



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

Date: May 3, 2019  
City File #: 303690617-001

**DEVELOPMENT PERMIT NOTICE IN ERMINESKIN****CLASS B**

**A Development Permit has been approved for a property located near you.** The development is for and operate a Residential Sales Centre (Century Park Presentation Centre - up to a maximum of two years and expire on May 02, 2021).

**Location: 2609 - 110A STREET NW, Neighbourhood - Ermineskin**

*The legal description of this address is Plan 0022925 Blk 32 Lot 5A*

**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: May 9, 2019 - May 30, 2019**

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) You are receiving this notice because a Development Permit has been issued on a Direct Control Zone, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.
- 2) To allow surface parking lot for a temporary development. The temporary surface parking is accessory to the Residential Sales Centre. (Section DC2.996.4(q)(C) and (H))
- 3) To allow less than 25% of tree canopy for Block H. (Section DC2.996.4(v)(i)(F))
- 4) Loading - The site has 0 loading spaces, instead of 1 loading space. (Section DC2.996.4 (u)(iii))