



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

Date: November 7, 2018  
City File #: 294654127-001

**DEVELOPMENT PERMIT NOTICE IN CALGARY TRAIL SOUTH****CLASS B**

**A Development Permit has been approved for a property located near you.** The development is for the Use from General Retail Store to Health Services and to construct interior alterations (Flex Physiotherapy & Acupuncture).

**Location: 2860 - CALGARY TRAIL NW, Neighbourhood - Calgary Trail South**

*The legal description of this address is Condo Common Area (Plan 1025554,1822197)*

**Zone:** CB2 General Business Zone

**Overlay:** Major Commercial Corridor

**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 13, 2018 - December 4, 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.

**Variances and/or Discretionary Use**

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

1. Parking - The site has 264 parking spaces, instead of 324 (Section 54.2 and Schedule 1)



**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](mailto:sdab@edmonton.ca)  
[www.edmontonsdab.ca](http://www.edmontonsdab.ca)

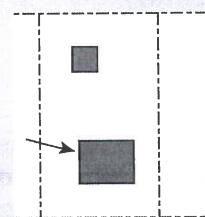
**Development Permit Questions**

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](mailto:Clark.Kennedy@edmonton.ca)

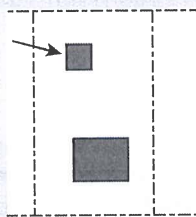
**Common Zoning Bylaw Terms**

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](http://edmonton.ca/zoningbylaw).

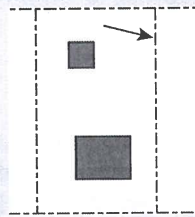
The diagrams below explain common Zoning Bylaw terms that may be used in this letter.



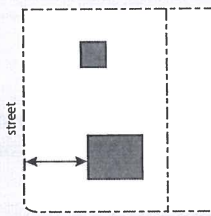
Principal Building  
(e.g. House)



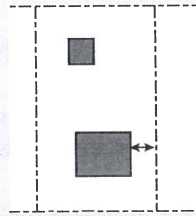
Accessory Building  
(e.g. Garage)



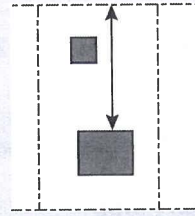
Property Line



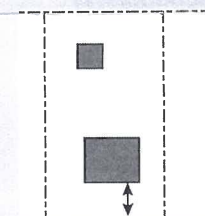
Flanking Side Setback  
(Corner lot only)



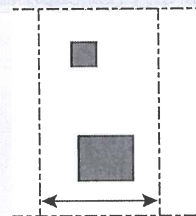
Side Setback



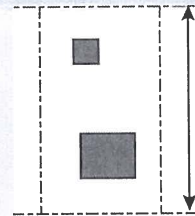
Rear Setback



Front Setback



Site Width



Site Depth