

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
June 10, 2020

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-20-068

Change the Use from a Commercial School to a Secondhand Store.

Development Permit Cancelled

4504 - 118 Avenue NW
Project No.: 350873716-003

II 9:00 A.M. SDAB-D-20-069

Operate a Major Home Based Business (Nings Airbnb - short term rental). Expires on April 20, 2025.

704 - 173 Street SW
Project No.: 354467860-001

III 9:00 A.M. SDAB-D-20-070

Install a Minor Digital On-premises Off-premises Freestanding Sign (4.9m x 6.1m, incl digital panel 3m x 6.1m facing N) (PATTISON | TOOR HOLDINGS INC).

Postponed to June 30, 2020

9440 - 149 Street NW
Project No.: 357134408-001

NOTE: *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I

FILE: SDAB-D-20-068

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 350873716-003

APPLICATION TO: Change the Use from a Commercial School to a Secondhand Store.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: April 15, 2020

DATE OF APPEAL: May 15, 2020

NOTIFICATION PERIOD: April 28, 2020 through May 19, 2020

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4504 - 118 Avenue NW

LEGAL DESCRIPTION: Plan 8119AH Blk 4 Lot 9

ZONE: (CB1) Low Intensity Business Zone

OVERLAY(S): Main Streets Overlay
Major and Minor Secondhand Stores Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

The Beverly Business Association Board of Directors considered your decision to grant a development permit for a Secondhand Store/Pawn Store at 4504 – 118 Ave and request to appeal the decision.

Reasons for request to appeal

1. Reference: Abbottsfield/Rundle Heights Community Development Plan

The Abbottsfield / Rundle Community Development Plan, (edmonton.ca/abbottsfield) for our five communities was passed by City Council in 1996. The Plan as it relates to Land Use Development, provides many initiatives including discouraging of what the residents perceive as a proliferation of one type of business.

p.16: "Concern has been expressed by area residents regarding the number of business vacancies, the decreasing number of businesses serving the local neighborhood and the increasing trend toward vehicle sales, Pawnshops and Secondhand stores in the study area."

p.50 "Chapter 8: Land Use Development. Goal 1: To minimize land use conflicts. Objectives: 1. To encourage a high standard of development through enforcement of existing land use regulations and examination of new regulations such as Direct Control Zoning Initiatives. i) increase bylaw enforcement regarding compliance with land use regulations and maintenance and upkeep of both commercial and residential property ii) encourage a varied, vibrant and viable range of business activity on 118 Avenue, including commercial, residential and public uses iii) encourage a high standard of development by examining various methods of development control, including direct development control iv) discourage further proliferation of less desirable businesses such as Pawnshops and Secondhand stores, and used vehicle sales lots"

2. Reference: 2018 Beverly Revitalization plan

The recent 2018 Beverly Revitalization plan that, was coordinated by concerned residents of Beverly Beverly Business Association (BIA) was part of as steering committee member. Much hard work was put into this initiative to identify priorities from the 2018 community discussions. One of the top priorities was Beverly Business priorities on Main Street.

P.8 Business Priorities: i) Attract more businesses that community residents will frequent ii) Develop brown fields and/or vacant lots to improve look and walkability of 118 Avenue iii) Install benches on the avenue to encourage walking and shopping.

3. Reference: 2019/2020 Beverly Business Association rebranding/revitalization initiative

Beverly Business Association (BIA) commenced an extensive branding and revitalization project in 2019. The project was undertaken as part CARES grant program through the Government of Alberta. The service provider is Wild Heart Collective and Destroy the Box who are consulting to create and execute a vibrant marketing and brand implementation strategy to promote the businesses and neighbourhood of Beverly as a place to live and grow. This will include an accessible web and branding strategy, as well as an events marketing strategy.

At the conclusion of the BIA revitalization/rebranding initiative, the types of businesses we wish to attract are beauty & fashion, family & creativity, professional services, senior's health services, vibrant diverse restaurants, fitness & health, florists, coffee shops, groceries stores, IT service, dry cleaners, antique shops.

We adhere to the City of Edmonton Land Use bylaw, including any overlays. As well we adhere to the wishes of the community. They are our customers and if we want to encourage our residents to partner in our revitalization efforts, to shop local and support our business district, we must support their initiatives.

We do not have any issues with a minor secondhand store. We do however have a concern with what would be perceived as a proliferation of this business. Your development request is in a new development space which would add another pawn shop 'use' to our business district and that is exactly what the Community Development Plan identified as an issue, that is discouraging shopping local. On behalf of the Beverly Business Association (BIA) Board of Directors

<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 330.3(34), **Secondhand Stores** is a **Discretionary Use** in the **(CB1) Low Intensity Business Zone**.

Under section 7.4(47), **Secondhand Stores** means:

development used for the retail or consignment sale of secondhand personal or household goods, including the minor repair of goods sold on-Site. Typical Uses include clothing, jewelry, book and antique stores. This Use does not include the sale of used vehicles, recreation craft or construction and industrial equipment, and does not include Flea Markets or Pawn Stores.

Section 330.1 states that the **General Purpose** of the **(CB1) Low Intensity Business Zone** is:

to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Section 819.1 states that the **General Purpose** of the **Main Streets Overlay** is:

to encourage and strengthen the pedestrian-oriented character of Edmonton's main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

Section 818.1 states that the **General Purpose** of the **Secondhand Stores and Pawn Stores Overlay** is:

to supplement the regulations of Commercial Zones regarding Secondhand Stores and Pawn Stores in order to require notification of

surrounding property owners prior to the Development Officer's decision in Zones where either Secondhand Stores or Pawn Stores are listed as Discretionary Uses.

Discretionary Use

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. [unedited]

Community Consultation


Section 818.3(1) states:

When the Development Officer receives a Development Permit application for Secondhand Stores or Pawn Stores and the Use is Discretionary in the underlying Zone:

- a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development, and the President of each affected Community League and each Business Improvement Area Association operating within the distance described above to solicit comments on the compatibility of the proposed Use with nearby Uses;
- 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 all specified recipients; and
- c. the Development Officer shall consider any comments directly related to the compatibility of the proposed use with surrounding uses when determining whether to approve the Development Permit application in accordance with Section 11.3.

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: 350873716-003 Application Date: FEB 10, 2020 Printed: May 19, 2020 at 8:34 AM Page: 1 of 2		
	<h2>Major Development Permit</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	<table border="1"> <tr> <td data-bbox="813 520 1401 611"> Property Address(es) and Legal Description(s) 4504 - 118 AVENUE NW Plan 8119AH Blk 4 Lot 9 </td> </tr> <tr> <td data-bbox="813 617 1401 743"> Specific Address(es) Suite: A, 4504 - 118 AVENUE NW Entryway: 4504 - 118 AVENUE NW Building: 4504 - 118 AVENUE NW </td> </tr> </table>	Property Address(es) and Legal Description(s) 4504 - 118 AVENUE NW Plan 8119AH Blk 4 Lot 9	Specific Address(es) Suite: A, 4504 - 118 AVENUE NW Entryway: 4504 - 118 AVENUE NW Building: 4504 - 118 AVENUE NW
Property Address(es) and Legal Description(s) 4504 - 118 AVENUE NW Plan 8119AH Blk 4 Lot 9			
Specific Address(es) Suite: A, 4504 - 118 AVENUE NW Entryway: 4504 - 118 AVENUE NW Building: 4504 - 118 AVENUE NW			
Scope of Permit To change the Use from a Commercial School to a Secondhand Store.			
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="250 877 808 989"> Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 292.27 </td> <td data-bbox="813 877 1401 1003"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Secondhand Stores And Pawn Stores Overlay </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 292.27	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Secondhand Stores And Pawn Stores Overlay
Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 292.27	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Secondhand Stores And Pawn Stores Overlay		
Development Permit Decision Approved Issue Date: Apr 15, 2020 Development Authority: LAMONT, KAILEY Subject to the Following Conditions Zoning Conditions: 1. This Development Permit authorizes the development of a Secondhand Store. The development shall be constructed in accordance with the stamped and approved drawings. 2. The Development Permit shall not be valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled. (Reference subsection 17.1(1)(a)) 3. The Development Permit shall not be valid unless and until the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in subsection 21(1) of the Zoning Bylaw and the Municipal Government Act has passed. (Reference subsection 17.1(1)(b)) 4. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. (Reference subsection 330.4(5)) 5. Vehicular parking, loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, public roadways or a LRT line in accordance with the provisions of Section 55.5 of the Zoning Bylaw. (Reference subsection 330.4(5)) 6. A maximum of 10% of the first Storey glazing may be covered by Signs. The remainder of the glazing shall remain free from obstruction. (Reference subsection 819.4(10)) 7. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference section 51)			



Project Number: **350873716-003**
 Application Date: FEB 10, 2020
 Printed: May 19, 2020 at 8:34 AM
 Page: 2 of 2

Major Development Permit

Subject to the Following Advisements

Zoning Advisements:

1. A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
2. Signs require separate Development Permit applications. Signs shall comply with the regulations found in Schedule 59F.
3. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
4. 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.
5. This property is part of an area that has been targeted for grant funding under the City's Facade Improvement and Development Incentive Programs. Please call the program manager at 780-496-6196 or e-mail facade.improvement@edmonton.ca or development.incentive@edmonton.ca to find out more about the property's eligibility for grant funding.

Variances

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.

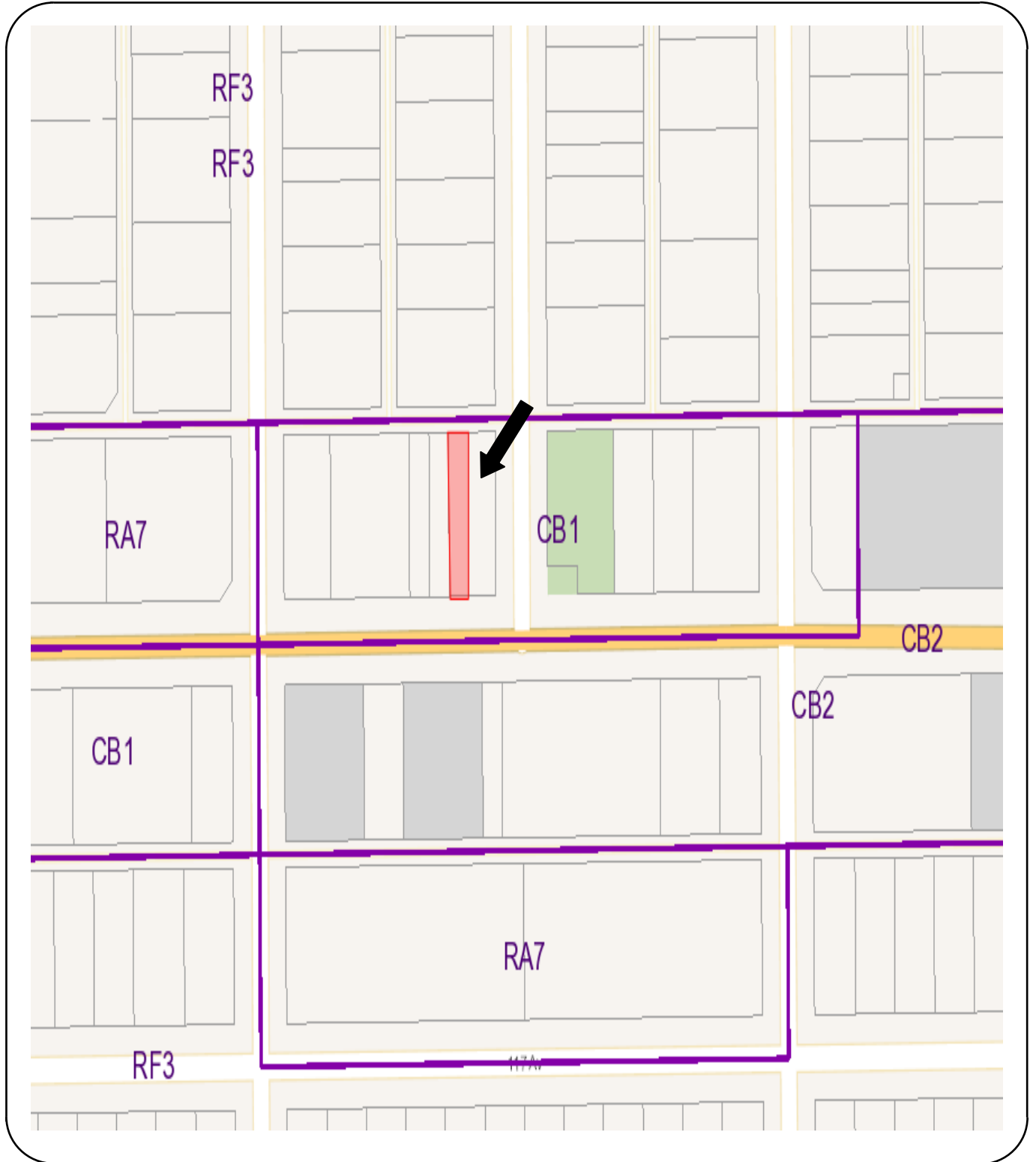
Rights of Appeal

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: Apr 28, 2020 **Ends:** May 19, 2020

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$528.00	\$528.00	06422535	Feb 10, 2020
Total GST Amount:	\$0.00			
Totals for Permit:	\$528.00	\$528.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-20-068



ITEM II

FILE: SDAB-D-20-069

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 354467860-001

APPLICATION TO: Operate a Major Home Based Business (Nings Airbnb - short term rental). Expires on April 20, 2025.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: April 20, 2020

DATE OF APPEAL: May 15, 2020

NOTIFICATION PERIOD: April 28, 2020 through May 19, 2020

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 704 - 173 Street SW

LEGAL DESCRIPTION: Plan 0740386 Blk 2 Lot 69

ZONE: (RSL) Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN(S): Windermere Area Structure Plan
Windermere Neighbourhood Structure Plan

Grounds for Appeal

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

I just recently purchased a single family home in the Langdale community and was hoping for it to remain a quite neighborhood which it appeared to be at the time of purchasing. At the time of purchasing the home I was unaware of any air bnb in the immediate area. Now is the application for the 3rd air bnb in a small dense cluster with the newest sharing a backyard fence with our property located at 709 173b street sw, Edmonton, Alberta.

After looking online there are currently two air bnb properties in the immediate are (one across the street from this property) another on the other side of the road. The property across from this property is listed for 12 people which brings a large number of vehicles and activity to an otherwise quiet single-family neighborhood. The further development of air bnb properties in this area will encourage large groups to rent multiple properties in the same area and increase the risk of noise disturbance, parties and excessive vehicles in the area. Along with this it will increase the number of potential applications for this use of the property and result in a rental cluster. There are many properties available around the city for rentals and I do not think this area should be transformed into a rental property community with all of the single-family homes in this quiet neighborhood.

<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 115.3(4), a **Major Home Based Business** is a **Discretionary Use** in 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 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.

Under section 6.1, **Bed and Breakfast Operation** means “a Dwelling where temporary sleeping accommodations, with or without meals, are provided for remuneration to members of the public.”

Section 115.1 states that 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 undeveloped suburban areas and includes the opportunity for Secondary Suites and Garden Suites.


Discretionary Use

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 Zoning Bylaw and there are no variances to 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: 354467860-001 Application Date: FEB 08, 2020 Printed: April 20, 2020 at 1:06 PM Page: 1 of 3		
	<h2>Home Occupation</h2>		
<p>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.</p>			
Applicant	Property Address(es) and Legal Description(s) 704 - 173 STREET SW Plan 0740386 Blk 2 Lot 69		
Scope of Permit To operate a Major Home Based Business (Nings Airbnb - short term rental). Expires on April 20, 2025.			
Permit Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> # of businesss related visits/day: 3 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: </td> <td style="width: 50%; vertical-align: top;"> # of vehicles at one time: Business has Trailers or Equipment?: Description of Business: Airbnb (short term rental) in the second floor of the house. Maximum 2 sleeping units. Expires on April 20, 2025. Expiry Date: 2025-04-20 00:00:00 </td> </tr> </table>		# of businesss related visits/day: 3 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?:	# of vehicles at one time: Business has Trailers or Equipment?: Description of Business: Airbnb (short term rental) in the second floor of the house. Maximum 2 sleeping units. Expires on April 20, 2025. Expiry Date: 2025-04-20 00:00:00
# of businesss related visits/day: 3 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?:	# of vehicles at one time: Business has Trailers or Equipment?: Description of Business: Airbnb (short term rental) in the second floor of the house. Maximum 2 sleeping units. Expires on April 20, 2025. Expiry Date: 2025-04-20 00:00:00		
Development Permit Decision Approved Issue Date: Apr 20, 2020 Development Authority: ZHOU, ROWLEY			



Project Number: **354467860-001**
 Application Date: FEB 08, 2020
 Printed: April 20, 2020 at 1:06 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.

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. The number of temporary sleeping accommodations on-site shall not exceed two. Cooking facilities are prohibited within temporary sleeping accommodations (Section 75.7).
8. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
9. The business use must maintain the privacy and enjoyment of adjacent residences and the characteristic of the neighborhood.
10. 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.
11. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2).
12. 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 April 20, 2025.

Notes:

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).

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 Zoning Bylaw and there are no variations to development regulations.



Project Number: **354467860-001**
Application Date: FEB 08, 2020
Printed: April 20, 2020 at 1:06 PM
Page: 3 of 3

Home Occupation

Rights of Appeal

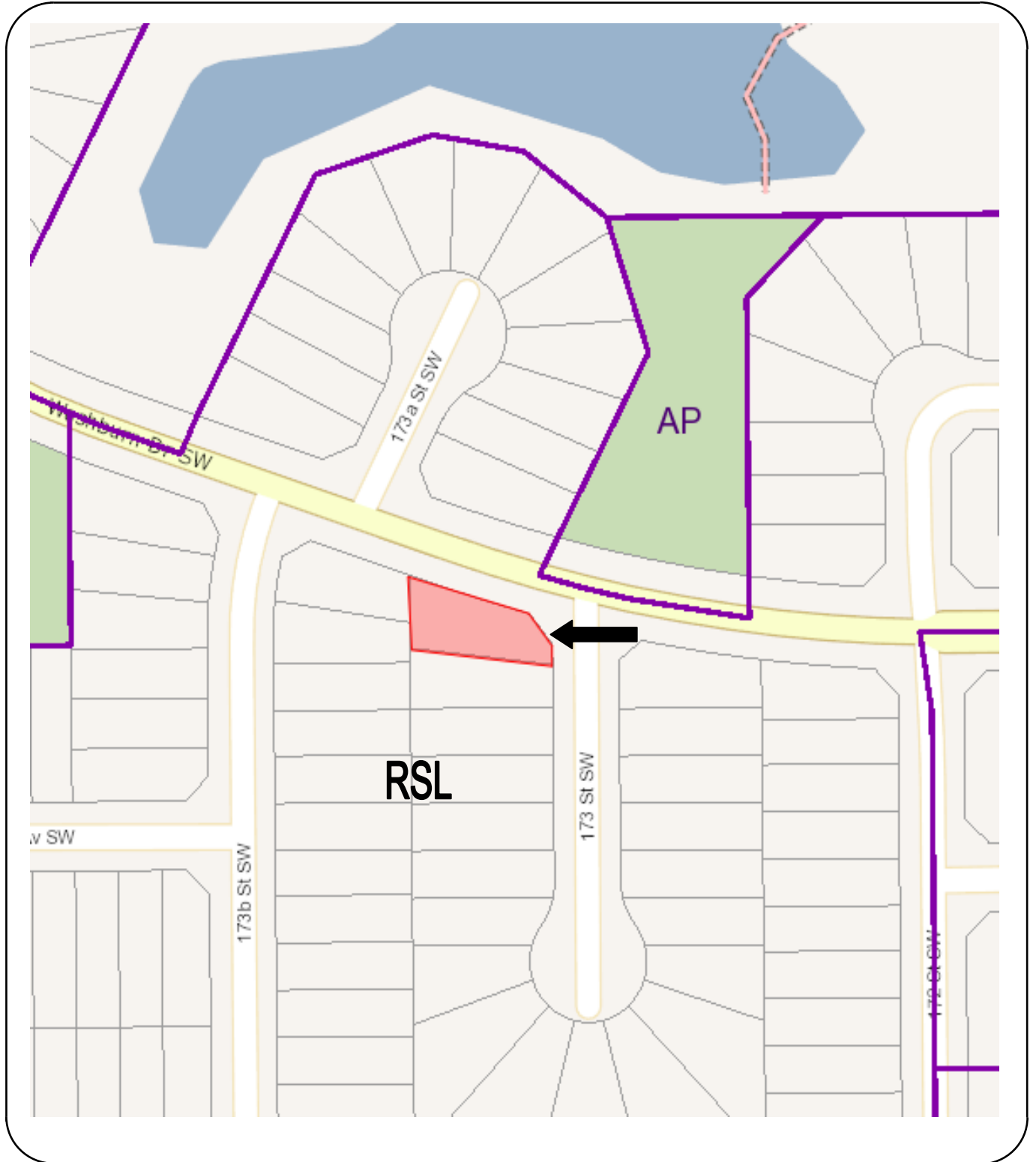
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Apr 28, 2020

Ends: May 19, 2020

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$327.00	\$327.00	92860406091S001	Feb 19, 2020
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-20-069



ITEM III

FILE: SDAB-D-20-070

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 357134408-001

APPLICATION TO: Install a Minor Digital On-premises Off-premises Freestanding Sign (4.9m x 6.1m, incl digital panel 3m x 6.1m facing N) (PATTISON | TOOR HOLDINGS INC)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 30, 2020

DATE OF APPEAL: May 10, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9440 - 149 Street NW

LEGAL DESCRIPTION: Plan 5710AF Blk 68 Lot 3

ZONE: (CB1) Low Intensity Business Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Postponed to June 30, 2020

