

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
November 9, 2016**

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

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

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I 9:00 A.M. SDAB-D-16-278

**WITHDRAWN**

To install (1) Freestanding Off-premises Signs  
(6.1 metres by 3 metres - facing North/South),  
existing without permits

12720 - 82 Street NW  
Project No.: 000887572-004

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II 10:30 A.M. SDAB-D-16-279

**WITHDRAWN**

To construct a Garage Suite, 8.53metres by 7.32  
metres

8608 - 64 Avenue NW  
Project No.: 230081435-001

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III 1:00 P.M. SDAB-D-16-280

To operate a Major Home Based Business  
(Administration office for Drywall Contractor -  
Gilbert Drywall)

1109 – McKinney Link NW  
Project No.: 224125172-001

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-278

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 887572-004

ADDRESS OF APPELLANT: 12720 - 82 Street NW

APPLICATION TO: Install (1) Freestanding Off-premises  
Signs (6.1 metres by 3 metres - facing  
North/South), existing without permits

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 5, 2016

DATE OF APPEAL: October 17, 2016

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 12720 - 82 Street NW

LEGAL DESCRIPTION: Plan 104MC Blk 1 Lot 7

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**WITHDRAWN**

ITEM II: 10:30 A.M.

FILE: SDAB-D-16-279

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

APPELLANT:

APPLICATION NO.: 230081435-001

APPLICATION TO: Construct a Garage Suite, 8.53 metres by 7.32 metres.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: September 26, 2016

DATE OF APPEAL: October 17, 2016

NOTIFICATION PERIOD: October 4, 2016 through October 18, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8608 - 64 Avenue NW

LEGAL DESCRIPTION: Plan 500KS Blk 4 Lot 19

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:

1. In our immediate area there are no other 2-story structures.
2. Height of proposed development has not been provided (elevation of 8608 is higher than our property).
3. Concern for our privacy: a window on the 2nd level, facing west, looks directly into our yard and our kitchen window.

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

**Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

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

...

- (b) in the case of an appeal made by a person referred to in section 685(2), 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 and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (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(3), a **Garage Suite** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Under section 7.2(3), **Garage Suite** means:

an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

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, Semi-detached Housing and Duplex Housing under certain conditions.

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

...to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the

traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

**Development Officer's Determination:**


**The Garage Suite is approved as a Discretionary Use (Section 110.3(3)).** [unedited].

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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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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	<p style="text-align: right;">Project Number: <b>230081435-001</b>                  Application Date: SEP 07, 2016                  Printed: September 26, 2016 at 4:14 PM                  Page: 1 of 3</p>		
<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 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit Bylaw.</p>			
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b>                  8608 - 64 AVENUE NW                  Plan 500KS Blk 4 Lot 19</p>		
<p><b>Scope of Application</b>                  To construct a Garage Suite 8.53m x 7.32m.</p>			
<p><b>Permit Details</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                 Affected Floor Area (sq. ft.): 314                  Class of Permit: Class B                  Front Yard (m): 9.3                  Rear Yard (m): 1                  Side Yard, left (m): 7.03                  Site Area (sq. m.): 557.42                  Site Width (m): 16.76             </td> <td style="width: 50%; border: none; vertical-align: top;">                 Building Height to Midpoint (m): 5.5                  Dwelling Type: Single Detached House                  Home Design Type:                  Secondary Suite Included?: N                  Side Yard, right (m): 1.2                  Site Depth (m): 32                  Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay             </td> </tr> </table>		Affected Floor Area (sq. ft.): 314 Class of Permit: Class B Front Yard (m): 9.3 Rear Yard (m): 1 Side Yard, left (m): 7.03 Site Area (sq. m.): 557.42 Site Width (m): 16.76	Building Height to Midpoint (m): 5.5 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 32 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Affected Floor Area (sq. ft.): 314 Class of Permit: Class B Front Yard (m): 9.3 Rear Yard (m): 1 Side Yard, left (m): 7.03 Site Area (sq. m.): 557.42 Site Width (m): 16.76	Building Height to Midpoint (m): 5.5 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 32 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p><b>Development Permit Decision</b>                  Approved</p>			
<p><b>THIS IS NOT A PERMIT</b></p>			





Project Number: 230081435-001  
Application Date: SEP 07, 2016  
Printed: September 26, 2016 at 4:14 PM  
Page: 2 of 3

## Application for House Development and Building Permit

**Subject to the Following Conditions**

This Development Permit authorizes the development of a Garage Suite (8.53m x 7.32m). The development shall be constructed in accordance with the stamped and approved drawings.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a permit Fee of \$3006.85.

1. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
2. Eave projections shall not exceed 0.60m into required Setbacks or Separation Spaces of 1.2 m or greater. (Reference Section 44.1(b))
3. Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling. (Reference Section 87.11)
4. A Garage Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business. (Reference Section 87.13)
5. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite shall not exceed three. (Reference Section 87.12)
6. The Garage Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. (Reference Section 87.15)

**Notes:**

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

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

**Variances**

The Garage Suite is approved as a Discretionary Use (Section 110.3(3)).

**Rights of Appeal**

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

Issue Date: Sep 26, 2016	Development Authority: ZIOBER, MELISSA	Signature: _____
Notice Period Begins: Oct 04, 2016	Ends: Oct 18, 2016	
Notice Period Begins: Sep 15, 2016	Ends: Sep 29, 2016	

**Building Permit Decision**

No decision has yet been made.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$37.22	\$37.22	03621745	Sep 22, 2016

**THIS IS NOT A PERMIT**



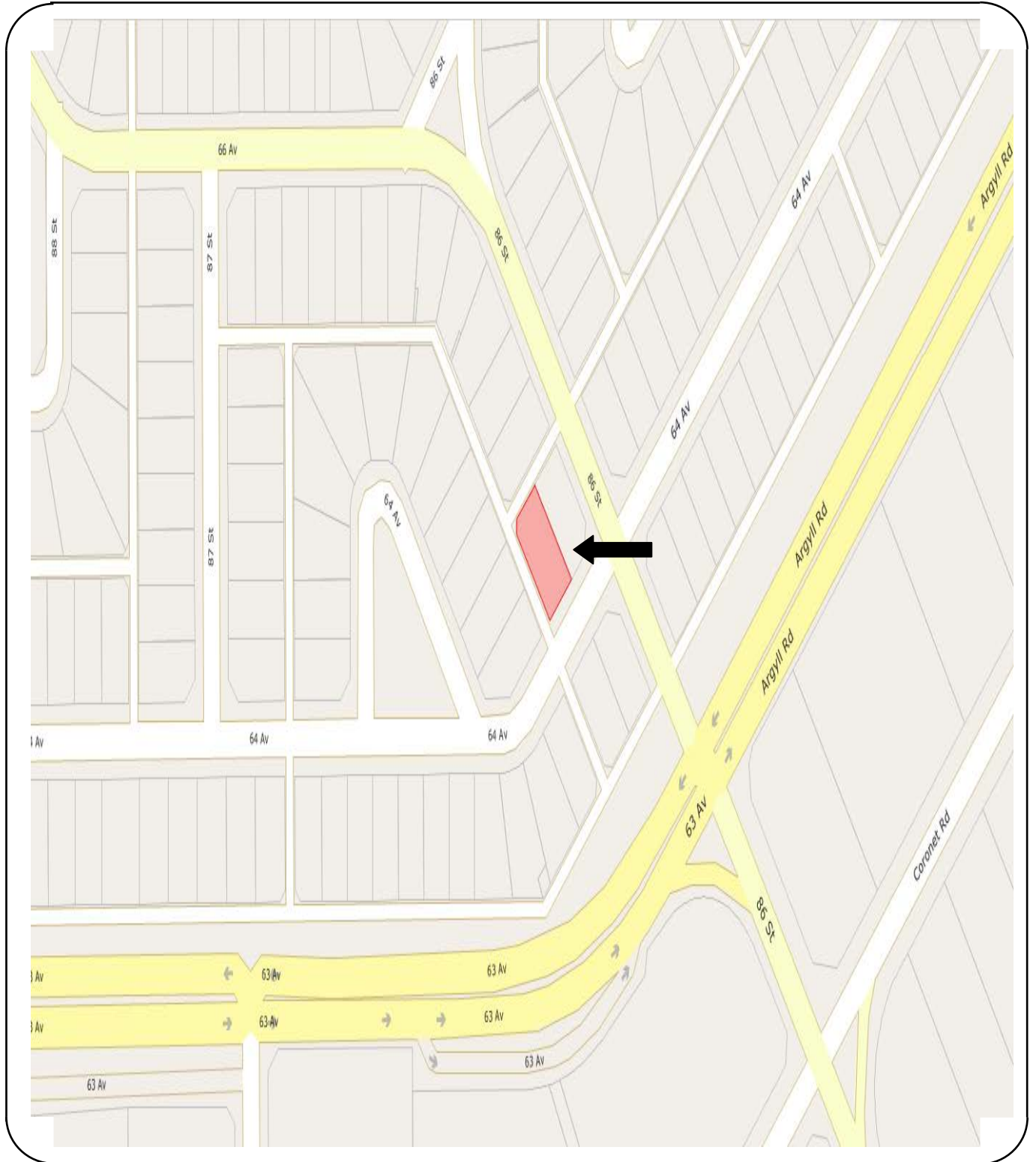
Project Number: **230081435-001**  
Application Date: SEP 07, 2016  
Printed: September 26, 2016 at 4:14 PM  
Page: 3 of 3

## Application for House Development and Building Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Lot Grading Fee	\$135.00	\$135.00	03621745	Sep 22, 2016
Electrical Fees (House)	\$218.00	\$218.00	03621745	Sep 22, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03621745	Sep 22, 2016
Water Usage Fee	\$25.41	\$25.41	03621745	Sep 22, 2016
DP Notification Fee	\$102.00	\$102.00	03621745	Sep 22, 2016
Electrical Safety Codes Fee	\$13.22	\$13.22	03621745	Sep 22, 2016
Building Permit Fee	\$833.00	\$833.00	03621745	Sep 22, 2016
Electrical Fee (Service)	\$77.00	\$77.00	03621745	Sep 22, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,006.85	\$3,006.85		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-279



ITEM III: 1:00 P.M.

FILE: SDAB-D-16-280

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

APPELLANT:

APPLICATION NO.: 224125172-001

APPLICATION TO: Operate a Major Home Based Business.  
(Administration office for Drywall Contractor - Gilbert Drywall).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: September 23, 2016

DATE OF APPEAL: October 8, 2016

NOTIFICATION PERIOD: September 29, 2016 through October 13, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1109 – McKinney Link NW

LEGAL DESCRIPTION: Plan 0524220 Blk 3 Lot 16

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Hodgson Neighbourhood Area Structure Plan

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***Grounds for Appeal***

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

I wish to appeal the variance/discretionary use section of the development permit approved in my neighbourhood. The variation has two parts and I am appealing the second part. It indicates:

2. Outdoor Storage — allow the storage of one enclosed trailer associated with the business. The basis for my appeal are as follow:

1. Traffic Safety: The residents of 1109 McKinney Link own five vehicles; two large trucks (one red and one grey) and three regular size vehicles (one maroon, one navy and one white). Moreover, they have turned their garage to a workshop/storage area which means none of these five vehicles can be parked inside. With the storage unit permanently occupying one spot on the driveway only one of their vehicles can be parked on their driveway and the other four are consistently being parked along the street. This has already created a heavy congestion in McKinney Link. Particularly when other neighbours park their vehicles on the other side of the street or have visitors. This means McKinney Link is often reduced to a single lane. I have personally noticed numerous times that drivers had to stop and take turns when passing through this frequent bottleneck.

The situation is worsened during the winter months when snow is plowed to the sides of street, making it even narrower. This can cause serious traffic safety issues, especially because the roads are icy and slippery in those months.

Please keep in mind that McKinney Link is a linking street and not a cul-de-sac. Therefore, it is used by a lot of residents of the neighbourhood and has a rather high traffic. I strongly believe that permitting the storage unit to stay (which further limits the much needed parking space of 1109 McKinney Link) would greatly compromise the safety of all the neighbours who have to pass through McKinney Link to access Magrath Blvd or Magrath Road.

2. Residents of 1109 McKinney Link are not only using inside of the storage unit but also the sides of the unit for storage purposes! At the moment they have three car tires beside the unit on their driveway and these tires have been here for more than 2 weeks now (I have a picture of them for proof). I strongly believe that a person's driveway is not a place to store articles that do not fit in home or the garage. I am concerned that once this permit is approved other items are also stored around the unit not only creating a bad image in the neighbourhood but also gradually taking up the other half of the driveway and creating more congestion in the street. If the dwelling is not big enough for the size of their business (so that they need to use the double attached garage and parts of their driveway for storage), the right solution is to move to a larger building, not to use the outside for storage. In fact, judging from the number of vehicles that they own it appears that the size of their business is already larger than a business that could be run from a residential base.

<i>General Matters</i>
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**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 within 14 days,

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

...

- (b) in the case of an appeal made by a person referred to in section 685(2), 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 and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (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(6), 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 such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use Class includes Bed and Breakfast Operations but does not include General Retail Sales.

Section 115.1 state 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.

<b><i>Outdoor Storage</i></b>
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A Major Home Based Business shall comply with the following regulations:

...

- 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;

...

**Development Officer's Determination:**

- 1. Discretionary Use - Major Home Occupation is approved as a Discretionary Use (Section 115.3).**
- 2. Outdoor Storage - allow the storage of one enclosed trailer associated with the business (Edmonton Land Use Bylaw 5996, Section 75.5). [unedited].**

<b><i>Major Home Based Business Regulations</i></b>
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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. ...
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 Class 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 Garage Suite or 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 Garage 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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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		Project Number: <b>224125172-001</b> Application Date: JUN 17, 2016 Printed: September 23, 2016 at 3:15 PM Page: 1 of 3
<h2>Home Occupation</h2>		
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.		
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 1109 - MCKINNEY LINK NW Plan 0524220 Blk 3 Lot 16	
<b>Scope of Permit</b> To operate a Major Home Based Business. (Admin office for drywall contractor - Gilbert Drywall)		
<b>Permit Details</b>		
# of business related visits/day: 0 Administration Office Only?: Y Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: N	# of vehicles at one time: 0 Business has Trailers or Equipment?: Y Description of Business: Admin office for drywall Expiry Date: 2021-09-23 00:00:00	
I/We certify that the above noted details are correct. Applicant signature: _____		
<b>Development Permit Decision</b> Approved		
<b>The permit holder is advised to read the reverse for important information concerning this decision.</b>		



Project Number: **224125172-001**  
 Application Date: JUN 17, 2016  
 Printed: September 23, 2016 at 3:15 PM  
 Page: 2 of 3

## Home Occupation

### Subject to the Following Conditions

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

This Development Permit may be revoked or invalidated, at any time, if the Home Based Business as stated in the Permit Details, or if the character or appearance of the Dwelling or Accessory Building, changes. This includes mechanical or electrical equipment used which creates external noise or interference with home electronic equipment in adjacent Dwellings. (Reference Section 75.2)

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. (Reference Section 75.1)

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

There shall be no more than five business associated visit per day at the Dwelling. The business Use must be secondary to the residential Use of the building and no aspects of the business operations shall be detectable from outside the property. The number of non-resident employees or business partners working on-site shall not exceed two at any one time. (Reference Section 75.4)

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. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced. (Reference Section 75.2)

No person shall keep in any part of a Site in any Residential Zone any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.R.) exceeding 4 600 kg or more than one commercial vehicle having a maximum gross vehicle weight (G.V.W.R.) of 4 600 kg or less, for longer than reasonably necessary while loading or unloading such vehicle. (Reference Section 45.1)

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

No commodity shall be displayed on the premises.

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

A new Development Permit must be obtained should the business change or expand.

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

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

#### Advisements:

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. (Reference Section 5.2)

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

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



Project Number: 224125172-001  
Application Date: JUN 17, 2016  
Printed: September 23, 2016 at 3:15 PM  
Page: 3 of 3

## Home Occupation

### Variations

1. Discretionary Use - Major Home Occupation is approved as a Discretionary Use (Section 115.3).
2. Outdoor Storage - allow the storage of one enclosed trailer associated with the business (Edmonton Land Use Bylaw 5996, 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.

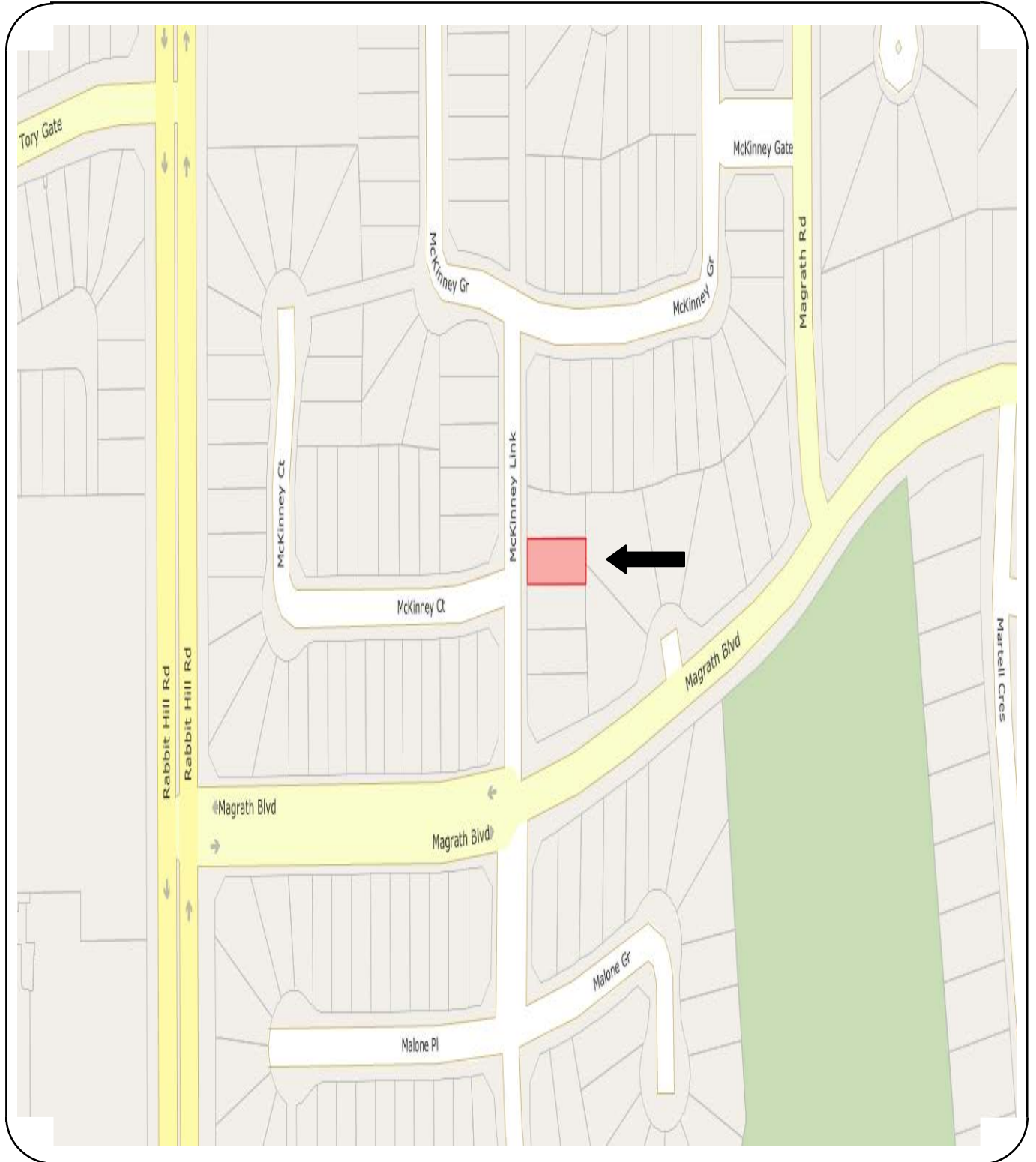
Issue Date: Sep 23, 2016    Development Authority: ZIOBER, MELISSA  
Notice Period Begins: Sep 29, 2016    Ends: Oct 13, 2016

Signature: \_\_\_\_\_

### Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$297.00	\$297.00	03570331	Sep 01, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$297.00	\$297.00		

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



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-280



**BUSINESS LAID OVER**

SDAB-D-16-270	An appeal to comply with a Stop Order to cease the use of General Contractor Services and remove all related materials from the site. <b><i>November 16 or 17, 2016</i></b>
SDAB-D-16-286	An appeal to construct 36 Dwellings of Apartment Housing (4 Storey with underground parking) and to demolish 4 existing Single Detached Houses and 3 detached Garages <b><i>November 16, 2016</i></b>
SDAB-D-16-252	An appeal to operate a Major Home Based Business (Filling Sandbags – Sandbags.ca) <b><i>November 23 or 24, 2016</i></b>
SDAB-D-16-252	An appeal to erect a fence higher than 1.2 m in a Side Yard abutting a public roadway other than a lane. <b><i>November 23 or 24, 2016</i></b>
SDAB-D-16-252	An appeal to construct exterior alterations to an approved Accessory Building (rear detached garage, 7.3 m x 6.1 m). <b><i>November 23 or 24, 2016</i></b>
SDAB-D-16-267	An appeal to change the Use from Warehouse Sales to Restaurants (170 seats) and to construct interior alterations <b><i>November 23 or 24, 2016</i></b>
SDAB-D-16-144	An appeal to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <b><i>November 30 or December 1, 2016</i></b>
SDAB-S-14-001	An appeal to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <b><i>January 25, 2017</i></b>

**APPEAL HEARINGS TO BE SCHEDULED**

000413016-003	An appeal to comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <b><i>November 17, 2016</i></b>
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000413016-004	An appeal to comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <b><i>November 17, 2016</i></b>
188283359-001	An appeal to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <b><i>November 23 or 24, 2016</i></b>
116341262-007	An appeal to construct a 2 Storey Accessory Building (Garage Suite on second floor, Garage on main floor, 10.36m x 6.81m), existing without permits <b><i>November 23 or 24, 2016</i></b>
182548244-007	An appeal to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits <b><i>December 7 or 8, 2016</i></b>
128010578-001	An appeal to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard <b><i>December 7 or 8, 2016</i></b>