

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
September 19, 2018

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

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

I	9:00 A.M.	SDAB-D-18-147	Construct an Accessory structure (carport 7.3 metres by 4.74 metres) 7764 - 83 Avenue NW Project No.: 279770619-001
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II	10:30 A.M.	SDAB-D-18-148	Operate a Major Home Based Business (Administration office for Lawn Care Services - ANGKOR LAWN CARE SERVICES) 18408 - 93 Avenue NW Project No.: 283331093-001
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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-18-147

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 279770619-001

APPLICATION TO: Construct an Accessory structure (carport 7.3 metres by 4.74 metres).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 14, 2018

DATE OF APPEAL: August 28, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7764 - 83 Avenue NW

LEGAL DESCRIPTION: Plan 4892HW Blk 12 Lot 22

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:

3 Variances

- 1) over site coverage for the garage and carport
- 2) side setback of the carport to the 79 Street property line
- 3) keeping the existing driveway access from 79 Street

In support of my request for appeal in reference to the above noted project (construct a Carport) I submit as follows;

- 1) Over site coverage for the garage and carport

I understand that the over site coverage is only 1%. The allowable site coverage for my residence (house including addition) is less than the allowable amount; so the small

overage of the out buildings would not impact on the overall coverage of the lot. Thus I request that this request for variance be granted.

2) Side setback of the carport to the 79 Street property line

This garage and driveway has been in existence for some 63 years without incident; the proposed carport development would not hinder vision for any traffic coming from any direction because the height of the carport would be above the vision from any vehicle and the construction of the carport is such that the lower part would be 3 visible posts to hold up the roof of the carport which would be constructed of transparent material and would not cast any shadow or darkness on the area. I request that this request for variance be granted.

3) Keeping the existing driveway access from 79 Street

I request that the existing driveway access from 79 Street remain. As mentioned above, this driveway access has been in existence for 63 years without incidence. Changing the driveway access would mean demolition and rebuilding the garage---this garage is a reinforced concrete structure and its demolition would be a major undertaking. I realise that new building codes require garage driveways to approach from the lane, however there are several existing driveways and garages approaching from 79 Street in this area and I request that my driveway be treated the same as others in this area.

In summation, it has been my endeavour, over the last year, to add value and beauty to my home and area. The work that I have done by building an addition and upgrading the appearance of my home is in keeping with the transition that is taking place in this area. The addition of a carport will certainly provide protection for my vehicles and will greatly assist me in keeping my driveway safe and clear of winter snow. I am acquainted with my surrounding neighbours and none of my neighbours who spoke to me about this carport application were opposed to it in any way.

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.

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 clause (d), must comply with any 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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except (a) to make it a conforming building, (b) for routine maintenance of the building, if the development authority considers it necessary, or (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the *Edmonton Zoning Bylaw*

Section 110.2(5) states **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Under Section 6.1, **Accessory** means when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.

Section 50.1(2) states Accessory Uses and buildings are permitted in a Zone when Accessory to a principal Use which is a Permitted Use in that same Zone and for which a Development Permit has been issued.

Under Section 6.1, **Garage** means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.

Section 110.1, the **General Purpose** of the **(RF1) Single 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 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.

Non-conforming Access

Section 814.3(17) states that regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

Development Officer's Determination

Driveway – The driveway is located off of 79 Street (flanking) instead of the alley. This is an existing non-conforming access and no changes are included with this proposed development. (Section 814.3.17) [unedited]

Accessory Building Location

Section 50.3(5)(c) states the distance between an Accessory building and the lot line running parallel to any flanking public roadway, other than a Lane, shall not be less than the Side Setback required for the principal building. If the principal building was developed before October 2, 1961, the distance may be reduced, if the placement of the proposed Garage is consistent with the placement of other existing Garages in the same block.

Section 814.3(3)(b) states that Side Setbacks shall be established 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)(d) states that on a Corner Site where the building faces the flanking Side Lot Line the minimum Side Setback abutting the flanking Side Lot Line shall be 4.5 metres. **If the Dwelling does not have an attached Garage also facing the flanking Side Lot Line, the minimum Side Setback may be reduced to 3.0 metres, in order to increase the Private Outdoor Amenity Area in the interior Side Yard.**

Development Officer’s Determination

An Accessory Building or Structure shall be located not less than 4.5 metres (14 ft. 9 in.) from the flanking side lot line 79 Street. (50.3(4)(c), 814.3(b) & 110.4.11(d))

Proposed: 0.7 metres

Deficient by: 3.8 metres [unedited]

<i>Site Coverage</i>

Section 50.3(4) states that the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.

Under Section 6.1, Site coverage means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 metres above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 metres or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 metres above Grade;

Section 110.4(7)(a) states that the Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
Single Detached Housing - Site greater than 300 m2	28 percent	12 percent	40 percent	40 percent

Development Officer's Determination

The site coverage of Accessory Buildings or Structures shall not exceed 12%. (Reference Section 110.4.7(a))

12%:98.8 m2

Proposed: 106.7 m2 or 12%

Exceeds by: 7.9 m2 or 1% [unedited]

Eave Projection


Section 44.1(a) states that the verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, may project into a required Setback or Separation Space, provided such projections do not exceed 0.6 metres in the case of Setbacks or Separation Spaces of 1.2 metres or greater. Where unenclosed steps extend into Side Setbacks, such steps shall not exceed a Height of 1.0 metres.

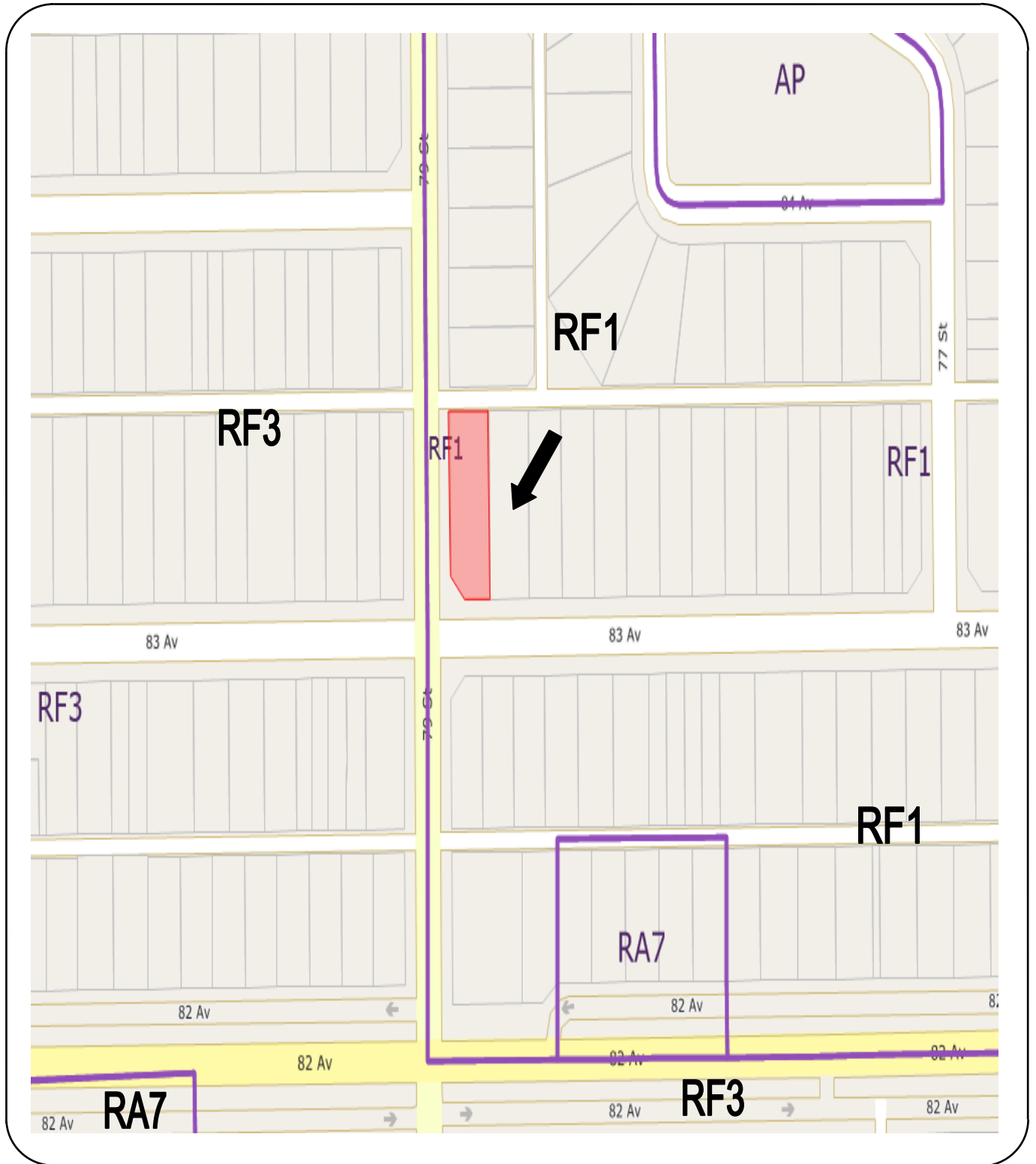
Development Officer's Determination

Projection – The distance from the carport eave to the property line along 79 Street (flanking side lot line) is 0.2 metres, instead of 3.9 metres (Section 44.1(a)) [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.

	<h2 style="margin: 0;">Application for Minor Development Permit</h2>	Project Number: 279770619-001 Application Date: APR 17, 2018 Printed: August 28, 2018 at 1:49 PM Page: 1 of 2										
This document is a Development Permit Decision for the development application described below.												
Applicant <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 7764 - 83 AVENUE NW Plan 4892HW Blk 12 Lot 22 Specific Address(es) Suite: 7764 - 83 AVENUE NW Entryway: 7764 - 83 AVENUE NW Building: 7764 - 83 AVENUE NW											
Scope of Application To construct an Accessory structure (carport 7.3m x 4.74m).												
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Accessory Buildings Secondary Suite Included?: N </td> <td style="width: 50%; border: none;"> Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>			# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Accessory Buildings Secondary Suite Included?: N	Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay								
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I/We certify that the above noted details are correct. Applicant signature: _____												
Development Application Decision Refused Issue Date: Aug 14, 2018 Development Authority: BAUER, KERRY Reason for Refusal Driveway - The driveway is located off of 79 Street (flanking) instead of the alley (Section 814.3.17). This is an existing non-conforming access and no changes are included with this proposed development. An Accessory Building or Structure shall be located not less than 4.5m (14 ft 9 inches.) from the flanking side lot line 79 Street. (Reference Section 50.3(4)(c), 814.3.(b) & 110.4.11(d)) Proposed: 0.7m Deficient by: 3.8m The site coverage of Accessory Buildings or Structures shall not exceed 12%. (Reference Section 110.4.7(a)) 12%: 98.8m2 Proposed: 106.7m2 or 13% Exceeds by: 7.9m2 or 1% Projection - The distance from the carport eave to the property line along 79 Street (flanking side lot line) is 0.2m, instead of 3.9m (Section 44.1(a)). 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 <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: center;">Fee Amount</th> <th style="text-align: center;">Amount Paid</th> <th style="text-align: center;">Receipt #</th> <th style="text-align: center;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: center;">\$116.00</td> <td style="text-align: center;">\$116.00</td> <td style="text-align: center;">04945451</td> <td style="text-align: center;">Apr 17, 2018</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$116.00	\$116.00	04945451	Apr 17, 2018
	Fee Amount	Amount Paid	Receipt #	Date Paid								
Dev. Application Fee	\$116.00	\$116.00	04945451	Apr 17, 2018								
THIS IS NOT A PERMIT												



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-147



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-148

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

APPELLANT:

ADDRESS OF RESPONDENT: 18414 – 93 Avenue NW

APPLICATION NO.: 283331093-001

APPLICATION TO: Operate a Major Home Based Business (Administration office for Lawn Care Services - ANGKOR LAWN CARE SERVICES)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: August 20, 2018

DATE OF APPEAL: August 27, 2018

NOTIFICATION PERIOD: August 20, 2018 through September 3, 2018

RESPONDENT: O. Tes

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 18408 - 93 Avenue NW

LEGAL DESCRIPTION: Plan 7521612 Blk 16 Lot 117

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

Too many vehicles on the street, disruption early in the morning, too much on the front drive way, like fertilizer, sand, lawn treatment etc., difficult for

city vehicles like garbage truck and snow plow to get around all the equipment.

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,

- (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, [...]
 - (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;

...

- (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 110.1, 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.

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.

Discretionary Use

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.

Development Officer's Determination

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

Outdoor Storage

Section 75.5 states that 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: To allow outdoor storage of one non-enclosed trailer, 10' long. (Section 75.5) [unedited]

Parking

Section 75.3 states that 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 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 and that 1 parking space per guest room is required in addition to the parking required for the principal Dwelling.

Development Officer's Determination

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. [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: **283331093-001**
 Application Date: MAY 28, 2018
 Printed: August 27, 2018 at 1:03 PM
 Page: 1 of 3

Home Occupation

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 18408 - 93 AVENUE NW Plan 7521612 Blk 16 Lot 117 Specific Address(es) Suite: 18408 - 93 AVENUE NW Entryway: 18408 - 93 AVENUE NW Building: 18408 - 93 AVENUE NW
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Scope of Permit
 To operate a Major Home Based Business (Administration office for Lawn Care Services - ANGKOR LAWN CARE SERVICES).

Permit Details	
# 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: Administration office for Lawn Care Services Expiry Date: 2023-08-20 00:00:00

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

Applicant signature: _____

Development Permit Decision
 Approved
Issue Date: Aug 20, 2018 **Development Authority:** WATTS, STACY



Project Number: **283331093-001**
Application Date: MAY 28, 2018
Printed: August 27, 2018 at 1:03 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. (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.

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. (Reference Section 75.5)

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:

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.

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)



Project Number: **283331093-001**
 Application Date: MAY 28, 2018
 Printed: August 27, 2018 at 1:03 PM
 Page: 3 of 3

Home Occupation

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

Variations

Outdoor Storage: To allow outdoor storage of one non-enclosed trailer, 10' long. (Section 75.5)

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

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: Aug 28, 2018 **Ends:** Sep 18, 2018

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$316.00	\$316.00	05068011	Jun 01, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	\$316.00	\$316.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-148

