

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

Date: August 21, 2018  
City File #: 275811102-003

**DEVELOPMENT PERMIT NOTICE IN STEINHAUER**

**CLASS B**

**A Development Permit has been approved for a property located near you.** The development is for To convert a Single detached House to a 6-sleeping unit Lodging House

**Location: 10509 - 32A AVENUE NW, Neighbourhood - Steinhauer**

*The legal description of this address is Plan 4884TR Blk 14 Lot 7*

**Zone:** RF1 Single Detached Residential Zone

**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: August 28, 2018 - September 18, 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*).

Discretionary Use - A Lodging House is approved as a Discretionary Use in the RF1 Zone (Section 110.3).



**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)

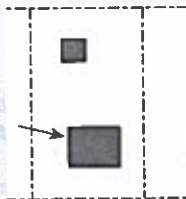
**Development Permit Questions**

Brandon Langille  
Planner I, City Planning  
2nd Floor, 10111 104 Avenue NW  
Edmonton, Alberta  
T5J 0J4  
T: (780) 423-5347  
E: [Brandon.Langille@edmonton.ca](mailto:Brandon.Langille@edmonton.ca)

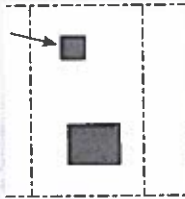
**Common Zoning Bylaw Terms**

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).

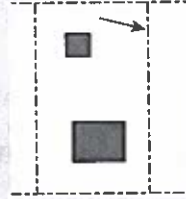
The diagrams below explain common Zoning Bylaw terms that may be used in this letter.



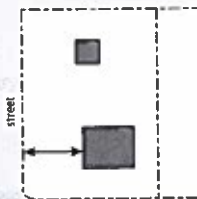
Principal Building  
(e.g. House)



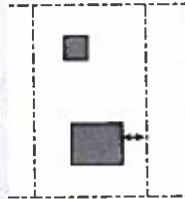
Accessory Building  
(e.g. Garage)



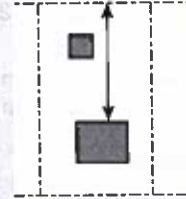
Property Line



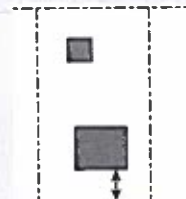
Flanking Side Setback  
(Corner lot only)



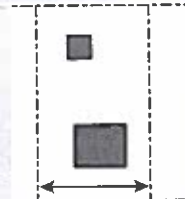
Side Setback



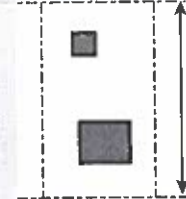
Rear Setback



Front Setback



Site Width



Site Depth