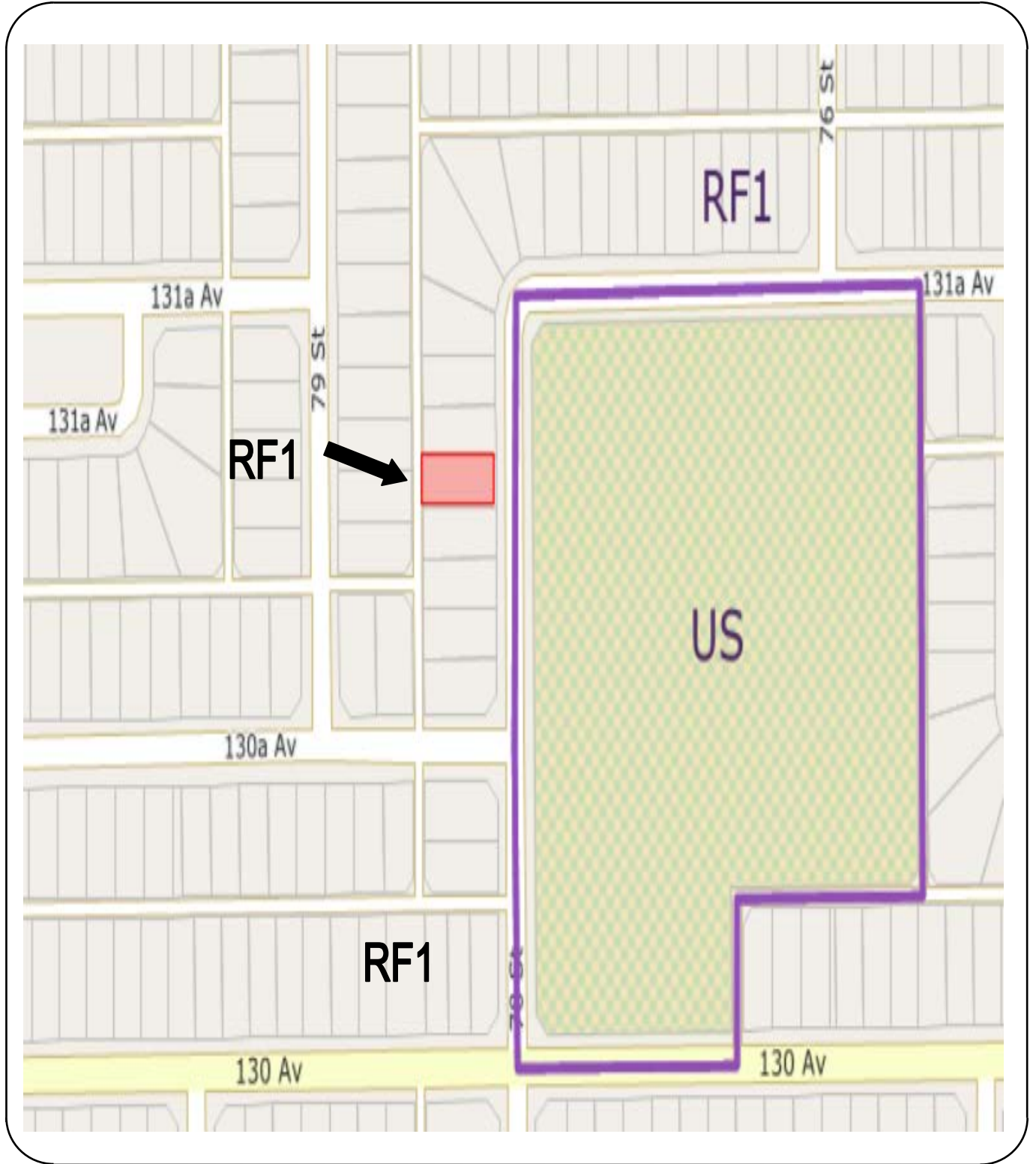
**Signature:** \_\_\_\_\_

**Notice Period Begins:** Dec 07, 2017

**Ends:** Dec 28, 2017

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$309.00	\$309.00	04633281	Nov 21, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$309.00	\$309.00		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-18-008



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-009

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

ADDRESS OF APPELLANT: 9112 – 141 Street NW

APPLICATION NO.: 256822775-001

APPLICATION TO: Construct a Single Detached House with Fireplace, Basement Development (Not to be used as an additional Dwelling), rear uncovered deck (4.01 metres by 3.96 metres), rear covered deck (4.52 metres by 3.05 metres), 2nd floor balcony (1.52 metres by 4.52 metres) and Rooftop Terrace

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: December 1, 2017

DATE OF APPEAL: December 18, 2017

RESPONDENT: 2038232 Alberta Ltd.

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14023 - 91A Avenue NW

LEGAL DESCRIPTION: Plan 2630KS Blk 4 Lot 30

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

*Grounds for Appeal*

The Appellant provided the following reasons for appealing the decision of the Development Authority:

We are adjacent landowners. The proposed development will require the removal of significant existing vegetation and trees and it will negatively impact the amenities of our property.

Despite objection, the developer has already cut down at least one 50-60 foot evergreen tree on our property and has removed very significant existing vegetation already on the land. We have not received the developer's plans despite multiple requests.

More information will be provided in due course.

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<i>General Matters</i>
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**Appeal Information:**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

**(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).**

**Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,

- (A) ...
  
- (B) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and Decision**

**687(3)** In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Under section 110.2(4), **Single Detached Housing** is a **Discretionary Use** in the **(RF1) Single Detached Residential Zone**.

Under section 7.2(8), **Single Detached Housing** means:

development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.


Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is “to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.”

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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	Project Number: <b>256822775-001</b> Application Date: JUL 07, 2017 Printed: December 20, 2017 at 8:53 AM Page: 1 of 3		
<h2 style="margin: 0;">Application for</h2> <h1 style="margin: 0;">House Development and Building Permit</h1>			
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code and City of Edmonton Bylaw 15894 Safety Codes Permit			
<b>Applicant</b>  <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<b>Property Address(es) and Legal Description(s)</b> 14023 - 91A AVENUE NW Plan 2630KS Blk 4 Lot 30  <b>Location(s) of Work</b> Suite: 14023 - 91A AVENUE NW Entryway: 14023 - 91A AVENUE NW Building: 14023 - 91A AVENUE NW		
<b>Scope of Application</b> To construct a Single Detached House with Fireplace, Basement Development (Not to be used as an additional Dwelling), rear uncovered deck (4.01m x 3.96m), rear covered deck (4.52m x 3.05m), 2nd floor balcony (1.52m x 4.52m) and Rooftop Terrace.			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     Affected Floor Area (sq. ft.): 2440                      Class of Permit: Class A                      Front Yard (m): 8.93                      Rear Yard (m): 18.65                      Side Yard, left (m): 1.27                      Site Area (sq. m.): 656.79                      Site Width (m): 9.1                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     Building Height to Midpoint (m): 8.27                      Dwelling Type: Single Detached House                      Home Design Type:                      Secondary Suite Included?: N                      Side Yard, right (m): 1.25                      Site Depth (m): 50.6                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>		Affected Floor Area (sq. ft.): 2440 Class of Permit: Class A Front Yard (m): 8.93 Rear Yard (m): 18.65 Side Yard, left (m): 1.27 Site Area (sq. m.): 656.79 Site Width (m): 9.1	Building Height to Midpoint (m): 8.27 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.25 Site Depth (m): 50.6 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Affected Floor Area (sq. ft.): 2440 Class of Permit: Class A Front Yard (m): 8.93 Rear Yard (m): 18.65 Side Yard, left (m): 1.27 Site Area (sq. m.): 656.79 Site Width (m): 9.1	Building Height to Midpoint (m): 8.27 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.25 Site Depth (m): 50.6 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Permit Decision</b> Approved With Conditions			
<b>THIS IS NOT A PERMIT</b>			





Project Number: **256822775-001**  
 Application Date: JUL 07, 2017  
 Printed: December 20, 2017 at 8:53 AM  
 Page: 2 of 3

## Application for House Development and Building Permit

### Subject to the Following Conditions

1. This Development Permit authorizes the development of a Single Detached House with Fireplace, Basement Development (Not to be used as an additional Dwelling) rear uncovered deck (4.01m x 3.96m), rear covered deck (4.52m x 3.05m), 2nd floor balcony (1.52m x 4.52m) and Rooftop Terrace. The development shall be constructed in accordance with the approved drawings and is subject to the following conditions:

2. The Height of the principal building shall not exceed 8.9m as per the Height definition of Section 6.1(49) of the Edmonton Zoning Bylaw 12800.

3. The proposed Basement development(s) shall NOT be used as an additional Dwelling. An additional Dwelling shall require a new Development Permit application.

-Dwelling means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household (Reference Section 6.1(31)).

-Household means: one or more persons related by blood, adoption, foster care, marriage relationship; or a maximum of three unrelated persons; all living together as a single social and economic housekeeping group and using cooking facilities shared in common. For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative (Reference Section 6.1(56)).

4. The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.5 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.

5. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to the satisfaction of the Development Officer to prevent visual intrusion into adjacent properties.

6. All unenclosed steps shall not project more than 0.60m into required Setbacks of 1.20m or greater (Reference Section 44.1(a))

7. All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).

8. Landscaping shall be developed in accordance with Section 55 and Section 140.4(16) of the Edmonton Zoning Bylaw 12800.

9. A. Landscaping shall be provided on a Site within 18 months of the occupancy of the Single Detached House. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of the Single Detached House (Reference Section 55.2.1).

B. One deciduous tree with a minimum Caliper of 50 mm, One coniferous tree with a minimum Height of 2.5 m and Four shrubs shall be provided on the property. Deciduous shrubs shall have a minimum Height of 300 mm and coniferous shrubs shall have a minimum spread of 450 mm (Reference Section 55.2.1).

C. All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. Seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens (Reference Section 55.2.1).

10. Immediately upon demolition of the building, the site shall be cleared of all debris.

### Development Advisements:

i.) Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Services at 780-496-5500 for lot grading

**THIS IS NOT A PERMIT**



Project Number: **256822775-001**  
 Application Date: JUL 07, 2017  
 Printed: December 20, 2017 at 8:53 AM  
 Page: 3 of 3

## Application for House Development and Building Permit

inspection inquiries.  
 ii.) Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals  
 iii.) Any future deck enclosure or cover requires a separate development and building permit approval.  
 iv.) The driveway access must maintain a minimum clearance of 1.5m from any service pedestal and all other surface utilities.  
 v.) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: [http://www.edmonton.ca/bylaws\\_licences/licences\\_permits/oscam-permit-request.aspx](http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx)  
 vi.) Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.  
 vii.) An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

**Rights of Appeal**

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Dec 01, 2017    **Development Authority:** LANGILLE, BRANDON    **Signature:** \_\_\_\_\_

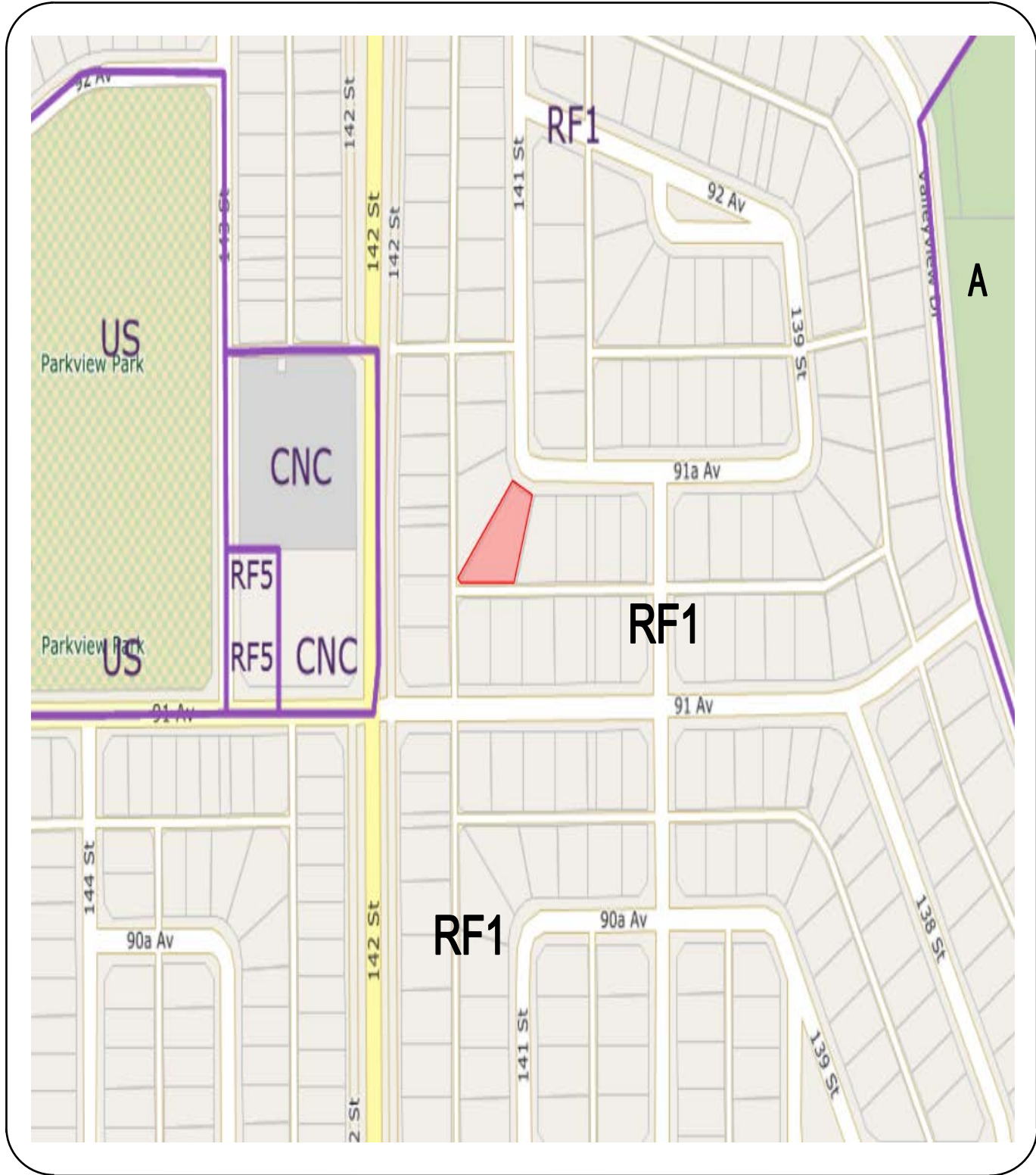
**Building Permit Decision**

No decision has yet been made.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fees (House)	\$304.00	\$304.00	04273452	Jul 07, 2017
Water Usage Fee	\$60.50	\$60.50	04273452	Jul 07, 2017
Electrical Fee (Service)	\$79.00	\$79.00	04273452	Jul 07, 2017
Building Permit Fee	\$2,059.00	\$2,059.00	04273452	Jul 07, 2017
Electrical Safety Codes Fee	\$16.66	\$16.66	04273452	Jul 07, 2017
Lot Grading Fee	\$140.00	\$140.00	04273452	Jul 07, 2017
Safety Codes Fee	\$82.36	\$82.36	04273452	Jul 07, 2017
Development Permit Inspection Fee	\$200.00	\$200.00	04273452	Jul 07, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,941.52	\$2,941.52		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-18-009



N