

President, Ermineskin Community League
10709 32A Avenue NW
Edmonton, AB T6J 4A6

Date: November 9, 2018
City File #: 287124434-007

DEVELOPMENT PERMIT NOTICE IN STEINHAUER**CLASS B**

A Development Permit has been approved for a property located near you. The development is for the Use from Professional, Financial and Office Support Services to Child Care Services and to combine with existing Child Care Services (City File 287124434-001) to a maximum of 134 children and to construct interior alterations and exterior alterations and to the outdoor play space to 7.3 m × 26.5 m.

Location: 3022 - CALGARY TRAIL NW, Neighbourhood - Steinhauer

The legal description of this address is Plan 5711KS Blk A

Zone: DC2 Site Specific Development Control Provision

Overlay: None

Notice /Appeals

This letter is to provide you with notice of an approved Class B Development Permit that includes variance(s) and/or a discretionary use (listed below). After notice is given, you have **21 days to appeal the decision to the Subdivision and Development Appeal Board (SDAB)**. *The SDAB is an independent body established by City Council. Its decisions are final and can only be overturned by the courts if the the board makes an error of law or jurisdiction.*

Notification Appeal Period: November 15, 2018 - December 6, 2018

To file an appeal or get information on the appeal process you must contact the SDAB directly (*contact information on the back page*). The appeal fee is based on zoning and appeal type.

Variations and/or Discretionary Use

Section numbers below refer to Zoning Bylaw 12800 (*refer to image for common Zoning Bylaw terms*).

Discretionary Development - The Site is designated as a Site Specific Development Control Provision (DC2.12). (Section 12.4)



Contact Information

Appeals

Subdivision and Development Appeal Board
Churchill Building, 10019 - 103 Avenue
Edmonton, AB T5J 0G9
T: (780) 496-6079
E: sdab@edmonton.ca
www.edmontonsdab.ca

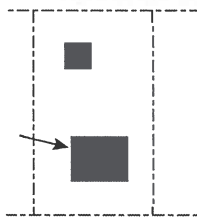
Development Permit Questions

Clark Kennedy
Planning Technician, Development Services
2nd Floor, 10111 104 Avenue NW
Edmonton, Alberta
T5J 0J4
T: (780) 496-1834
E: Clark.Kennedy@edmonton.ca

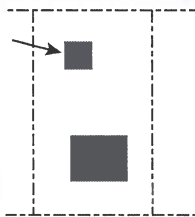
Common Zoning Bylaw Terms

The Zoning Bylaw contains the rules and regulations for the development of land in Edmonton. For the purpose of land development, Edmonton is divided into zones. Overlays are additional regulations applied to a zone. For further clarification, visit edmonton.ca/zoningbylaw.

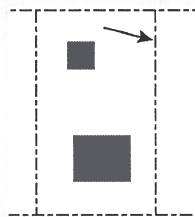
The diagrams below explain common Zoning Bylaw terms that may be used in this letter.



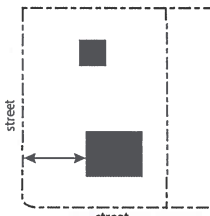
Principal Building
(e.g. House)



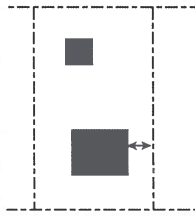
Accessory Building
(e.g. Garage)



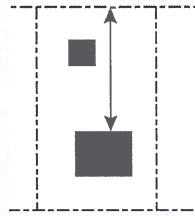
Property Line



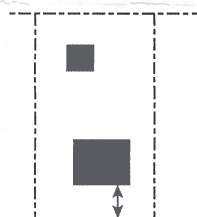
Flanking Side Setback
(Corner lot only)



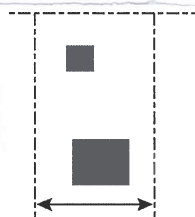
Side Setback



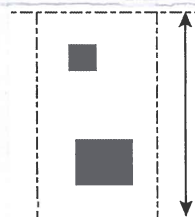
Rear Setback



Front Setback



Site Width



Site Depth