

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
December 2, 2015**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I	9:00 A.M.	SDAB-D-15-284	Change the Use of a General Retail Store to a Pawn Store and to construct interior alterations
			4603 – 118 Avenue NW Project No.: 180713836-001

II	1:00 P.M.	SDAB-D-15-285	Convert an existing Single Detached House into a Child Care Services Use building (60 Children, 2-12 to 18 months, 6- 19 months to 3 years, 32- 3 to 4 years, 20- above 4.5 years) and to construct interior and exterior alterations (Sakaw Daycare)
			5739 – 11A Avenue NW Project No.: 158040859-001

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-15-284

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 180713836-001

ADDRESS OF APPELLANT: 11947 – 91 Street NW

APPLICATION TO: Change the Use of a General Retail Store to a Pawn Store and to construct interior alterations.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 29, 2015

DATE OF APPEAL: November 9, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4603 – 118 Avenue NW

LEGAL DESCRIPTION: Plan 7242AH Blk 2 Lots 23-24

ZONE: CB1 Low Intensity Business Zone

OVERLAYS: Edmonton – Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay; Medium Scale Residential Infill Overlay; Major and Minor Secondhand Stores Overlay

STATUTORY PLANS: N/A

Grounds for Appeal

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

1. Secondhand Stores and Pawn Stores Overlay
The Development Authority stated that the proposed use would interfere with amenities of the neighbourhood and materially interfere with the use, enjoyment or value of neighbouring properties, based on documented concerns of affected parties under s. 818.3 of the Overlay.

The Overlay requires that the appellant contact affected parties, being the owners of land within 60 m of the site, the Community League, and the Business Revitalization Zone Association in order to provide details, solicit comments, document opinions or concerns received, and outline modifications to address these concerns. The appellant did so, but received almost no response. The Community League advised that it did not want a large number of one type of business in the area, but the appellant is moving locations within the neighbourhood, not opening a new store. The Business Revitalization Zone Association did not allow the appellant to attend its meeting to discuss any concerns, so the appellant was not provided an opportunity to hear and address these. The rejection notice also states that the Development Officer received "documented concerns" from affected owners. If there were any further concerns sent by affected parties directly to the Development Officer, these were not shared with the appellant, and so she would not have been aware of and able to address these concerns. The appellant has performed her due diligence, and is prepared to make modifications to address concerns of those affected, but has been prevented from doing so as a result of the affected parties not responding and providing her with concerns to address.

2. Abbottsfield Rundle Heights Community Development Plan

The Development Authority stated that, in her opinion, the appellant's application did not conform to the policies of the applicable Statutory Plan. The Plan expresses concerns about a large concentration of secondhand stores and pawn shops in the area, and the proliferation of such businesses. Since these concerns were initially raised, the amount of such stores in the area has decreased. The appellant already operates a pawn shop in the area. The request for a development permit was made in order for the appellant to move the current business to a new location, not to open an additional business, so the number of pawn shops would not increase. The granting of a development permit to the appellant would in fact help advance many of the goals of the Plan. The appellant provides a needed service in the community, as demonstrated by the customer base it has attracted and grown. The Plan notes that the number of vacant commercial sites is of concern. The appellant is intending to develop a currently-vacant building by cleaning it up and making it presentable, which will help create an environment that will be attractive to other businesses and pedestrian traffic, encouraging local shopping. The appellant intends to work with other businesses in the area, the police, and other community players in order to make a positive impact on the neighbourhood, as her business has already done at its current location. The appellant's business is already a member of the community, and the granting of the permit will allow it to grow and further develop its business, which is another goal of the Plan. The appellant is the owner of the building, not just a tenant, which is indicative of her intent to make a long term commitment to the neighbourhood.

The appellant had purchased the building at issue, on the basis of not expecting any problem with the granting of the permit. The refusal to grant a permit will therefore be detrimental to the appellant and cause business losses. The appellant respectfully submits that she has complied with the Overlay and Statutory Plan, and in these circumstances the appeal should be allowed and the development permit granted.
[unedited]

General Matters

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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
 - ...

The decision of the Development Authority was dated October 29, 2015. The Notice of Appeal Period expired on November 12, 2015, and the Notice of Appeal was filed on November 9, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 330.1 states that the **General Purpose** of the **CB1 Low Intensity Business Zone** is:

... to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas.

Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Under Section 330.3(26), **Pawn Stores** are a **Discretionary Use** under the CB1 Low Intensity Business Zone.

Section 7.4(40) states:

Pawn Stores means development used to provide secured loans in exchange for goods offered as collateral, including the sale of such goods. This Use Class may also include the minor repair of goods sold on-Site. Typical Uses include the resale of clothing, jewelry, stereos, household goods and musical instruments in pawn. This Use Class does not include the sale of used vehicles, recreation craft or construction and industrial equipment, and does not include Flea Markets or Secondhand Stores.

Section 818.1 states that the **General Purpose** of the **Secondhand Stores and Pawn Stores Overlay** is:

...to supplement the regulations of Commercial Zones regarding Secondhand Stores and Pawn Stores in order to require parties interested in developing such Uses to consult with surrounding property owners, prior to applying for a Development Permit.

<i>Appropriateness of Proposed Use</i>
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Section 818.3 addresses the **Development Regulations** with respect to the **Secondhand Stores and Pawn Stores Overlay** as follows:

When there is a Development Application for Secondhand Stores or Pawn Stores:

1. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League and the President of each Business Revitalization Zone Association operating within the distance described above, at least 21 days prior to submission of a Development Application;
2. the applicant shall outline, to the affected parties, the details of the application and solicit their comments on the application;
3. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and

4. the applicant shall submit this documentation as part of the Development Application.

Development Officer's Decision

1) The proposed Discretionary Use, a Pawn Store, would unduly interfere with the amenities of the neighbourhood, and materially interfere with or affect the use, enjoyment or value of neighbouring properties. The Development Officer has received documented concerns by affected parties contacted in accordance to Section 818.3 of the Secondhand Stores and Pawn Stores Overlay. In the opinion of the Development Authority the proposed development, a Pawn Store, does not conform to the policies of the applicable Statutory Plan, specifically the Abottsfield Rundle Heights Community Development Plan. [unedited]

Board Officer's Comments

The decision of the Development Officer states, in part: “the proposed development, a Pawn Store, does not conform to the policies of the applicable Statutory Plan, specifically the Abottsfield Rundle Heights Community Development Plan.”

Section 616(dd) of the *Municipal Government Act* defines “statutory plan” as follows:

“statutory plan” means an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan *adopted by a municipality under Division 4*; [emphasis added]

Division 4 stipulates that statutory plans are adopted by bylaw, as follows:

Intermunicipal development plan

631(1) Two or more councils may, *by each passing a bylaw*... adopt an intermunicipal development plan...

Municipal development plan

632(1) A council of a municipality with a population of 3500 or more must *by bylaw* adopt a municipal development plan.

Area structure plan

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may *by bylaw* adopt an area structure plan.

Area redevelopment plans

634 A council may

...

- (b) adopt, *by bylaw*, an area redevelopment plan...

However, Section 6.1(96) of the land use bylaw currently in effect, the *Edmonton Zoning Bylaw 12800*, states:

Statutory Plan means for the purpose of this Bylaw only, any plan defined as a Statutory Plan by the Municipal Government Act, or any planning policy document approved by City Council by resolution having specific impact on a defined geographic area such as a neighbourhood.

The Board Officer notes that the Abbotsfield/Rundle Heights Community Development Plan was approved by City Council by Resolution on October 21, 1996.

Section 687(3) of the *Municipal Government Act* states:

In determining an appeal, the subdivision and development appeal board

...

(a.1) *must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;*
[emphasis added]

...

(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.

The Board Officer notes that the definition of Statutory Plan in the land use bylaw – which the Board must comply with, pursuant to Section 687(3)(a.1) – differs from the definition in the *Municipal Government Act*, which is the Appeal Board's enabling legislation.

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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

	<p style="text-align: right;">Project Number: 180713836-001 Application Date: OCT 09, 2015 Printed: November 25, 2015 at 2:37 PM Page: 1 of 1</p>																														
<h2 style="margin: 0;">Application for Major Development Permit</h2>																															
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<p>Applicant</p> <p>CARLA ZOHNER </p>	<p>Property Address(es) and Legal Description(s) 4603 - 118 AVENUE NW Plan 7242AH Blk 2 Lots 23-24</p> <hr/> <p>Specific Address(es) Entryway: 4603 - 118 AVENUE NW</p>																														
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<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class B Gross Floor Area (sq.m.): 299.04 New Sewer Service Required: N Site Area (sq. m.): 580.66 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: Secondhand Stores Section 818 </td> </tr> </table> <p>I/We certify that the above noted details are correct. Applicant signature: _____</p>		Class of Permit: Class B Gross Floor Area (sq.m.): 299.04 New Sewer Service Required: N Site Area (sq. m.): 580.66	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: Secondhand Stores Section 818																												
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<p>Development Application Decision Refused</p> <p>Reason for Refusal 1) The proposed Discretionary Use, a Pawn Store, would unduly interfere with the amenities of the neighbourhood, and materially interfere with or affect the use, enjoyment or value of neighbouring properties. The Development Officer has received documented concerns by affected parties contacted in accordance to Section 818.3 of the Secondhand Stores and Pawn Stores Overlay. In the opinion of the Development Authority the proposed development, a Pawn Store, does not conform to the policies of the applicable Statutory Plan, specifically the Abbottsfield Rundle Heights Community Development Plan.</p> <p>Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.</p>																															
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<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%; text-align: right;">Fee Amount</th> <th style="width: 10%; text-align: right;">Amount Paid</th> <th style="width: 10%; text-align: right;">Receipt #</th> <th style="width: 10%; text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$316.00</td> <td style="text-align: right;">\$316.00</td> <td style="text-align: right;">02810262</td> <td style="text-align: right;">Oct 09, 2015</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$100.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$416.00</td> <td style="text-align: right; border-top: 1px solid black;">\$316.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5">(\$100.00 outstanding)</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$316.00	\$316.00	02810262	Oct 09, 2015	DP Notification Fee	\$100.00				Total GST Amount:	\$0.00				Totals for Permit:	\$416.00	\$316.00			(\$100.00 outstanding)				
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<p>THIS IS NOT A PERMIT</p>																															



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-284



ITEM II: 1:00 P.M.

FILE: SDAB-D-15-285

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 158040859-001

ADDRESS OF APPELLANT: 9256 – 34 Avenue NW

APPLICATION TO: Convert an existing Single Detached House into a Child Care Services Use building (60 Children, 2-12 to 18 months, 6- 19 months to 3 years, 32- 3 to 4 years, 20- above 4.5 years) and to construct interior and exterior alterations (Sakaw Daycare)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 9, 2015

DATE OF APPEAL: November 10, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5739 – 11A Avenue NW

LEGAL DESCRIPTION: Plan 9122524 Blk 35 Lot 108

ZONE: RF1 Single Detached Residential Zone

OVERLAYS: N/A

STATUTORY PLANS IN EFFECT: N/A

Grounds for Appeal

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

- The Development Permit has been refused for the reason of available parking spots.
- The appellant has completed parking justification

- The appellant has community support; there is a requirement of daycare due to increased child capacity and increased boundaries of the school. [unedited]

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 within 14 days,

- a. in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
 - ...

The decision of the Development Authority was dated November 9, 2015. The Notice of Appeal Period expired on November 23, 2015, and the Notice of Appeal was filed on November 10, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states that 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, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.3(1), **Child Care Services** are a **Discretionary Use** under the RF1 Single Detached Residential Zone.

Section 7.8(2) states:

Child Care Services means a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use Class typically includes daycare centres; out-of-school care centres; preschools; and dayhomes (providing child care within the care provider’s residence).

Child Care Service Parking Requirements: On-Site Drop-off

Section 80(6) states:

A Child Care Service shall comply with the following regulations:

...

- 6. parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, drop-off parking shall be provided as follows:
 - a. a separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children;

...

Development Officer’s Decision

1. Section 80(6) - Parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, a separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children.

Required: 7 on-site drop-off
Proposed: 1 on-site drop-off
Deficient: 6 on-site drop-off
[unedited]

Child Care Service Parking Requirements: Drop-off Space

Section 80(6) states:

A Child Care Service shall comply with the following regulations:

...

- 6. parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, drop-off parking shall be provided as follows:

- a. ...
- b. each drop-off space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length; and
- c. ...

Development Officer’s Decision

4. Section 80(6)(b) - Each drop-off space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length.

- The two on-site drop off spaces, located adjacent to the entrance of the Site, are not a minimum of 5.5 m in length.

Child Care Service Parking Requirements: Employee Parking

Section 54.2 Schedule 1 – Vehicular Parking Requirement provides the following:

Schedule 1(A) Areas outside of the Downtown Special Area	
Use of Building or Site	Minimum Number of Parking Spaces or Garage Spaces Required
Community, Educational, Recreational and Cultural Service Use Classes	
31. Child Care Services	<p>1 parking space for the first 2 employees, plus 0.5 spaces per additional employee</p> <p>Except:</p> <ul style="list-style-type: none"> a. Dayhomes (providing care to 7 or more children within the residence of the child care provider): <p>1 parking space per non-resident employee, in addition to parking required for Primary Dwelling.</p> <p>Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.</p>

Development Officer’s Decision

1. Section 80(6) - Parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, a

separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children.

Required: 7 on-site drop-off
 Proposed: 1 on-site drop-off
 Deficient: 6 on-site drop-off

Tandem Parking

Section 54.1(2)(f) states: “Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.”

Section 6.1(100) states: “**Tandem Parking** means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle”.

Development Officer’s Determination:

3. Section 54.1(2)(f) - Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.

- The arrangement of parking on the Site is considered to be in tandem.

Loading Spaces Requirement

Section 54.4 Schedule 3 – Loading Spaces Requirement provides the following:

Use of Building or Site	Total Floor Area of Building	Minimum Number of loading Spaces Required
1. Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465 m ²	1
	465 m ² to 2 300 m ²	2
	Each additional 2 300 m ² , or fraction thereof	1 additional
2. Any development within the Residential-Related, Basic Services or Community, Educational, Recreational and Cultural Service Use	Up to 2 800 m ²	1
	Each additional 2 800 m ²	1 additional

Classes and Professional, Financial and Office Support Services		
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Note: The Development Permit states that the Gross Floor Area of the proposed development is 260 m².

Development Officer's Determination:

5. Section 54.4, Schedule 3(2) - The proposed development requires one loading spaces (9.0 m x 3.0 m) provided in accordance with Section 54.4.

Proposed: 0

Deficient: 1

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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.



Project Number: **158040859-001**
Application Date: JUL 24, 2014
Printed: November 26, 2015 at 3:15 PM
Page: 1 of 2

Application for Major Development Permit

This document is a Development Permit Decision for the development application described below.

Applicant

SAKAW DAYCARE
[REDACTED]

Property Address(es) and Legal Description(s)

5739 - 11A AVENUE NW
Plan 9122524 Blk 35 Lot 108

Specific Address(es)

Suite: 5739 - 11A AVENUE NW
Entryway: 5739 - 11A AVENUE NW
Building: 5739 - 11A AVENUE NW

Scope of Application

To convert an existing Single Detached House into a Child Care Services Use building (60 Children, 2- 12-18 months, 6 -19 months-3 yrs, 32 - 3-4.5 yrs, 20 - above 4.5 yrs) and to construct interior and exterior alterations(Sakaw Daycare)

Permit Details

Class of Permit:
Gross Floor Area (sq.m.): 260
New Sewer Service Required: N
Site Area (sq. m.): 647.89

Contact Person:
Lot Grading Needed?: N
NumberOfMainFloorDwellings: 0
Stat. Plan Overlay/Annex Area: (none)

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

Applicant signature: _____

Development Application Decision

Refused

THIS IS NOT A PERMIT



Project Number: **158040859-001**
 Application Date: JUL 24, 2014
 Printed: November 26, 2015 at 3:15 PM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

1. Section 80(6) - Parking shall be provided according to the regulations outlined in Schedule 1 to Section 54 of this Bylaw. In addition, a separate on-site drop-off area shall be provided at the rate of 2 drop-off spaces for up to 10 children, plus 1 additional space for every 10 additional children.

Required: 7 on-site drop-off
 Proposed: 1 on-site drop-off
 Deficient: 6 on-site drop-off

2. Section 54.2, Schedule 1(31) - Child Care Services require 1 parking space for the first 2 employees, plus 0.5 spaces per additional employee.

Required: 4.0
 Proposed: 3.0
 Deficient: 1.0

Note: Transportation Services has reviewed the proposal and associated site plan and objects to the development, based on the proposed on-site parking deficiency of 7 parking stalls (provided 4 stalls; required 11 stalls). It should be noted that only 2 stalls located on the driveway are acceptable as the depth of the driveway will not accommodate 4 vehicles.

3. Section 54.1(2)(f) - Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.

- The arrangement of parking on the Site is considered to be in tandem.

4. Section 80(6)(b) - Each drop-off space shall be a minimum of 2.6 m in width and a minimum of 5.5 m in length.

- The two on-site drop off spaces, located adjacent to the entrance of the Site, are not a minimum of 5.5 m in length.

5. Section 54.4, Schedule 3(2) - The proposed development requires one loading spaces (9.0 m x 3.0 m) provided in accordance with Section 54.4.

Proposed: 0
 Deficient: 1

Rights of Appeal

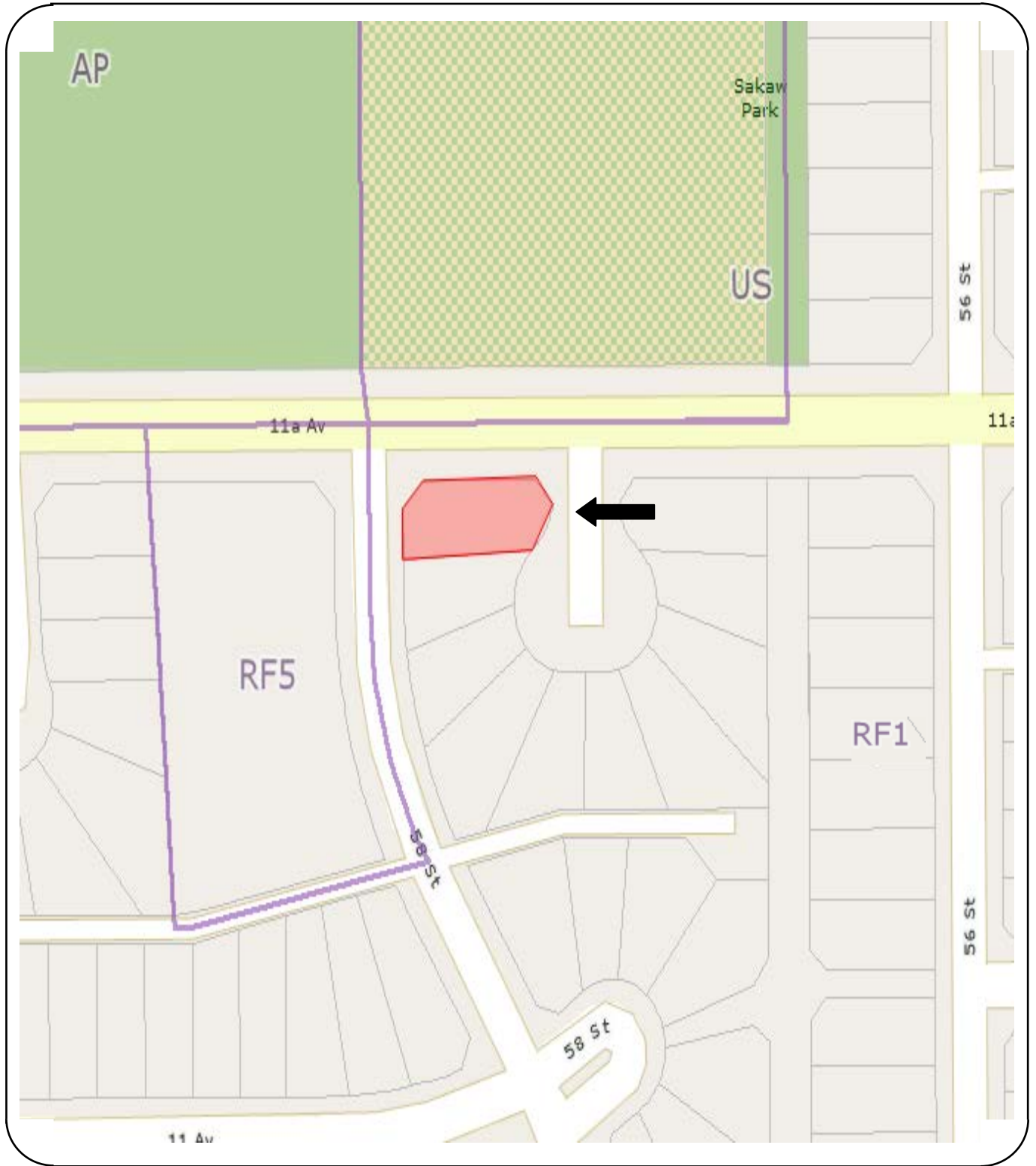
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Nov 09, 2015 **Development Authority:** PEACOCK, ERICA **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$379.00	\$379.00	01822534	Jul 24, 2014
Total GST Amount:	\$0.00			
Totals for Permit:	\$379.00	\$379.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-285



BUSINESS LAID OVER

SDAB-D-15-280	An appeal by <u>EPCOR</u> to construct a Minor Impact Utility Services Use Building (EPCOR Training facility) <i>January 6, 2016</i>
SDAB-D-15-293	An appeal by <u>Kennedy/Agrios LLP</u> to construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion – Proposed New Parking Lot Layout) <i>January 7, 2016</i>
SDAB-D-15-247	An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i>
SDAB-D-15-236 to 241	An appeal by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i>
SDAB-D-15-252	An appeal by <u>Southwest Muslim Community Centre</u> to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i>
SDAB-D-15-268	An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <i>Date to be determined</i>

APPEAL HEARINGS TO BE SCHEDULED

176994655-002	An appeal by <u>Permit Masters</u> to install a Freestanding On-premises Sign/Minor Digital On-premises Sign (LaZboy) <i>December 3, 2015</i>
176406166-003	An appeal by <u>Wilfred Krebs</u> to convert a half of Semi-detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, Dwellings below grade). <i>December 16, 2015</i>
160474324-004	An appeal by <u>1319416 Alberta Ltd.</u> to replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.)

	<i>December 16, 2015</i>
174864823-001	An appeal by <u>Dean and Jade Gronemeyer VS Imelda Calapre</u> to convert a Single Detached House into a Limited Group Home (6 Residents). <i>December 10, 2015</i>
171838918-001	An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <i>January 13 or 14, 2016</i>
159269966-003	An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <i>January 21, 2016</i>