

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
March 4, 2021

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-21-035

To construct a Professional, Financial and Office building and demolish the existing building on site.

15716 - 100 Avenue NW
Project No.: 379821682-002

II 10:30 A.M. SDAB-D-21-036

To operate a Major Home Based Business - General Contractor with storage of dump trailer in rear yard (SAFEGUARD CONSTRUCTION LTD), expires Jan. 20, 2021

8931 - 150 Street NW
Project No.: 380392546-001

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-21-035

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 379821682-002

APPLICATION TO: Construct a Professional, Financial and Office building and demolish the existing building on site

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 28, 2021

DATE OF APPEAL: February 3, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15716 - 100 Avenue NW

LEGAL DESCRIPTION: Plan 6798ET Blk 1C Lot 11

ZONE: DC2.347 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

Grounds for Appeal

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

The City's Development Officer refused this DP application for the following reasons:

1. Landscaping shall consist of a berm with an average height of 1 m and planting modules containing three deciduous (a minimum of 8.5 cm in

caliper), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs per module. Proposed: No berm is proposed, contrary to Section DC2.347.f

We had been working with the landscape officer Kassaundra, and provided the trees and shrubs as required. Due to the very small front setback area, Kassaundra agrees that it is hard to put a berm there. She has approved this variance. Below is her comment:

“Considering this and given the small available space, required number of trees and walkways, I think the berm isn’t feasible and this is something we could vary the requirement on. It can be removed from the plan.”

2. Parking deficiency: Section 66A.8 (LUB 5996) requires: 3.4 parking spaces per 100 sq.m. Proposed total Floor Area: 510 sq.m.
Required parking spaces:18
Proposed parking spaces: 4
Deficient by: 14 Parking Spaces

The City had removed the parking requirement in Edmonton since last year. The only reason that this variance is included is because it is DC zoning. The total floor area is 510 sm, but if we minus the stairs and MECH/ELEC room, the office area is only 460 sm. 16 parking required, and we provide 8 (4 parking + 4 tandem for employee. This project is next to the arterial roads Stoney Plain Rd and 100 Ave, as well as the Transit Ave 156 St. There are many bus routes along these roads. The future lrt station is just one block away. There are existing roadside parking along 100 Ave. Also we have provided 15 bike racks for bike riders, way more than the City’s requirements. The Development officer Hailee advises that she can approve this variance.

3. The site shall be designed in such a manner that primary access is obtained from 100 Avenue, however, access through the site, from 100 Avenue to the lane, shall not be allowed. Proposed: the primary access obtained from rear lane instead of 100 Avenue, contrary to Section DC2.347.4.i.

This is the key item for this project’s application, and the reason that we need to submit this appeal application. There are many hardship that we can’t have the access from 100 Ave for this lot:

- 1) This site is very small and narrow, (15m wide) we had tried the option of putting the vehicle access from the front (see attached option for reference) and found that it is very inefficient: The access has to be at the southeast side because the existing light pole near the middle, the access can't be wide and it too close to the access of neighboring apartment.
- 2) The transportation department advises that even with this option, we still need to relocate the light pole, because it needs to maintain minimum 1.5m from the proposed access, and the client is responsible to the cost.

- 3) Since the parking stall and inside driveway can't be in the front setback, we can only have 3 parking stalls in front, however we need to eliminate 2 existing road side parking.
- 4) The majority of the front area is driveway and parking stalls, there is no enough space for the landscape trees and shrubs required by the zoning bylaw.
- 5) The building is setback too much and hidden by neighboring building and trees, which conflicts to the City's Main Street Overlay
- 6) The existing building doesn't have vehicle access from 100 Ave, the newly built neighboring 15802 building also has the vehicle access and parking lot from the back lane.

The Development officer and Transportation officer also understand the hardship, they said that our property should be together with the neighboring property to the east, but for some reason the apartment development only use the large east lot and leave our small lot as it is. The officer also suggests if we can use the apartment's existing entry to access our property. However the client prefers not to use the neighboring apartment's access because it takes time to get the neighbor's approval of the easement (even if they agree to), and he feels uncomfortable to rely on other's property for own access. If the neighbor changes their plan in the future, we will lose our access.

The City's officers acknowledge all these hardships and they understand the situation, they have tried their best and talked to the principle / supervisor to see if the variance could be granted. However since the DC zoning doesn't allow the Development officer approve the access from 100 Ave variance, they will have to reject the application and let us try the appeal.

<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.

685(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) ...

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Section 2 of the *Edmonton Zoning Bylaw* concerning Repeal, Enactment and Transition Procedures states the following:

- 2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.
- ...
- 2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.
- 2.7 Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

At the time of the creation of the subject Direct Control Site, the City of Edmonton Land Use Bylaw 5996 was in effect. An Alberta Court of Appeal decision in *Parkdale-Cromdale Community League Association v. Edmonton (City)*, 2007 ABCA 309 concluded that section 2.7 of the Edmonton Zoning Bylaw only applies if there is an express cross-reference in a Direct Control Bylaw passed before 2001 to a provision of the old Land Use Bylaw. In the absence of an express reference in the Direct Control Bylaw to the Land Use Bylaw 5996, it does not prevail over section 2.4 of the Edmonton Zoning Bylaw.

General Provisions from the DC2.347 Site Specific Development Control Provision (“DC2”):

Under DC2.347.3.m, **Professional, Financial and Office** is a **Listed Use** in the **DC2**.

DC2.347.1 states that the **General Purpose** of the **DC2** is:

To establish a Site Specific Development Control District that will accommodate mixed use development with a range of general business uses on the main floor and residential uses above in accordance with the 100 Avenue Planning Study. This district will contain site development regulations that will ensure compatibility with existing and future land uses as well as the function of roadways adjacent to the site.

General Provisions from the *Edmonton Zoning Bylaw 12800*:

Under section 7.4(42), **Professional, Financial and Office Support Services** means:

development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses.

Primary Access

DC2.347.4(i) states:

The site shall be designed in such a manner that primary access is obtained from 100 Avenue, however, access through the site, from 100 Avenue to the lane, shall not be allowed.

Development Officer's Determination

1. Section DC2.347.4.i: The site shall be designed in such a manner that primary access is obtained from 100 Avenue, however, access through the site, from 100 Avenue to the lane, shall not be allowed.

Proposed: the primary access obtained from rear lane instead of 100 Avenue, contrary to Section DC2.347.4.i.

[unedited]

Landscaping

DC2.347.4.f states:

A minimum landscaped front yard of 4.5 m shall be provided. Landscaping shall consist of a berm with an average height of 1 m and planting modules containing three deciduous (a minimum of 8.5 cm in calliper), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs per module. Such modules may be a maximum of 15 m in length and be arranged so that no more than 6 m of open space exists between each module. Large existing trees will be saved where possible.

Development Officer's Determination

2. Section DC2.347.4.f: Landscaping shall consist of a berm with an average height of 1 m and planting modules containing three deciduous (a minimum of 8.5 cm in caliper), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs per module.

Proposed: No berm is proposed, contrary to Section DC2.347.f.

[unedited]

Parking

DC2.347.4.q states:

Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw.

DC2.347.4(r) states:

The Development Officer may grant relaxation to Sections 50-79 of the Land Use Bylaw and the provisions of this district, if in his opinion, such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

Development Officer's Determination

3. Section DC2.347.4.q: Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw as of Jun 20, 1994.

Parking shall be based on Section 66A.8 of the Edmonton Land Use Bylaw 5996

Section 66A.8 (LUB 5996) requires: 3.4 parking spaces per 100 sq.m.

Proposed total Floor Area: 510 sq.m.

Required parking spaces:18

Proposed parking spaces: 4

Deficient by: 14 Parking Spaces

Note: Tandem parking spaces are not included in the minimum number of parking space pursuant to Section 66.4, which states that adequate access to an exit from individual parking spaces shall be

provided to the satisfaction of the Development Officer be means of unobstructed maneuvering aisles except where tandem parking is permitted by this bylaw. Tandem parking spaces are not permitted.

[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: 379821682-002 Application Date: DEC 01, 2020 Printed: January 28, 2021 at 12:52 PM Page: 1 of 2		
<h2>Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant 	Property Address(es) and Legal Description(s) 15716 - 100 AVENUE NW Plan 6798ET Blk 1C Lot 11		
Scope of Application To construct a Professional, Financial and Office building and demolish the existing building on site.			
Permit Details <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Class of Permit: Gross Floor Area (sq.m.): 509.76 New Sewer Service Required: Y Site Area (sq. m.): 631.46 </td> <td style="width: 50%; padding: 5px;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 509.76 New Sewer Service Required: Y Site Area (sq. m.): 631.46	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 509.76 New Sewer Service Required: Y Site Area (sq. m.): 631.46	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
Development Application Decision Refused Issue Date: Jan 28, 2021 Development Authority: XU, HAILEE Reason for Refusal <ol style="list-style-type: none"> 1. Section DC2.347.4.i: The site shall be designed in such a manner that primary access is obtained from 100 Avenue, however, access through the site, from 100 Avenue to the lane, shall not be allowed. Proposed: the primary access obtained from rear lane instead of 100 Avenue, contrary to Section DC2.347.4.i. 2. Section DC2.347.4.f: Landscaping shall consist of a berm with an average height of 1 m and planting modules containing three deciduous (a minimum of 8.5 cm in caliper), two evergreen trees (a minimum of 2.5 m in height) and 10 shrubs per module. Proposed: No berm is proposed, contrary to Section DC2.347.f. 3. Section DC2.347.4.q: Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw as of Jun 20, 1994. <p>Parking shall be based on Section 66A.8 of the Edmonton Land Use Bylaw 5996 Section 66A.8 (LUB 5996) requires: 3.4 parking spaces per 100 sq.m. Proposed total Floor Area: 510 sq.m. Required parking spaces: 18 Proposed parking spaces: 4 Deficient by: 14 Parking Spaces</p> <p>Note: Tandem parking spaces are not included in the minimum number of parking space pursuant to Section 66.4, which states that adequate access to an exit from individual parking spaces shall be provided to the satisfaction of the Development Officer by means of unobstructed maneuvering aisles except where tandem parking is permitted by this bylaw. Tandem parking spaces are not permitted.</p>			
THIS IS NOT A PERMIT			



Project Number: **379821682-002**
Application Date: DEC 01, 2020
Printed: January 28, 2021 at 12:52 PM
Page: 2 of 2

Application for Major Development Permit

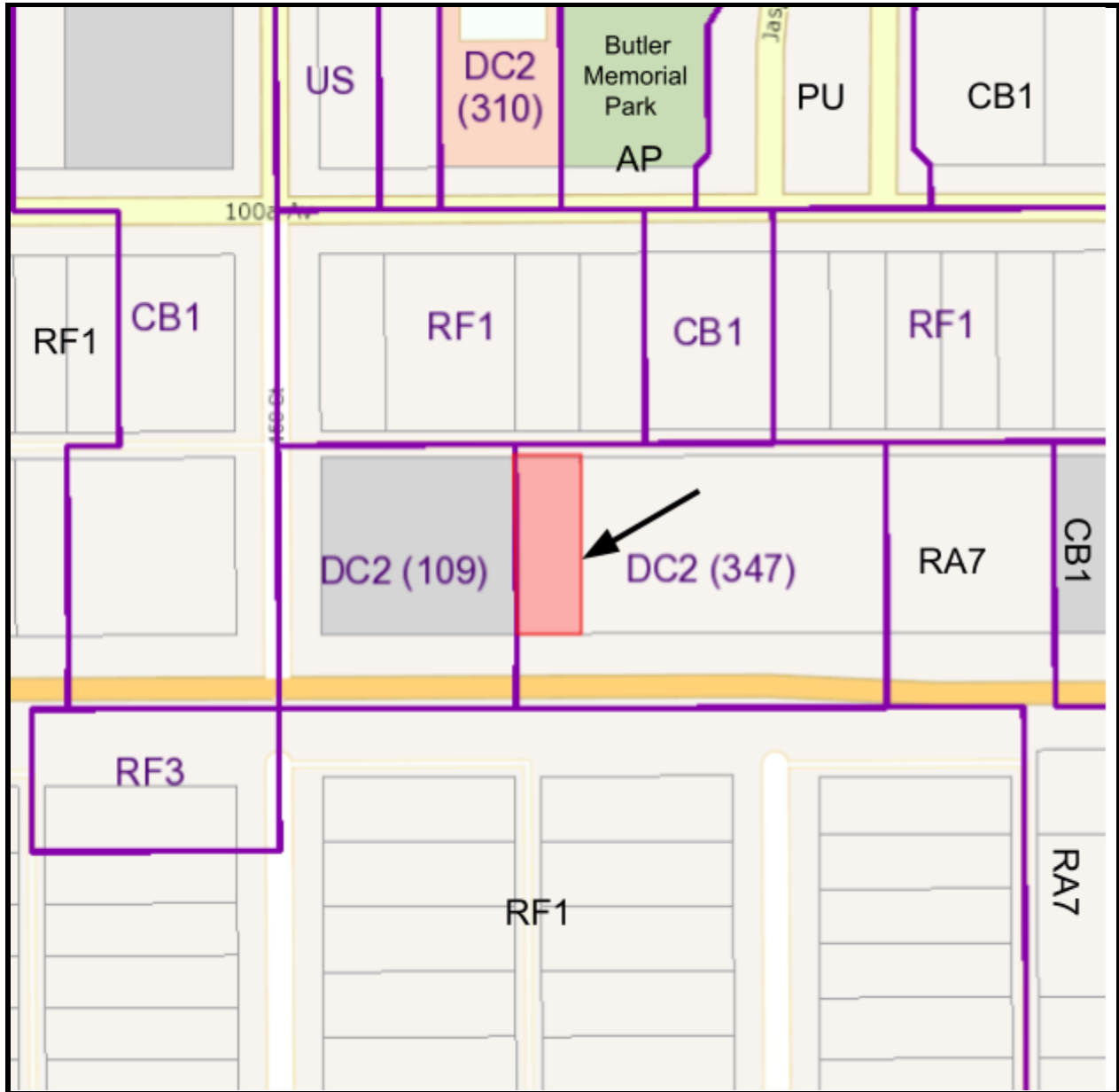
Rights of Appeal

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

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund 2012+	\$540.14	\$540.14	03735801043J001	Dec 15, 2020
Major Dev. Application Fee	\$981.00	\$981.00	03344102202E001	Dec 07, 2020
Dev. Application Fee for GFA	\$100.00	\$100.00	03344102202E001	Dec 07, 2020
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$1,621.14</u>	<u>\$1,621.14</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-035

▲
N

ITEM II: 10:30 A.M.

FILE: SDAB-D-21-036

TWO APPEALS FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 380392546-001

APPLICATION TO: Operate a Major Home Based Business - General Contractor with storage of dump trailer in rear yard (SAFEGUARD CONSTRUCTION LTD), expires Jan. 20, 2021

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: January 20, 2021

DATE OF APPEALS: February 3, 2021 and February 5, 2021

NOTIFICATION PERIOD: January 26, 2021 through February 16, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8931 - 150 Street NW

LEGAL DESCRIPTION: Plan 3235KS Blk 2 Lot 18

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

APPELLANT NO. 1: G. & B. Wiens:

The current Development permit, for temporary storage of a dump trailer, increases the use of the rear yard which already includes one pickup truck, an ambulance style cube van, a storage tent and a "lean to" constructed against the tent that is right against the side yard fence. Additionally, between the narrow configuration of the alley and the rear yard access gates location and configuration, to enter or exit 8931 150th street's rear yard with either a vehicle or a vehicle towing a trailer, has required the driver to regularly use the condominium parking lot across the alley. This was very evident when this private condo parking lot was closed for total reconstruction for the benefit of the property owners of 8930 149th street.

APPELLANT NO. 2: M. Morrison:

The backyard of the property for which the permit was issued is already quite full of vehicles, temporary shelters etc. The owners of this property drives his old converted ambulance onto our property as is which is something we are seeking to put a stop to as our parking lot was just removed and totally reconstructed last summer and is NOT designed for such vehicles. This is also Private Property and should be respected as such. It concerns me greatly as to place a dump trailer or storage bin in the backyard at 8931-150th would require driving on our property to place and remove the trailer or bin due to the current state and set up of the yard in question. The photos I have included will support how this yard is not properly set up to accommodate this without intruding on the property of others, in this case, 8930-149th street. I do NOT wish this to go forth.

<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.

Outdoor Storage

Section 75.5 states:

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.

Development Officer's Determination

Outdoor storage - Allow the storage of one trailer associated with the business (Section 75.5).

[unedited]

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

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	Project Number: 380392546-001 Application Date: DEC 08, 2020 Printed: February 5, 2021 at 8:04 AM 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) 8931 - 150 STREET NW Plan 3235KS Blk 2 Lot 18 <hr/> Specific Address(es) Entryway: 8931 - 150 STREET NW Building: 8931 - 150 STREET NW		
Scope of Permit To operate a Major Home Based Business - General Contractor with storage of dump trailer in rear yard (SAFEGUARD CONSTRUCTION LTD). Expires Jan. 20, 2021.			
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="302 846 813 1010"> # of business related visits/day: Administration Office Only?: Y Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: </td> <td data-bbox="813 846 1373 1010"> # of vehicles at one time: Business has Trailers or Equipment?: N Description of Business: Contractor with storage of dump trailer in rear yard. Expiry Date: 2026-01-20 00:00:00 </td> </tr> </table>		# of business related visits/day: Administration Office Only?: Y 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?: N Description of Business: Contractor with storage of dump trailer in rear yard. Expiry Date: 2026-01-20 00:00:00
# of business related visits/day: Administration Office Only?: Y 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?: N Description of Business: Contractor with storage of dump trailer in rear yard. Expiry Date: 2026-01-20 00:00:00		
Development Permit Decision Approved Issue Date: Jan 20, 2021 Development Authority: FOLKMAN, JEREMY			

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. The site shall not be used as a daily rendezvous for employees or business partners.
7. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5).
8. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
9. Fabrications of business related materials are prohibited.
10. All commercial and industrial equipment, including but not limited to Bobcats, are not permitted at the site. The equipment shall be stored at an approved storage facility.
11. All commercial, industrial and overweight vehicles shall be parked at an approved storage facility. The Development Permit may be revoked if any commercial, industrial and overweight vehicles are parked or stored at the residential site.
12. One or more enclosed or empty non-enclosed trailer with less than 4500kg gross vehicle weight shall be parked at an approved storage facility, unless a variance has been granted for an enclosed or empty non-enclosed trailer for this Major Home Based Business.
13. 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.
14. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2).
15. 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 Jan. 20, 2021.

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.



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Home Occupation

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

Outdoor storage - Allow the storage of one trailer associated with the business (Section 75.5).

Rights of Appeal

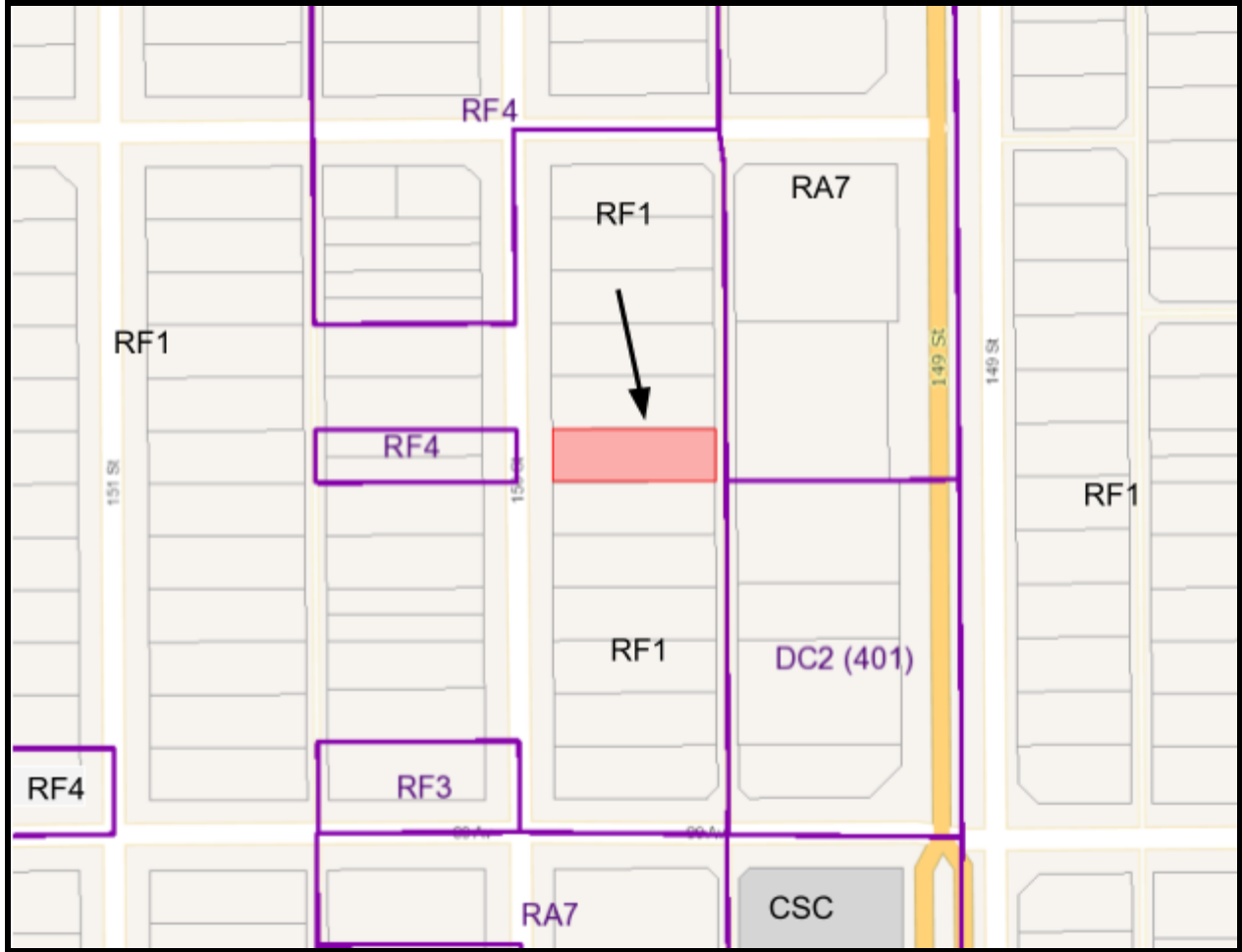
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Jan 26, 2021

Ends: Feb 16, 2021

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$327.00	\$327.00	03784103756Z001	Dec 16, 2020
Total GST Amount:	\$0.00			
Totals for Permit:	\$327.00	\$327.00		



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-21-036 ▲
N