

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
November 22, 2018**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

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

TO BE RAISED

I 9:00 A.M. SDAB-D-18-183

WITHDRAWN

Construct exterior alterations to a Single Detached House (adding a cantilever to west elevation, and increase the size of existing east cantilever), existing without permits

7606A - 149 Street NW
Project No.: 254068398-012

TO BE RAISED

II 10:30 A.M. SDAB-D-18-174

Construct a Single Detached House with rear attached Garage, Basement development (NOT to be used as an additional Dwelling), covered rear deck (3.66 metres by 4.88 metres), fireplace, veranda (7.32 metres by 2.0 metres/3.81 metres)

9831 - 143 Street NW
Project No.: 260998990-001

TO BE RAISED

III 1:30 P.M. SDAB-D-18-182

Operate a Major Home Based Business (Personal Service Shop - jewellery and custom dresses, maximum 1 client per day), expires October 1, 2023

527 – Jellett Way NW
Project No.: 280399154-001

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-18-183

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

APPELLANT:

APPLICATION NO.: 254068398-012

APPLICATION TO: Construct exterior alterations to a Single Detached House (adding a cantilever to west elevation, and increase the size of existing east cantilever), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: September 11, 2018

DATE OF APPEAL: October 9, 2018

NOTIFICATION PERIOD: Sept. 18, 2018 through Oct. 9, 2018

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7606A - 149 Street NW

LEGAL DESCRIPTION: Plan 1721535 Blk 3 Lot 22B

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

WITHDRAWN



TO BE RAISED
ITEM II: 10:30 A.M.

FILE: SDAB-D-18-174

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 260998990-001

APPLICATION TO: Construct a Single Detached House with rear attached Garage, Basement development (NOT to be used as an additional Dwelling), covered rear deck (3.66 metres by 4.88 metres), fireplace, veranda (7.32 metres by 2.0 metres/3.81 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 24, 2018

DATE OF APPEAL: October 2, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9831 - 143 Street NW

LEGAL DESCRIPTION: Plan 5109HW Blk 137 Lot 4

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

Hello
I'm preparing supporting documents and will be attaching them shortly.

General Matters

The Subdivision and Development Appeal Board made and passed the following motion on October 24, 2018:

“That SDAB-D-18-174 be TABLED to November 21 or 22, 2018”

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.

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, [...]

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 clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 110.2(5), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

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

development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites,

as well as Semi-detached Housing and Duplex Housing under certain conditions.

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

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.

Rear Setback

Section 814.3(4) states "the minimum Rear Setback shall be 40 percent of Site Depth."

Development Officer's Determination

The minimum Rear Yard shall be 17.7m. (Reference Section 814.3.4)

Proposed: 15.0m

Deficient by: 2.7m

Attached Garage

Section 814.3(19) states "Rear attached Garages shall not be allowed."

Development Officer's Determination

Attached Garage - The application proposes a rear attached garage instead of a detached garage (Section 814.3.19).

Side Setbacks

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

Section 110.4(11)(a) states "Side Setbacks shall total at least 20 percent of the Site Width, with a minimum Side Setback of 1.2 metres on each side."

Development Officer's Determination

Side Yards shall total at least 20% of the site width. (Reference Section 110.4(11)(a))

**Proposed: 2.46m
Deficient by: 0.59m**

Projection

Section 44.2 states:

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

- a) windows, or cantilevered projections without windows, provided that such projections do not exceed 0.6 metres in the case of Setbacks or Separation Spaces. In all cases, a minimum distance of 0.6 metres from the property line to the outside wall of such projection and all other portions of a Dwelling, including eaves, shall be maintained; and
- b) where a cantilevered projection as specified in subsection 44(2)(a) above is proposed in a Side Setback, the length of any one projection shall not exceed a wall opening length of 3.1 m. In the case of more than one projection, the aggregate total shall not exceed one third of the length of that house side wall excluding attached Garage walls. In the case of a Corner Lot, this restriction is applicable only to the interior Side Setback and not the flanking Side Setback. This restriction shall not apply to projections into the Front or Rear Setback.

Development Officer's Determination

Projection into required Side Yards (Reference Section 44.2(a))

**Proposed: 0.9m
Deficient by: 0.3**

The maximum length of a Projection into a required Side Yard is 3.1m (Reference Section 44.2(b))

**Proposed: 10.82m and 15.90m
Exceeds by: 7.72m and 12.8m**

Community Consultation

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

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


- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

Section 814.5(2) states:

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay to be Varied
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage
Tier 3	The municipal address and assessed owners of the land Abutting the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site of the proposed development	814.3(3) – Side Setbacks

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: 260998990-001 Application Date: AUG 31, 2017 Printed: October 2, 2018 at 1:07 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
<p>This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code and City of Edmonton Bylaw 15894 Safety Codes Permit Bylaw.</p>			
Applicant	Property Address(es) and Legal Description(s) 9831 - 143 STREET NW Plan 5109HW Blk 137 Lot 4 Location(s) of Work Suite: 9831 - 143 STREET NW Entryway: 9831 - 143 STREET NW Building: 9831 - 143 STREET NW		
Scope of Application To construct a Single Detached House with rear attached Garage, Basement development (NOT to be used as an additional Dwelling), covered rear deck (3.66m x 4.88m), fireplace, veranda (7.32m x 2.0m/ 3.81m)			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 2316 Class of Permit: Class B Front Yard (m): 10.37 Rear Yard (m): 14.99 Side Yard, left (m): 1.53 Site Area (sq. m.): 675.1 Site Width (m): 15.25 </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): 5.84 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.53 Site Depth (m): 44.27 Stat. Plan Overlay/Annex Area: </td> </tr> </table>		Affected Floor Area (sq. ft.): 2316 Class of Permit: Class B Front Yard (m): 10.37 Rear Yard (m): 14.99 Side Yard, left (m): 1.53 Site Area (sq. m.): 675.1 Site Width (m): 15.25	Building Height to Midpoint (m): 5.84 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.53 Site Depth (m): 44.27 Stat. Plan Overlay/Annex Area:
Affected Floor Area (sq. ft.): 2316 Class of Permit: Class B Front Yard (m): 10.37 Rear Yard (m): 14.99 Side Yard, left (m): 1.53 Site Area (sq. m.): 675.1 Site Width (m): 15.25	Building Height to Midpoint (m): 5.84 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.53 Site Depth (m): 44.27 Stat. Plan Overlay/Annex Area:		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Issue Date: Sep 24, 2018 Development Authority: BAUER, KERRY			
THIS IS NOT A PERMIT			



Project Number: **260998990-001**
 Application Date: AUG 31, 2017
 Printed: October 2, 2018 at 1:07 PM
 Page: 2 of 2

Application for House Development and Building Permit

Reason for Refusal

A. The minimum Rear Yard shall be 17.7m. (Reference Section 814.3.4)
 Proposed: 15.0m
 Deficient by: 2.7m

B. Attached Garage - The application proposes a rear attached garage instead of a detached garage (Section 814.3.19).

C. Side Yards shall total at least 20% of the site width. (Reference Section 110.4(11)(a))
 Proposed: 2.46m
 Deficient by: 0.59m

D. Projection into required Side Yards (Reference Section 44.2(a))
 Proposed: 0.9m
 Deficient by: 0.3

E. The maximum length of a Projection into a required Side Yard is 3.1m (Reference Section 44.2(b))
 Proposed: 10.82m and 15.90m
 Exceeds by: 7.72m and 12.8m

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
Water Usage Fee	\$60.50	\$60.50	04419217	Aug 31, 2017
Electrical Fees (House)	\$304.00	\$304.00	04419217	Aug 31, 2017
Electrical Fee (Service)	\$79.00	\$79.00	04419217	Aug 31, 2017
Building Permit Fee	\$2,059.00	\$2,059.00	04419217	Aug 31, 2017
Safety Codes Fee	\$82.36	\$82.36	04419217	Aug 31, 2017
Lot Grading Fee	\$140.00	\$140.00	04419217	Aug 31, 2017
Electrical Safety Codes Fee	\$16.66	\$16.66	04419217	Aug 31, 2017
Development Permit Inspection Fee	\$0.00	\$200.00	04419217	Aug 31, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,741.52	\$2,941.52		
(overpaid by (\$200.00))				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-174



TO BE RAISED

ITEM III: 1:30 P.M.

FILE: SDAB-D-18-182

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

APPELLANT:

APPLICATION NO.: 280399154-001

APPLICATION TO: Operate a Major Home Based Business (Personal Service Shop - jewellery and custom dresses, maximum 1 client per day), expires October 1, 2023

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: October 1, 2018

DATE OF APPEAL: October 5, 2018

NOTIFICATION PERIOD: October 9, 2018 through October 30, 2018

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 527 – Jellett Way NW

LEGAL DESCRIPTION: Plan 9122906 Blk 16 Lot 12

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Burnewood Neighbourhood Area Structure

Grounds for Appeal

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

I am very concerned if this business is approved the additional traffic and poor parking in our quiet little cul-de-sac will be even worse.

The residents at this address already have a minimum of three of their own vehicles and additional visitors day and night.

So it concerns me that not just customers will contribute to the traffic, parking & noise but also additional persons at this residence to operate this business.

Our cul-de-sac is made up of 19 homes and there is only 6 spots in the whole area that a vehicle can be parked on the street. We have driveways onto the street. This residence is about half way down the cul-de-sac so all their traffic travels all the way to the end where they turn around to exit the cul-de-sac.

We have small children in our cul-de-sac and have already experienced vehicles travelling too fast and frequently with loud stereos and using hand held cell phones while driving. The city police have been advised of this over the years particularly with this address. I am very concerned matters will only be worse if this business is permitted. Thank you for your consideration.

I would suggest you do a google earth search of our neighborhood and you can see the very limited parking.

<i>General Matters</i>

The Subdivision and Development Appeal Board made and passed the following motion on November 1, 2018:

“That SDAB-D-18-182 TABLED to November 21 or 22, 2018 at the written request of the Respondent and with verbal agreement from the Appellant.”

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 clauses (a.4) and (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*:

Section 110.3(5) states 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:

a 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, the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Development Officer's Determination

Major Home Based Business is approved as a Discretionary Use (Section 110.3.5).

Major Home Based Business regulations – Section 75

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

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 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.

<p><i>Parking</i></p>

Section 54.2 Schedule 1(A)(8) stipulates that a Major Home Based Business requires 1 parking space in addition to parking required for principal Dwelling.

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.

	<p>Project Number: 280399154-001 Application Date: APR 25, 2018 Printed: October 1, 2018 at 12:32 PM Page: 1 of 3</p>		
Home Occupation			
<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	<p>Property Address(es) and Legal Description(s) 527 - JELLETT WAY NW Plan 9122906 Blk 16 Lot 12</p> <hr/> <p>Specific Address(es) Suite: 527 - JELLETT WAY NW Entryway: 527 - JELLETT WAY NW Building: 527 - JELLETT WAY NW</p>		
<p>Scope of Permit To operate a Major Home Based Business (Personal Service Shop - jewellery and custom dresses, maximum 1 client per day), expires October 1, 2023.</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-right: 1px solid black; vertical-align: top;"> # of business related visits/day: 1 Administration Office Only?: N Class of Permit: Do you live at the property?: Y Outdoor storage on site?: N </td> <td style="width: 50%; vertical-align: top;"> # of vehicles at one time: 1 Business has Trailers or Equipment?: N Description of Business: Ny business is a jewellery selling business with custom hand made dresses. This property is owned by my aunt which is the house owner Expiry Date: 2023-10-01 00:00:00 </td> </tr> </table>		# of business related visits/day: 1 Administration Office Only?: N Class of Permit: Do you live at the property?: Y Outdoor storage on site?: N	# of vehicles at one time: 1 Business has Trailers or Equipment?: N Description of Business: Ny business is a jewellery selling business with custom hand made dresses. This property is owned by my aunt which is the house owner Expiry Date: 2023-10-01 00:00:00
# of business related visits/day: 1 Administration Office Only?: N Class of Permit: Do you live at the property?: Y Outdoor storage on site?: N	# of vehicles at one time: 1 Business has Trailers or Equipment?: N Description of Business: Ny business is a jewellery selling business with custom hand made dresses. This property is owned by my aunt which is the house owner Expiry Date: 2023-10-01 00:00:00		
<p>I/We certify that the above noted details are correct. Applicant signature: _____</p>			
<p>Development Permit Decision Approved Issue Date: Oct 01, 2018 Development Authority: YEUNG, KENNETH</p>			



Project Number: **280399154-001**
Application Date: APR 25, 2018
Printed: October 1, 2018 at 12:32 PM
Page: 2 of 3

Home Occupation

Subject to the Following Conditions

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

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. The number of non-resident employees or business partners working on-site shall not exceed one at any one time.
5. The site shall not be used as a daily rendezvous for employees or business partners.
6. The site shall not be used by employees or business partners as a parking or storage location.
7. Maximum business associated visits shall not exceed 1 per day.
8. Client visit must be by-appointment only and appointments shall not overlap.
9. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5).
10. No person shall keep in any part of a Site in any Residential Zone any commercial vehicle, loaded or unloaded, of a maximum gross vehicle weight (G.V.W.) exceeding 4 600 kg. (Reference Section 45.1(a))
11. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
12. The business use must maintain the privacy and enjoyment of adjacent residences and the characteristic of the neighbourhood.
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. This Development Permit expires on October 1, 2023. Should the business continue to locate at this location, an extension of Development Permit must be approved prior to October 1, 2023.

NOTES:

1. 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.
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).

Variances

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



Project Number: **280399154-001**
Application Date: APR 25, 2018
Printed: October 1, 2018 at 12:32 PM
Page: 3 of 3

Home Occupation

Rights of Appeal

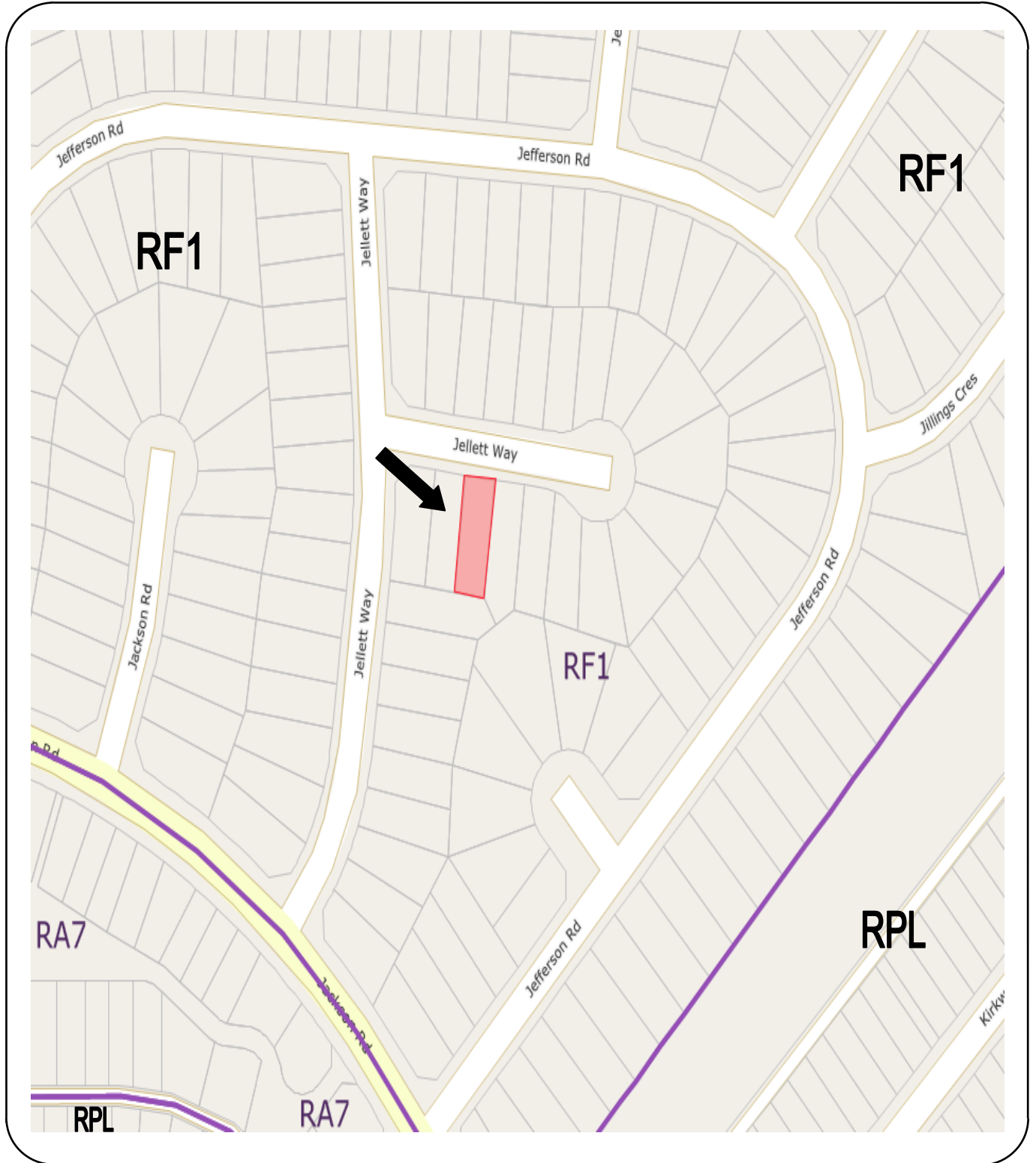
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Oct 09, 2018

Ends: Oct 30, 2018

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$316.00	\$316.00	722872031048001	Apr 25, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	\$316.00	\$316.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-182

