

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
December 2, 2015**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I 9:00 A.M. SDAB-D-15-281

Construct an Accessory Building - rear detached
Garage (irregular shape: 7.32m x 10.0m)

13603 - 101 Avenue NW
Project No.: 175290430-006

II 9:00 A.M. SDAB-D-15-282

Construct a Single Detached House with front
veranda, rear uncovered deck (5.18m x 4.88m),
fireplace and Basement development (NOT to
be used as an additional Dwelling).

13603 - 101 Avenue NW
Project No.: 175290430-004

III 2:00 P.M. SDAB-D-15-283

Operate a Major Home Based Business (Nail
Salon)

3652 - 8 Street NW
Project No.: 169819194-001

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-15-281

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

APPELLANT:

APPLICATION NO.: 175290430-006

ADDRESS OF APPELLANT: 13607 – 101 Avenue NW

APPLICATION TO: Construct an Accessory Building - rear detached Garage (irregular shape: 7.32m x 10.0m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: October 16, 2015

DATE OF APPEAL: November 4, 2015

NOTIFICATION PERIOD: October 16, 2015 through October 30, 2015

RESPONDENT:
ADDRESS OF RESPONDENT: 13603 - 101 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13603 - 101 Avenue NW

LEGAL DESCRIPTION: Plan 1401HW Blk 1A Lot 16

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

1. We have serious concerns regarding the creation of a dedicated side entrance to a three bedroom secondary suite. Traffic to this suite would impinge on our privacy because the sidewalk and entrance are adjacent to our west side patio and to the windows of

our kitchen, dining room and study. Moreover, the plan has a back entrance accessible only to the top two floors of the house which would lead one to believe the side entrance is to be used for rental purposes.

2. We are concerned that with the approval of a three car garage and the size of the house, the footprint would exceed the maximum allowable in the by-law for the mature neighbourhood overlay. A structure of this size does not maintain the character of the neighbourhood and will increase congestion in a lane with a sharp west curve which already presents precarious access and parking problems.

3. Finally, there has not been a formal notification of a development permit nor have we had an opportunity to look at the plan in detail. Once we are afforded that opportunity we reserve the right to raise additional grounds of appeal. [unedited]

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| <p><i>General Matters</i></p> |
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Appeal Information:

The decision of the Development Authority was appealed by the Appellants, Mr. and Mrs. Lubin.

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.

685(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The Board is advised that the decision of the Development Authority is dated October 16, 2015. The Notice of Appeal was filed on November 4, 2015. The Appeal Period expired on October 30, 2014.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 110.1, 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, Semi-detached Housing and Duplex Housing under certain conditions.”

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|-----------------|
| <i>Setbacks</i> |
|-----------------|

Section 44(1)(b) provides is as follows:

44. The following features may project into a required Setback or Separation Space as provided for below:

1. b) the Development Officer may exercise variance power to allow projections of eaves or similar architectural features on Accessory buildings provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater, and 0.46 m for Setbacks or Separation Spaces of less than 1.2 m.

Development Officer’s Determination

This Development Permit authorizes the development of an Accessory Building rear detached Garage (irregular shape: 7.32m x10.0m). The development shall be constructed in accordance with the stamped and approved drawings.

An accessory building or structure shall not exceed 4.3m.

The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))
[unedited]

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.



Project Number: **175290430-006**
 Application Date: JUL 17, 2015
 Printed: November 27, 2015 at 11:20 AM
 Page: 1 of 2

Accessory Building Development and Building Permit

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 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

| | |
|---|---|
| <p>Applicant</p> <p>LEONG, HON</p> | <p>Property Address(es) and Legal Description(s)</p> <p>13603 - 101 AVENUE NW Plan 1401HW Blk 1A Lot 16</p> <hr/> <p>Location(s) of Work</p> <p>Entryway: 13603 - 101 AVENUE NW Building: 13603 - 101 AVENUE NW</p> |
|---|---|

Scope of Permit

To construct an Accessory Building - rear detached Garage (irregular shape: 7.32m x 10.0m).

Permit Details

| | |
|--|--|
| Building Area (sq. ft.): 750.89 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay | Class of Permit: (none) Type of Accessory Building: Detached Garage (010) |
|--|--|

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

Applicant signature: _____

Development Permit Decision

Approved

Dev. Permit Conditions

This Development Permit authorizes the development of an Accessory Building - rear detached Garage (irregular shape: 7.32m x 10.0m). The development shall be constructed in accordance with the stamped and approved drawings.

An accessory building or structure shall not exceed 4.3m.

The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))

Notes:

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.

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

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.

THIS IS NOT A PERMIT



Project Number: **175290430-006**
Application Date: JUL 17, 2015
Printed: November 27, 2015 at 11:20 AM
Page: 2 of 2

Accessory Building Development and Building Permit

Issue Date: Oct 16, 2015 Development Authority: HEIMDAHL, KENDALL Signature: _____

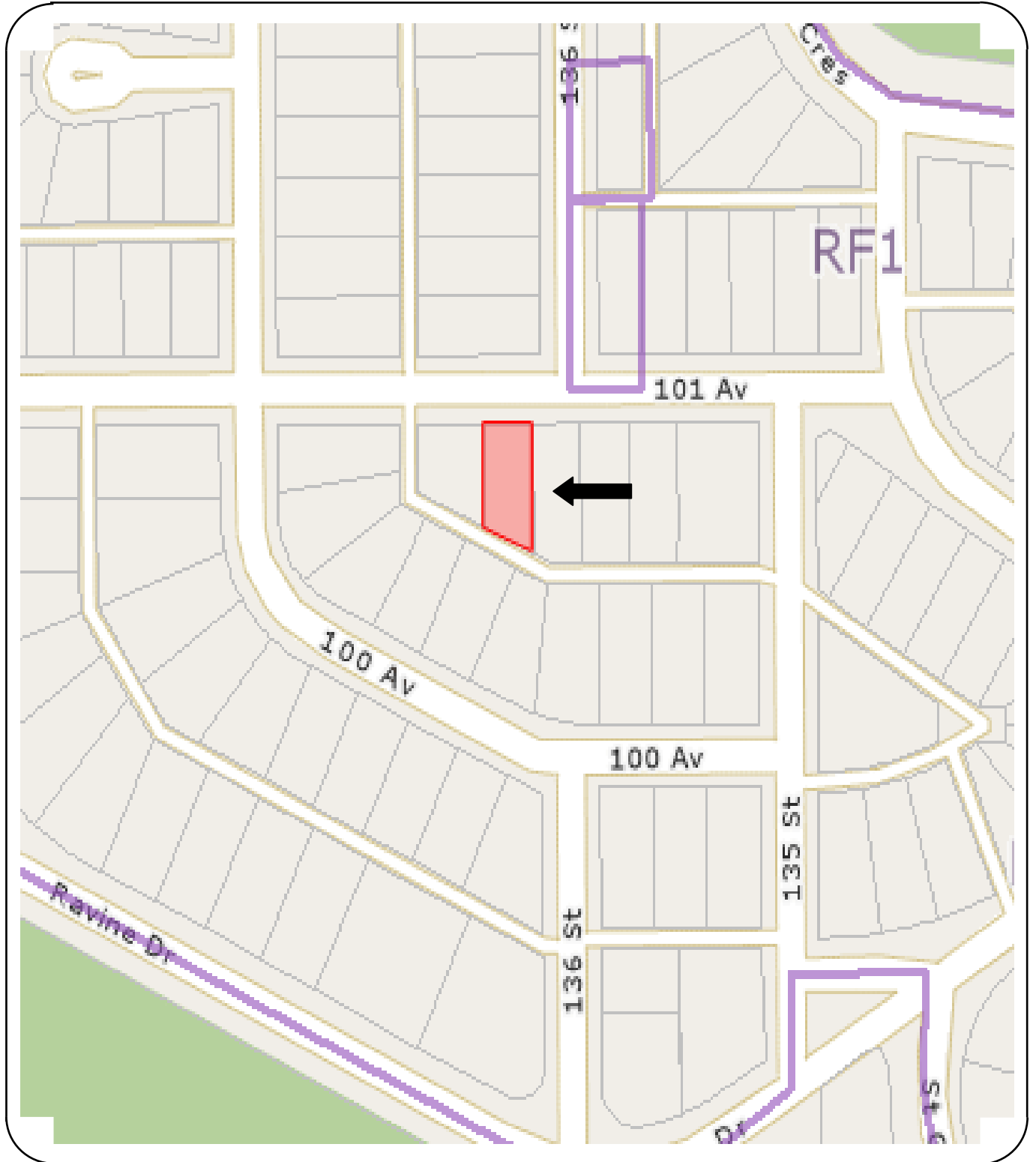
Building Permit Decision

No decision has yet been made.

Fees

| | Fee Amount | Amount Paid | Receipt # | Date Paid |
|----------------------|---------------|-------------|-----------|--------------|
| Safety Codes Fee | \$4.50 | \$4.50 | 02595589 | Jul 17, 2015 |
| Dev. Application Fee | \$105.00 | \$105.00 | 02595589 | Jul 17, 2015 |
| Building Permit Fee | \$100.00 | \$100.00 | 02595589 | Jul 17, 2015 |
| Total GST Amount: | <u>\$0.00</u> | | | |
| Totals for Permit: | \$209.50 | \$209.50 | | |

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-281



ITEM II: 9:00 A.M.

FILE: SDAB-D-15-282

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

APPELLANT:

APPLICATION NO.: 175290430-004

ADDRESS OF APPELLANT: 13607 – 101 Avenue NW

APPLICATION TO: Construct a Single Detached House with front veranda, rear uncovered deck (5.18m x 4.88m), fireplace and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: October 16, 2015

DATE OF APPEAL: November 4, 2015

NOTIFICATION PERIOD: October 16, 2015 through October 30, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 13603 - 101 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13603 - 101 Avenue NW

LEGAL DESCRIPTION: Plan 1401HW Blk 1A Lot 16

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

- 1. We have serious concerns regarding the creation of a dedicated side entrance to a three bedroom secondary suite. Traffic to this

suite would impinge on our privacy because the sidewalk and entrance are adjacent to our west side patio and to the windows of our kitchen, dining room and study.

Moreover, the plan has a back entrance accessible only to the top two floors of the home which would lead one to believe the side entrance is to be used for rental purposes.

2. We are concerned that with the approval of a three car garage and the size of the house, the footprint would exceed the maximum allowable in the bylaw for the mature neighbourhood overlay. A structure of this size does not maintain the character of the neighbourhood and will increase congestion in a lane with a sharp west curve which already presents precarious access and parking problems.

3. Finally, there has not been a formal notification of a development permit nor have we had an opportunity to look at the plan in detail. Once we are afforded that opportunity we reserve the right to raise additional grounds of appeal. [unedited]

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| <i>General Matters</i> |
|------------------------|

Appeal Information:

The decision of the Development Authority was appealed by the Appellants, Mr. and Mrs. Lubin.

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

Grounds for Appeal

- 685(1)** If a development authority
- (d) fails or refuses to issue a development permit to a person,
 - (e) issues a development permit subject to conditions, or
 - (f) 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.

685(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1),
after
 - (i) the date on which the person is notified of the order or decision
or the issuance of the development permit,

The Board is advised that the decision of the Development Authority is dated October 16, 2015. The Notice of Appeal was filed on November 4, 2015. The Appeal Period expired on October 30, 2014.

General Provisions from the *Edmonton Zoning Bylaw*:

Under Section 110.1, 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, Semi-detached Housing and Duplex Housing under certain conditions.”

Single Detached Housing is a **Permitted Use** within the **RF1 Single Detached Residential Zone**.

Board Officer’s Comments:

Development was Approved with standard conditions.

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.



Project Number: 175290430-004
Application Date: JUL 17, 2015
Printed: November 27, 2015 at 11:38 AM
Page: 1 of 3

Application for House Development and Building Permit

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 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

| | |
|---|--|
| Applicant LEONG, HON  | Property Address(es) and Legal Description(s) 13603 - 101 AVENUE NW Plan 1401HW Blk 1A Lot 16 |
| | Location(s) of Work Suite: 13603 - 101 AVENUE NW Entryway: 13603 - 101 AVENUE NW Building: 13603 - 101 AVENUE NW |

Scope of Application
To construct a Single Detached House with front veranda, rear uncovered deck (5.18m x 4.88m), fireplace and Basement development (NOT to be used as an additional Dwelling).

| | |
|---|---|
| Permit Details Affected Floor Area (sq. ft.): 2927 Class of Permit: Front Yard (m): 5 Rear Yard (m): 11.82 Side Yard, left (m): 1.67 Site Area (sq. m.): 581.64 Site Width (m): 16.75 | Building Height to Midpoint (m): 8.6 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.68 Site Depth (m): 30.72 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay |
|---|---|

I/We certify that the above noted details are correct.
Applicant signature: _____

Development Permit Decision
Approved

THIS IS NOT A PERMIT



Project Number: 175290430-004
Application Date: JUL 17, 2015
Printed: November 27, 2015 at 11:38 AM
Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with front veranda, rear uncovered deck (5.18m x 4.88m), fireplace and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

The height of the principal building shall not exceed 8.6m.

The proposed Basement development(s) shall NOT be used as an additional. A Secondary Suite 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.

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.

There shall be no food preparation in the basement. The basement to be developed as per approved floor plans.

There shall be no separation between the basement floor and the main floor.

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).

The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.

Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.

Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw. (Reference Section 110.4(11))

Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.

The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

Corner Sites shall have flanking side treatments similar to the front elevation.

Notes:

The applicant is advised that there may be complications in obtaining a Development Permit for a future covered or uncovered

THIS IS NOT A PERMIT



Project Number: **175290430-004**
 Application Date: JUL 17, 2015
 Printed: November 27, 2015 at 11:38 AM
 Page: 3 of 3

Application for House Development and Building Permit

deck because of excess in Site Coverage.

Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals

Any future deck enclosure or cover requires a separate development and building permit approval.

Any future basement development may require development and building permit approvals. A Secondary Suite shall require a new development permit application.

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. (Reference Section 5.2)

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

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: Oct 16, 2015 Development Authority: HEIMDAHL, KENDALL Signature: _____

Building Permit Decision

No decision has yet been made.

Fees

| | Fee Amount | Amount Paid | Receipt # | Date Paid |
|-----------------------------|------------|-------------|-----------|--------------|
| Electrical Fee (Service) | \$75.00 | \$75.00 | 02595588 | Jul 17, 2015 |
| Lot Grading Fee | \$135.00 | \$135.00 | 02595588 | Jul 17, 2015 |
| Safety Codes Fee | \$90.40 | \$90.40 | 02595588 | Jul 17, 2015 |
| Electrical Safety Codes Fee | \$16.62 | \$16.62 | 02595588 | Jul 17, 2015 |
| Water Usage Fee | \$72.60 | \$72.60 | 02595588 | Jul 17, 2015 |
| Building Permit Fee | \$2,260.00 | \$2,260.00 | 02595588 | Jul 17, 2015 |
| Electrical Fees (House) | \$303.00 | \$303.00 | 02595588 | Jul 17, 2015 |
| Total GST Amount: | \$0.00 | | | |
| Totals for Permit: | \$2,952.62 | \$2,952.62 | | |

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-282



ITEM III: 2:00 P.M.

FILE: SDAB-D-15-283

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

APPELLANT:

APPLICATION NO.: 169819194-001

ADDRESS OF APPELLANT: 3635 – 8 Street NW

APPLICATION TO: Operate a Major Home Based Business (Nail Salon).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: October 23, 2015

DATE OF APPEAL: November 5, 2015

NOTIFICATION PERIOD: October 23, 2015 through November 6, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 3652 - 8 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3652 - 8 Street NW

LEGAL DESCRIPTION: Plan 1125359 Blk 2 Lot 60

ZONE: RSL Residential Small Lot Zone

OVERLAY: None

STATUTORY PLAN: Maple Neighbourhood Structure Plan
The Meadows Area Structure Plan

Grounds for Appeal

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

The proposed development for a major home based business (Nail Salon) will interfere with traffic patterns and parking in the neighborhood. There is currently a lack of parking in the neighborhood without a major home based business located in it.

This will affect the enjoyment and value of neighboring land located near 3652 - 8 Street. [unedited]

General Matters

Appeal Information:

The decision of the Development Authority was appealed by the Appellant, Jennifer Harris.

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

Grounds for Appeal

- 685(1)** If a development authority
- (g) fails or refuses to issue a development permit to a person,
 - (h) issues a development permit subject to conditions, or
 - (i) 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.

685(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The Board is advised that the decision of the Development Authority is dated October 16, 2015. The Notice of Appeal was filed on November 4, 2015. The Appeal Period expired on October 30, 2014.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 115.1, the **General Purpose** of the **RSL Residential Small Lot Zone** is “to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of underdeveloped suburban areas and includes the opportunity for secondary suites.”

Major Home Based Business

Pursuant to Section 115.3(6), A Major Home Based Business is a **Discretionary Use** within the **RSL Residential Small Lot 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 such businesses 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 Class includes Bed and Breakfast Operations but does not include General Retail Sales.”

Development Officer’s Determination

Discretionary Use - A Major Home Based Business is approved as a Discretionary Use (Section 115.3.6). [unedited]

Notice to Applicant/Appellant

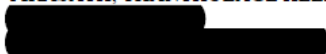
Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board’s decision shall be made at the conclusion of the hearing of 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.



Project Number: 169819194-001
Application Date: MAR 20, 2015
Printed: November 27, 2015 at 1:27 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 PIRASATH, THANTHULAGE HELI KUMUDAHASINI  | Property Address(es) and Legal Description(s) 3652 - 8 STREET NW Plan 1125359 Blk 2 Lot 60 |
|--|---|

Scope of Permit
To operate a Major Home Based Business (Nail salon).

| | |
|--|---|
| Permit Details # of business related visits/day: 4 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: 2 Business has Trailers or Equipment?: N Description of Business: This is a home based mini spa where i offer services like manicure, pedicure, nail art, waxing, etc. Expiry Date: 2020-10-23 00:00:00 |
|--|---|

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

Applicant signature: _____

Development Permit Decision
Approved

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **169819194-001**
Application Date: MAR 20, 2015
Printed: November 27, 2015 at 1:27 PM
Page: 2 of 3

Home Occupation

Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

This Development Permit may be revoked or invalidated, at any time, if the Home Based Business as stated in the Permit Details, or if the character or appearance of the Dwelling or Accessory Building, changes. This includes mechanical or electrical equipment used which creates external noise or interference with home electronic equipment in adjacent Dwellings. (Reference Section 23.5)

This approval is for a 5 year period ONLY from the date of this decision. A new Development Permit must be applied for to continue to operate the business from this location after October 23, 2020.

Any expansion of the business such as an increase in customers, addition of employees, changes to the hours of operation, or additional equipment requires that a new Development Permit MUST be obtained.

There shall be no more than four business associated visit per day at the Dwelling. The business Use must be secondary to the residential Use of the building and no aspects of the business operations shall be detectable from outside the property. There shall be no non-resident employees or business partners working on-site.

Clients visit must be by-appointment only and appointments shall not overlap with each other.

Hours of Operation shall be four days a week, including Saturday and Sunday. Weekday hours shall be 15:00 ? 19:00. Weekend hours shall be 10:00 ? 17:00.

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.

No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.

The business Use shall not involve the use of commercial vehicles or vehicles weighing over 4500 kg

The business Use must maintain the privacy and enjoyment of adjacent residences and the character of the neighbourhood.

No commodity shall be displayed on the premises.

There shall be no deliveries of supplies to the residential location.

Residential properties do not store dangerous goods.

There shall be no outdoor storage of materials associated with the business.

There is absolutely no outdoor business-related activities at any time.

All parking for the Home Based Business must be accommodated on site. Parking on the street in conjunction with this Home Based Business is not permitted.

All commercial, industrial and overweight vehicles shall be parked at an approved storage facility when not in use. The Development Permit will be revoked if any commercial, industrial and overweight vehicles are parked/stored on the Residential Site.

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bvlaw. It does not remove obligations to conform with other legislation, bvlaws or land title instruments such as

Variances

Discretionary Use - A Major Home Based Business is approved as a Discretionary Use (Section 115.3.6).

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: 169819194-001
Application Date: MAR 20, 2015
Printed: November 27, 2015 at 1:27 PM
Page: 3 of 3

Home Occupation

Rights of Appeal

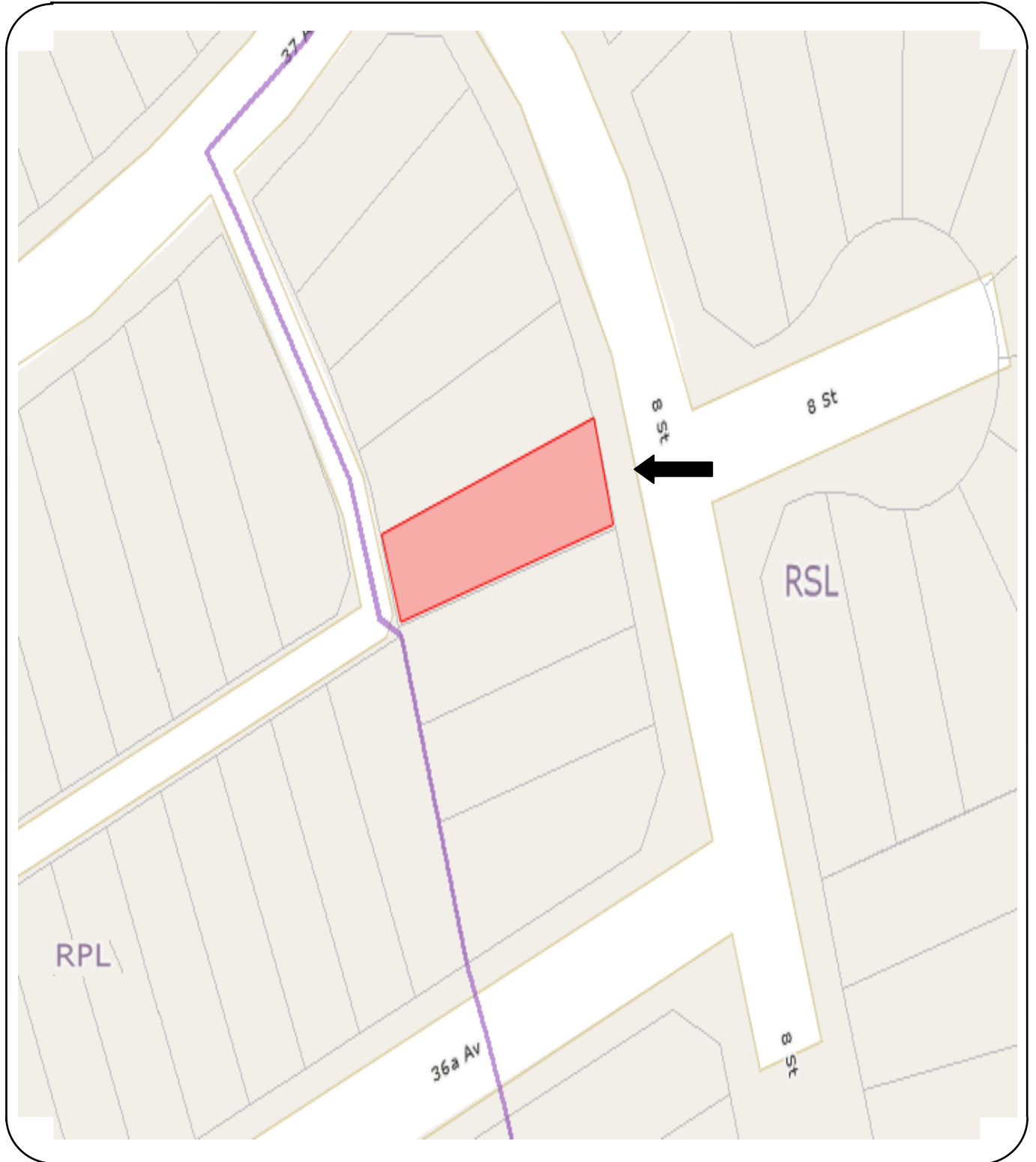
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Oct 23, 2015 Development Authority: COOKE, STEPHEN Signature: _____
Notice Period Begins: Oct 29, 2015 Ends: Nov 11, 2015

Fees

| | Fee Amount | Amount Paid | Receipt # | Date Paid |
|----------------------|---------------|-------------------|-----------------|--------------|
| Dev. Application Fee | \$291.00 | \$291.00 | 0765Z001001535M | Mar 20, 2015 |
| Total GST Amount: | <u>\$0.00</u> | <u> </u> | | |
| Totals for Permit: | \$291.00 | \$291.00 | | |

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-283



BUSINESS LAID OVER

| | |
|----------------------|--|
| SDAB-D-15-280 | An appeal to construct a Minor Impact Utility Services Use Building (EPCOR Training facility) <i>January 6, 2016</i> |
| SDAB-D-15-293 | An appeal to construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion – Proposed New Parking Lot Layout) <i>January 7, 2016</i> |
| SDAB-D-15-247 | An appeal to change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i> |
| SDAB-D-15-236 to 241 | An appeal to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i> |
| SDAB-D-15-252 | An appeal to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i> |
| SDAB-D-15-268 | An appeal to Leave as built a Single Detached House. <i>Date to be determined</i> |

APPEAL HEARINGS TO BE SCHEDULED

| | |
|----------------------|--|
| 176994655-002 | An appeal to install a Freestanding On-premises Sign/Minor Digital On-premises Sign (LaZboy) <i>December 3, 2015</i> |
| 176406166-003 | An appeal to convert a half of Semi-detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, Dwellings below grade). <i>December 16, 2015</i> |
| 160474324-004 | An appeal to replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.) <i>December 16, 2015</i> |
| 174864823-001 | An appeal to convert a Single Detached House into a Limited Group Home (6 Residents). <i>December 10, 2015</i> |
| 171838918-001 | An appeal to install one Minor Digital Off-premises Sign (Icewerx). <i>January 13 or 14, 2016</i> |
| 159269966-003 | An appeal to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <i>January 21, 2016</i> |