

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Thursday, 9:00 A.M.
March 25, 2021

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-21-046

To construct a Single Detached House with rear attached Garage, Unenclosed Front Porch, rooftop deck, side uncovered deck (8.97m x 3.19m) and to develop a Secondary Suite in the Basement

7125 - 113 Street NW
Project No.: 379931914-002

II 1:30 P.M. SDAB-D-21-047

To operate a Major Home Based Business (Desk top publishing, custom picture framing with 2 employees - SOUL OF CANADA), expires Feb. 4, 2026.

10735 - 149 Street NW
Project No.: 383807050-001

NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-046

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 379931914-002

APPLICATION TO: Construct a Single Detached House with rear attached Garage, Unenclosed Front Porch, rooftop deck, side uncovered deck (8.97 metres by 3.19 metres) and to develop a Secondary Suite in the Basement

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 26, 2021

DATE OF APPEAL: February 27, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7125 - 113 Street NW

LEGAL DESCRIPTION: Plan 2503HW Blk 18 Lot 14

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:

This is a beautiful home, creatively designed yet respectful of both the neighbourhood and the building form it is replacing. To the Appellants knowledge, and having made their own canvass of the neighbourhood in addition to the City's consultation process, there are no neighbours opposed

to the proposed development. The only opposition appears to have come from the Parkallen Community League, and we are not aware of any additional canvassing having been undertaken by them.

The home is oriented to face west, and the rear yard setback deficiency is, in practical terms, a deficiency in the south side yard which occurs at the south wall of the west facing garage. At this location, the irregularly shaped lot expands from east to west, allowing the south garage wall to be articulated to the west and away from the neighbouring property line. This deficiency impacts on no one and, on its face, meets the requirements for a variance.

Because of the unusual and irregular shape of the lot and because of the Appellants desire to have the garage move away from the property to the east as the lot expands at the garage location, garage access off the adjacent lane is impractical and is inefficient in a three-car configuration as the owners of the site, historically, have found. The street access is not and has not been unique. The property to the south also takes access off the street and not off the alley separating that property from ours.

The rationale behind the no attached garages rule is that massing along the neighbouring property line should be avoided. Here, that massing effect is ameliorated by having the attached garage move away significantly from the property to the east as the lot expands. Again, the property to the south of ours enjoys an attached garage.

The reduction in setback to 113th Street is minor and occurs for a limited distance, only, at the northeast corner of the home. It is a projection, only, and it is not continuous. There are no neighbouring properties to the west that might be affected in any event.

The noted deficiencies and requested variances maintain the architectural integrity of the buildings design and do so in a manner that is most considerate of neighbouring properties and the neighbourhood, itself. The project is within the allowable site coverage. It is, with respect, most unfortunate that this application has been forced through the appeal process, particularly in light of the results of the extensive neighbourhood consultation. This project is a clear demonstration of how neighbourhood revitalization can and should be done.

General Matters

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) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (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;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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(7), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

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

development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. 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, Garden Suites, Semi-detached Housing and Duplex Housing.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

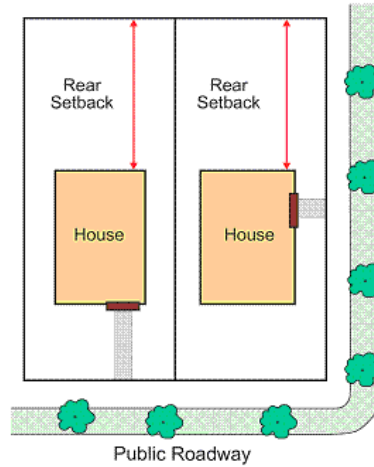
to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

<i>Rear Setback</i>

Section 814.3(4) states "The minimum Rear Setback shall be 40% of Site Depth, [...]"

Under section 6.1, **Rear Setback** means:

the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Development Officers Determination

1. The minimum Rear Setback shall be 40% of Site Depth (Section 814.3.4).

Proposed: The distance from the house to the rear property line is 2.50m (6% of site depth) instead of 15.94m (40% of site depth).

[unedited]

Driveway Access

Section 814.3(17) states “Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.”

Development Officers Determination

2. Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue. (Section 814.3.17)

Proposed: The driveway is located off of 113 Street instead of the alley.

[unedited]

Rear Attached Garage

Section 814.3(19) states: “Rear attached Garages shall not be allowed.”

Development Officers Determination

3. Rear attached Garages shall not be allowed. (Section 814.3.19)

Proposed: The rear garage is attached, instead of detached.

[unedited]

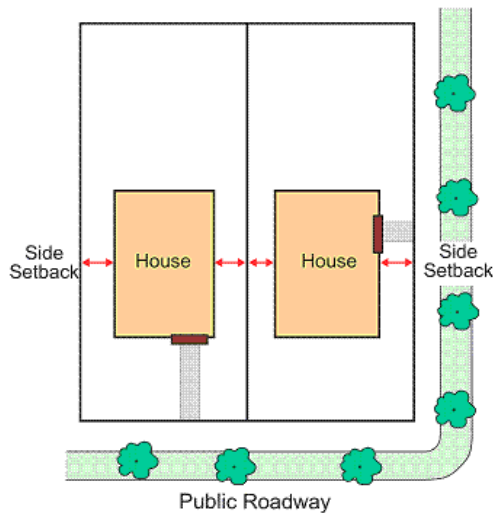
Side Setback

Section 814.3(3)(b) states “where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply.”

Section 110.4(10)(c) states “on a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m.”

Under section 6.1, **Side Setback** means:

the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.



Development Officers Determination

4. On a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback Abutting the flanking

Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m. (Section 110.4.10.c)

Proposed: The distance from the house to the property line along 113 Street (flanking side lot line) is 1.4m, which is 11% of the lot width, instead of 20%.

[unedited]

Community Consultation

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.3 and 11.4.


Section 814.5(2) states:

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the	814.3(17) - Driveway Access

	distance of 60.0 m of the Site of the proposed development and the President of each Community League	Site of the proposed development and the President of each Community League	
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage

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.

	Application for Minor Development Permit			Project Number: 379931914-002 Application Date: DEC 02, 2020 Printed: March 1, 2021 at 8:02 AM Page: 1 of 2									
This document is a Development Permit Decision for the development application described below.													
Applicant	Property Address(es) and Legal Description(s) 7125 - 113 STREET NW Plan 2503HW Blk 18 Lot 14												
Scope of Application To construct a Single Detached House with rear attached Garage, Unenclosed Front Porch, rooftop deck, side uncovered deck (8.97m x 3.19m) and to develop a Secondary Suite in the Basement.													
Permit Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> # of Dwelling Units Add/Remove: 1 # of Secondary Suite Dwelling Units To Construct: 1 Client File Reference Number: Minor Dev. Application Fee: Single Detached House Secondary Suite Included?: Y </td> <td style="width: 50%; vertical-align: top;"> # of Primary Dwelling Units To Construct: 1 Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>				# of Dwelling Units Add/Remove: 1 # of Secondary Suite Dwelling Units To Construct: 1 Client File Reference Number: Minor Dev. Application Fee: Single Detached House Secondary Suite Included?: Y	# of Primary Dwelling Units To Construct: 1 Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay								
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Development Application Decision Refused Issue Date: Feb 26, 2021 Development Authority: PAYNE, KYLE Reason for Refusal <ol style="list-style-type: none"> The minimum Rear Setback shall be 40% of Site Depth (Section 814.3.4). Proposed: The distance from the house to the rear property line is 2.50m (6% of site depth) instead of 15.94m (40% of site depth). Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue. (Section 814.3.17) Proposed: The driveway is located off of 113 Street instead of the alley. Rear attached Garages shall not be allowed. (Section 814.3.19) Proposed: The rear garage is attached, instead of detached. On a Corner Site where the building faces the Front Lot Line or the Side Lot Line, the minimum Side Setback Abutting the flanking Side Lot Line shall be 20% of the Site Width, to a maximum of 4.5 m. (Section 110.4.10.c) Proposed: The distance from the house to the property line along 113 Street (flanking side lot line) is 1.4m, which is 11% of the lot width, instead of 20%. Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.													
Fees <table border="0" style="width: 100%; text-align: center;"> <thead> <tr> <th></th> <th>Fee Amount</th> <th>Amount Paid</th> <th>Receipt #</th> <th>Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td>\$502.00</td> <td>\$502.00</td> <td>0321480742410010</td> <td>Dec 02, 2020</td> </tr> </tbody> </table>					Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$502.00	\$502.00	0321480742410010	Dec 02, 2020
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Dev. Application Fee	\$502.00	\$502.00	0321480742410010	Dec 02, 2020									
THIS IS NOT A PERMIT													



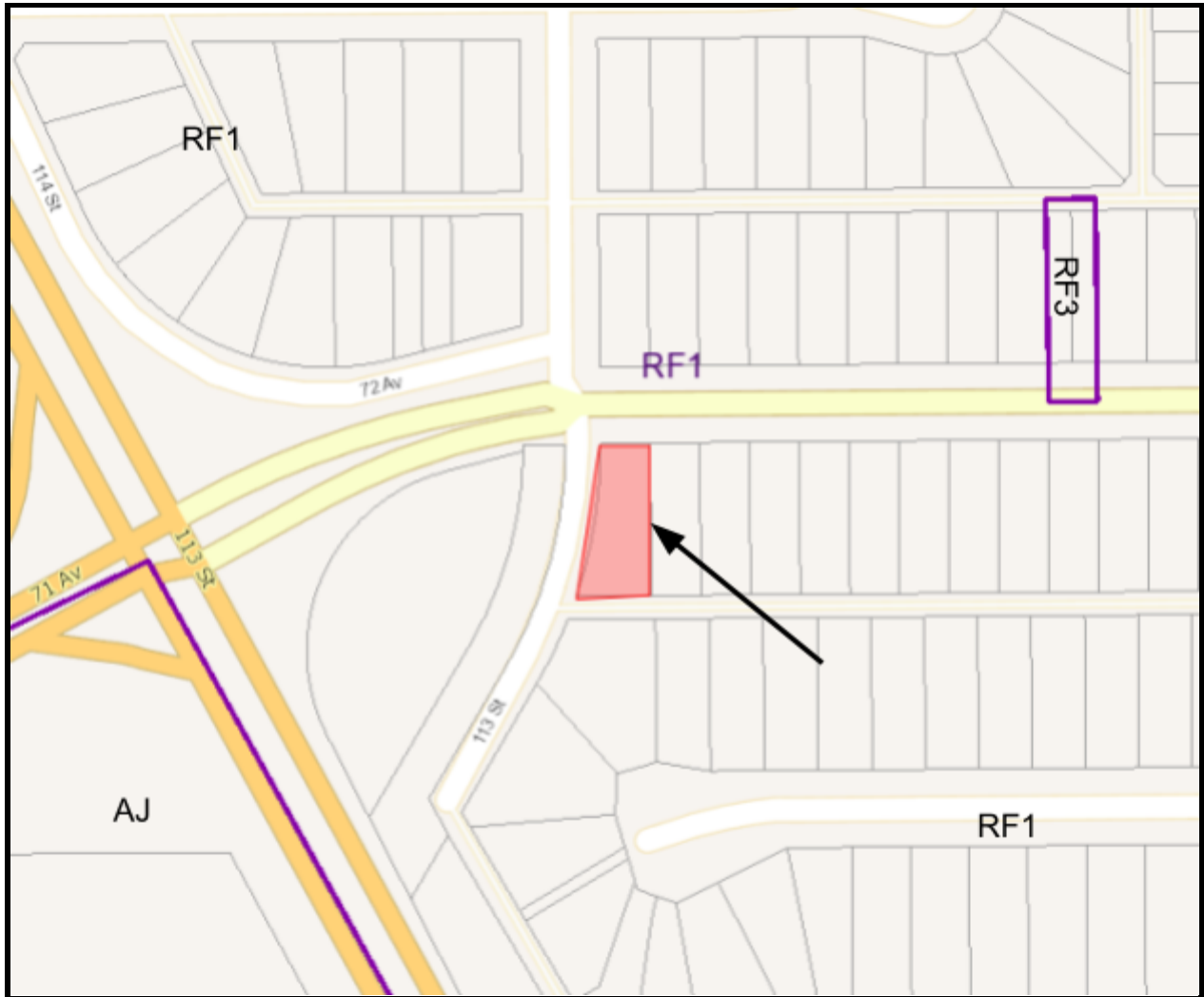
Project Number: **379931914-002**
Application Date: DEC 02, 2020
Printed: March 1, 2021 at 8:02 AM
Page: 2 of 2

Application for Minor Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$148.00	\$148.00	0321480742410010	Dec 02, 2020
Sanitary Sewer Trunk Fund (Secondary/Garden Suite)	\$758.00	\$758.00	0321480742410010	Dec 02, 2020
Development Permit Inspection Fee	\$211.00	\$211.00	0321480742410010	Dec 02, 2020
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$1,619.00</u>	<u>\$1,619.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-21-046 ▲
N

ITEM II: 1:30 P.M.

FILE: SDAB-D-21-047

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 383807050-001

APPLICATION TO: Operate a Major Home Based Business (Desktop publishing, custom picture framing with two employees - SOUL OF CANADA), expires Feb. 4, 2026

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 4, 2021

DATE OF APPEAL: March 1, 2021

NOTIFICATION PERIOD: February 11, 2021 through March 4, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10735 - 149 Street NW

LEGAL DESCRIPTION: Plan 5887HW Blk 8 Lot 51

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 reasons I oppose a business so close to my house, 4 house away are:

1. This is a residential neighborhood and there are no businesses in this area.
2. I believe that having a business in close proximity will drag down the property value of the neighboring properties.
3. Noticeable increase in people coming to the home (customers, employees, delivery drivers, etc.).
4. The flow of traffic will increase and also parking on our street will be affected.
5. The flow of traffic will also be dangerous for our children and pets walking on the street.

<i>General Matters</i>

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) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

- (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;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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(4), 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, Cannabis Retail Sales or Cannabis Production and Distribution.

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, Garden Suites, Semi-detached Housing and Duplex Housing.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the

streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Major Home Based Business

Under 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 cm x 30.5 cm 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 may have more than two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units;
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.

<i>Discretionary Use</i>

Development Officer's Determination


You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.


Note: The proposed development complies with the Bylaw, and there are no variances to the development regulations.

[unedited]

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.

	Project Number: 383807050-001 Application Date: JAN 14, 2021 Printed: March 2, 2021 at 7:34 AM Page: 1 of 3		
	<h2>Home Occupation</h2>		
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) 10735 - 149 STREET NW Plan 5887HW Blk 8 Lot 51		
	Specific Address(es) Entryway: 10735 - 149 STREET NW Building: 10735 - 149 STREET NW		
Scope of Permit To operate a Major Home Based Business (Desk top publishing, custom picture framing with 2 employees - SOUL OF CANADA). Expires Feb. 4, 2026.			
Permit Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> # of business related visits/day: 3 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: N </td> <td style="width: 50%; vertical-align: top;"> # of vehicles at one time: Business has Trailers or Equipment?: N Description of Business: Writer, desk top publishing, custom picture framing. Expiry Date: 2026-02-04 00:00:00 </td> </tr> </table>		# of business related visits/day: 3 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: Business has Trailers or Equipment?: N Description of Business: Writer, desk top publishing, custom picture framing. Expiry Date: 2026-02-04 00:00:00
# of business related visits/day: 3 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: Business has Trailers or Equipment?: N Description of Business: Writer, desk top publishing, custom picture framing. Expiry Date: 2026-02-04 00:00:00		
Development Permit Decision Approved Issue Date: Feb 04, 2021 Development Authority: FOLKMAN, JEREMY			

	Project Number: 383807050-001 Application Date: JAN 14, 2021 Printed: March 2, 2021 at 7:34 AM Page: 2 of 3
<h2>Home Occupation</h2>	
<p>Subject to the Following Conditions</p>	
<p>Unless otherwise stated, all references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw #12800, as amended.</p>	
<ol style="list-style-type: none"> 1. The business owner must live at the site. 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)). 2. There shall be no exterior display or advertisement other than an identification plaque or sign a maximum of 20 cm (8") x 30.5 cm (12") in size located on the dwelling (Section 75.1). 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. If non-resident employees or business partners are working on-site, the maximum number shall not exceed the number applied for with this application. 5. If there are visits associated with the business the number shall not exceed the number applied for with this application. 6. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5). 7. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced. 8. The business use must maintain the privacy and enjoyment of adjacent residences and the characteristic of the neighborhood. 9. 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. 10. The business use shall not involve the use of commercial vehicles or vehicles weighing over 4500 kg. 11. The use of semi-trailer truck for deliveries or pick-ups is prohibited. 12. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2). 13. 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 Feb. 4, 2026. 	
<p>Notes:</p>	
<ol style="list-style-type: none"> 1. 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 such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Section 5.2). 2. This Development Permit is not a Business License. 3. Subject to the right of appeal. The permit is not valid until the required Notification Period expires (date noted below in accordance with Section 21.1 and 17.1). 	



Project Number: **383807050-001**
Application Date: JAN 14, 2021
Printed: March 2, 2021 at 7:34 AM
Page: 3 of 3

Home Occupation

Variations

You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

Note: The proposed development complies with the Bylaw, and there are no variations to the development regulations.

Rights of Appeal

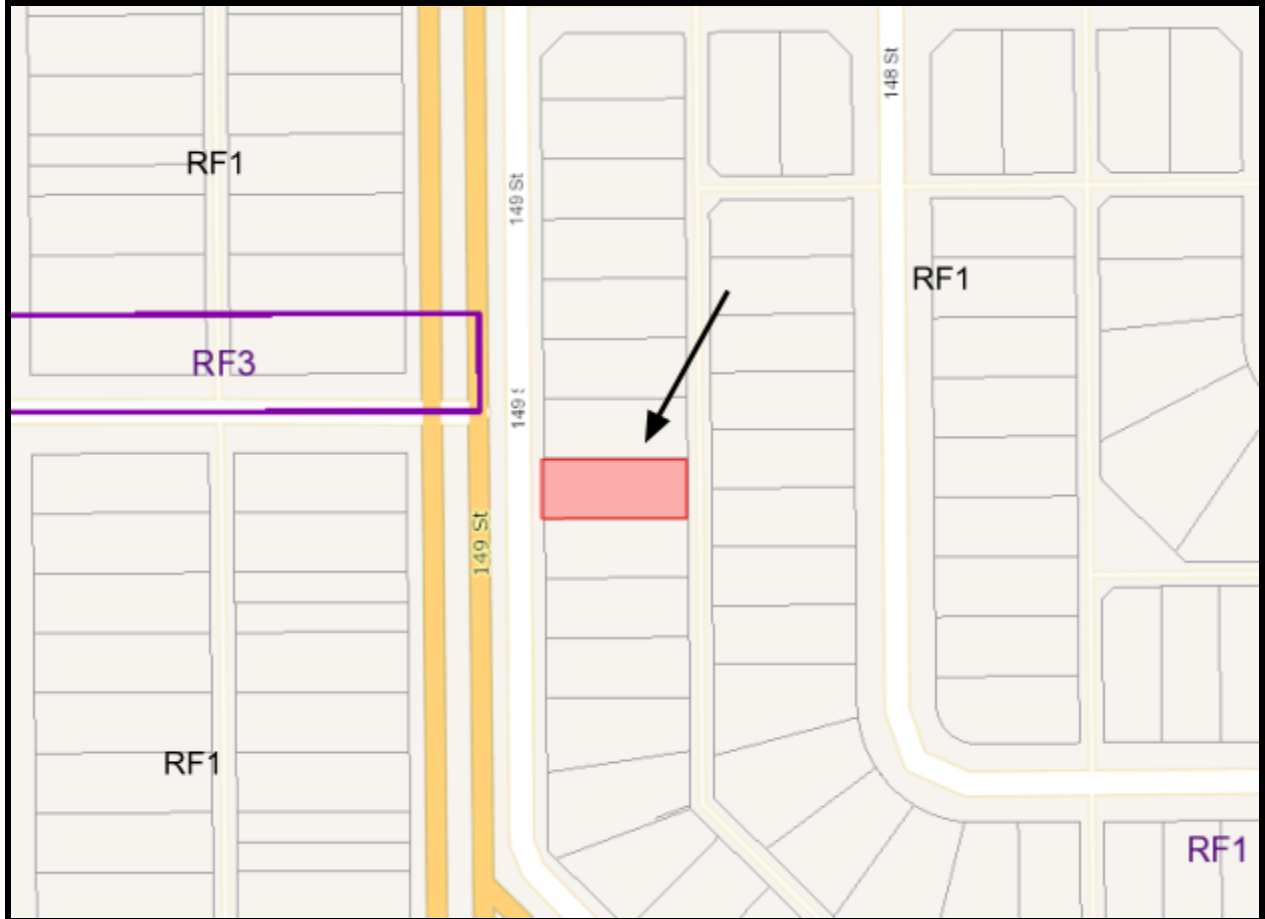
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins:Feb 11, 2021

Ends: Mar 04, 2021

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$327.00	\$327.00	06893235	Jan 27, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$327.00</u>	<u>\$327.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-047

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