

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Thursday, 9:00 A.M.
November 26, 2015

Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I	9:00 A.M.	SDAB-D-15-279	Construct an exterior alterations (Driveway extension, irregular shaped, 8.5m x 7m) to an existing Single Detached House 16231 - 138 Street NW Project No.: 145348619-005
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TO BE RAISED

II	10:30 A.M.	SDAB-D-15-251	Construct a 2 storey Accessory Building (Garage Suite on 2nd floor, Garage on main floor; 10.06m x 9.14m) 69 - St George's Crescent NW Project No.: 164242106-018
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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-15-279

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 145348619-005

ADDRESS OF APPELLANT: 16231 – 138 Street NW

APPLICATION TO: Construct an exterior alterations (Driveway extension, irregular shaped, 8.5m x 7m) to an existing Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 14, 2015

DATE OF APPEAL: October 16, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 16231 – 138 Street NW

LEGAL DESCRIPTION: Plan 1223620 Blk 66 Lot 32

ZONE: RSL Residential Small Lot Zone

OVERLAY: None

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

Scope of Application: To construct an exterior alteration (Driveway extension, irregular shaped, 8.5m x 7m) to an existing Single Detached House.

Recently we were refused the permit to develop a driveway extension on our residence at 16231 138. St NW, Edmonton. We were informed by the Development Authority who was assigned to

our permit that we could appeal this refusal with your board within 14 days of receiving notice (received October 16, 2015) as we believe that this extension should be accepted for the following reasons:

- Re: The proposed concrete extension on the right side of the property does not lead to an overhead garage door or parking area; The proposed concrete extension is located on the front of our property (facing 138 St.) & leads to our garage parking (facing 162A Ave.)
- Re: No Parking Area or parking spaces shall be located within the Front Yard;
According to section 54.1(4) we are permitted a minimum of 3.1m of driveway for each of our 3 garage parking stalls through our front yard (or in the case of a corner unit a flanking side yard) to our garage. As the front of our house is located on 138 St. NW & our garage is facing 162A Ave. we should not be breaking any bi-laws by having the proposed driveway from the front of our home to our garage.
- Re: The Front Yard shall be landscaped (Reference Section 55.4);
Our Front & Side yards are scheduled to be landscaped with a variety of soft landscaping elements including trees, shrubs & other decorative hard-surfacing elements. This driveway will not overtake these landscaping elements & will simply provide access from the road in front of our home to our existing garage & parking pad.

We thank you so much for your time & consideration and look forward to your response. [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,

The decision of the Development Authority is dated October 14, 2015. The Notice of Appeal was filed on October 16, 2015. The Appeal Period expired on October 28, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 115.1, the **General Purpose** of the **RSL Residential Small Lot Zone** is “to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.”

<i>Driveway Extension</i>

Section 6.1(26) defines **Driveway** as “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.”

Development Officer’s Decision

1. The proposed concrete area shall not be considered a Driveway. Driveway means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area. (Reference Section 6.1(26)) The proposed concrete extension on the right side of the property does not lead to an overhead garage door or parking area. [unedited]

Parking

The *Edmonton Zoning Bylaw* provides the following:

44. Projection into Setbacks and Separation Spaces

The following features may project into a required Setback or Separation Space as provided for below:

...

6. a Parking Area when comprised of parking spaces required under this Bylaw, provided that no Parking Area in any Zone shall be located within the Front Yard. This shall not prohibit the use of a Front Yard for Driveways; and

54.2 Required Off-street Vehicular Accessory Parking

1. Location of Vehicular Parking Facilities

...

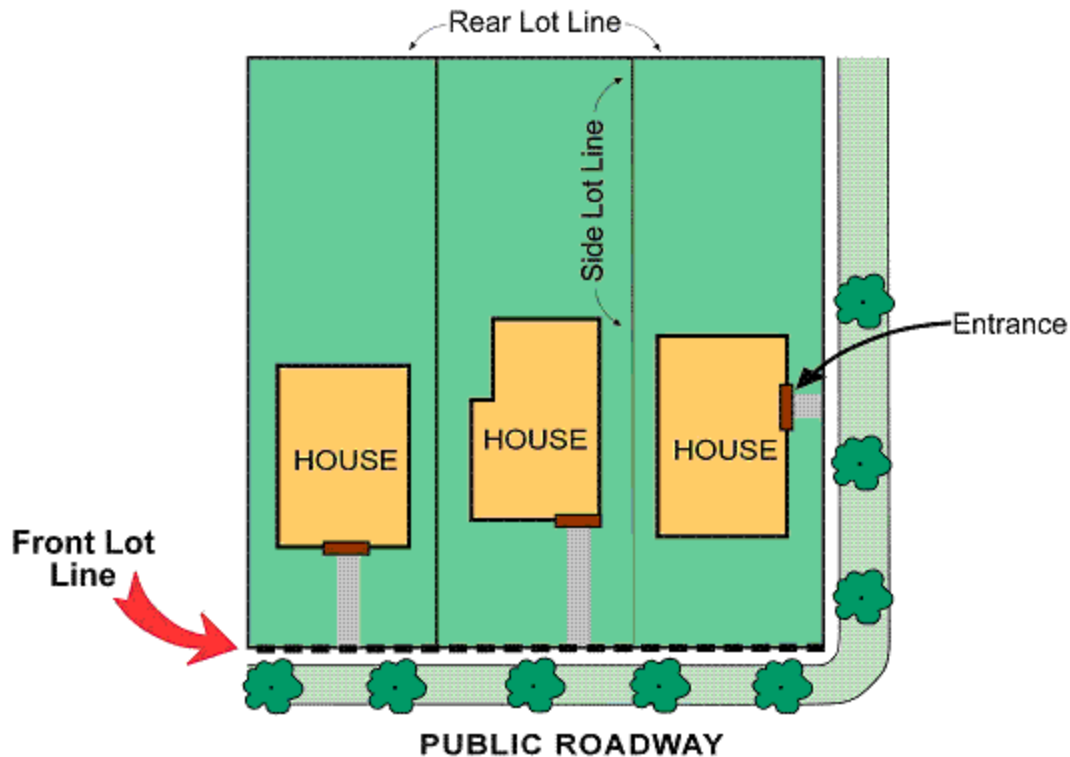
- e. Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:
 - i. parking spaces shall not be located within a Front Yard; and...

Section 6.1(40) defines **Front Yard** as:

...the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.

Section 6.1(38) defines **Front Lot Line** as

...the property line separating a lot from an abutting public roadway other than a lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line;



Development Officer’s Decision

2. The proposed concrete area is not part of the Driveway. No Parking Area or parking spaces shall be located within the Front Yard. (Reference Section 44.6 and Section 54.2(2(e)(i)) [unedited]

Landscaping

Section 55.1 of the *Edmonton Zoning Bylaw* provides that the **General Purpose** of the Landscaping regulations is:

...to contribute to a reasonable standard of liveability and appearance for developments, from the initial placement of the Landscaping through to its mature state, to provide a positive overall image for Edmonton and to encourage good environmental stewardship.

Section 6.1(55) defines **Landscaping** as follows:

Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;

- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements such as decorative fencing, walls and sculpture;

Development Officer's Determination

3. The Front Yard shall be landscaped. (Reference Section 55.4) Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a) soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b) decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c) architectural elements such as decorative fencing, walls and sculpture. (Reference Section 6.1(55)) [unedited]

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: 145348619-005
Application Date: AUG 06, 2015
Printed: November 20, 2015 at 11:27 AM
Page: 1 of 2

Application for Minor Development Permit

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

Applicant

POTTS, DEREK

Property Address(es) and Legal Description(s)

16231 - 138 STREET NW
Plan 1223620 Blk 66 Lot 32

Scope of Application

To construct an exterior alterations (Driveway extension, irregular shaped, 8.5m x 7m) to an existing Single Detached House

Permit Details

of Dwelling Units Add/Remove: 0
Client File Reference Number:
Minor Dev. Application Fee: Exterior Alterations (Res.)
Secondary Suite Included?: N

Class of Permit: (none)
Lot Grading Needed?: N
New Sewer Service Required: N
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: **145348619-005**
 Application Date: AUG 06, 2015
 Printed: November 20, 2015 at 11:27 AM
 Page: 2 of 2

Application for Minor Development Permit

Reason for Refusal

1. The proposed concrete area shall not be considered a Driveway. Driveway means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area. (Reference Section 6.1(26)) The proposed concrete extension on the right side of the property does not lead to an overhead garage door or parking area.
2. The proposed concrete area is not part of the Driveway. No Parking Area or parking spaces shall be located within the Front Yard. (Reference Section 44.6 and Section 54.2(2)(e)(i))
3. The Front Yard shall be landscaped. (Reference Section 55.4) Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:
 - a) soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
 - b) decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
 - c) architectural elements such as decorative fencing, walls and sculpture. (Reference Section 6.1(55))

NOTES:

1. Landscaping condition attached to Development Permit #145348619-001 for the Single Detached House approval have not been fulfilled.
2. All Yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. (Reference 55.2(4)(b))
3. Parking Area means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway. (Reference 6.1(69))
4. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

Rights of Appeal

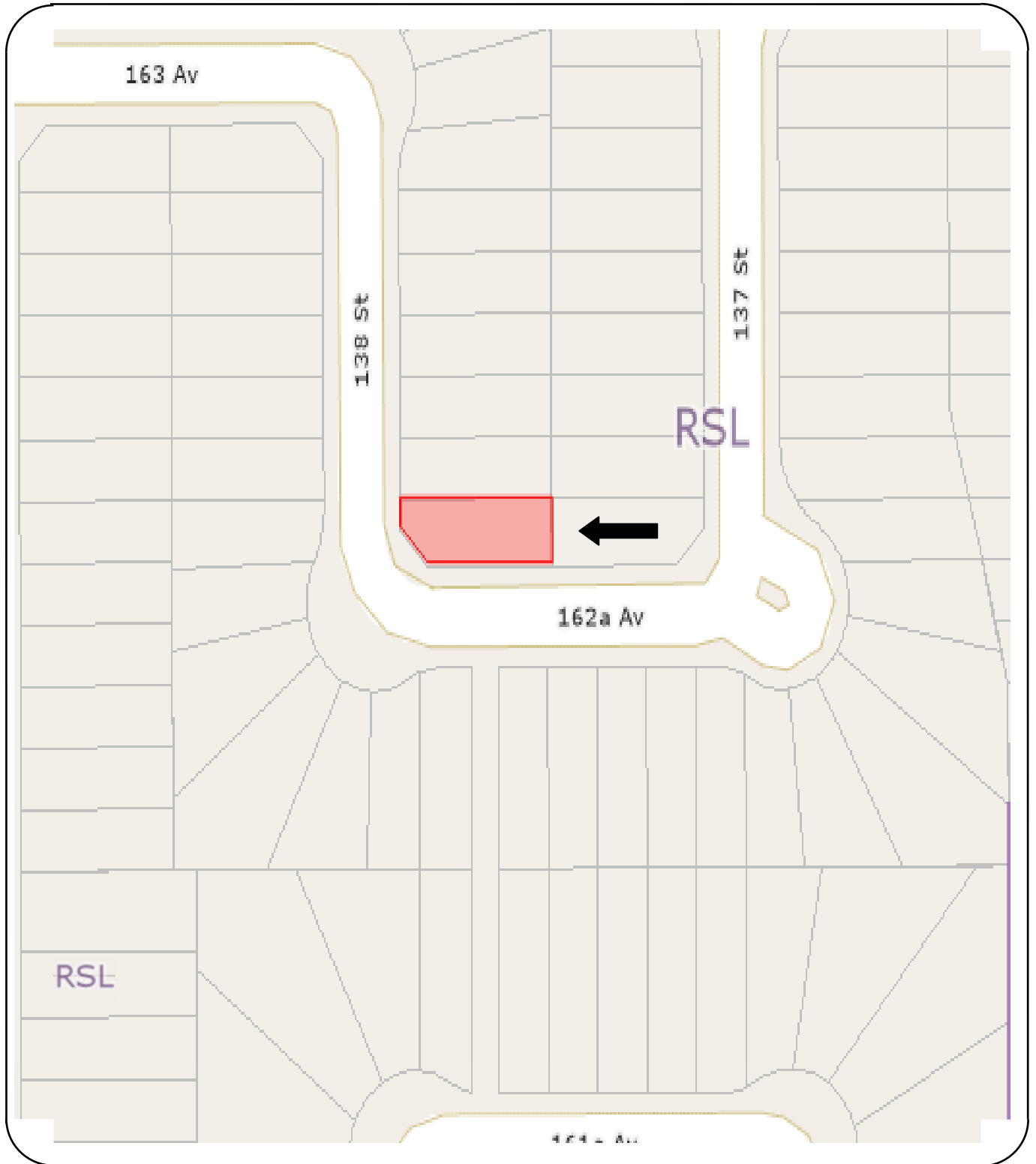
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Oct 14, 2015 **Development Authority:** COOKE, STEPHEN **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$155.00	\$155.00	02647453	Aug 06, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$155.00	\$155.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-279



TO BE RAISED
ITEM II: 10:30 A.M.

FILE: SDAB-D-15-251

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNERS

APPELLANTS:

APPLICATION NO.: 164242106-018

ADDRESS OF APPELLANT: 73/75 St George's Crescent NW; 83 St George's Crescent NW; 71 St George's Crescent NW

APPLICATION TO: Construct a 2 storey Accessory Building (Garage Suite on 2nd floor, Garage on main floor; 10.06m x 9.14m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 23, 2015

DATE OF APPEAL: October 5, 2015, October 8, 2015, and October 9, 2015

NOTIFICATION PERIOD: September 29, 2015 to October 12, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 9113 – 78 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 69 – St George's Crescent NW

LEGAL DESCRIPTION: Plan 2804AF Blk 134 Lot 4

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

Lain & Janet Birchall

The proposed 2-storey accessory building of 10.06m x 9.14m is far too big for the size of land available. The lot will then have the equivalent of 2, 2-storey houses on it. The neighbouring residents will have their light and views restricted. This is a mature and historical area of Edmonton. We should strive to preserve its trees and atmosphere and maintain its heritage and not destroy it. [unedited]

Roger & Denele Walsh

Amplification of the Reasons for Appeal

We, Roger Walsh and Denele Somshor-Walsh, seriously object to this redevelopment project and are doing so in writing for the following reasons:

1. On Feb. 11, 2015 we verbally presented our objections to the owner at our residence and he choose not to include our objections in his last appeal,
2. This redevelopment appears to disregard the adjacent neighbours' needs and the mature type of community that currently exists therefore there is a lack of compatibility with the community,
3. The current development has and the proposed redevelopment will have a tremendous impact on the immediate neighbours by a) sun-shadowing or sun blocking, b) the lack of privacy in adjacent houses and yards as well as ignoring the need for others to have personal space,
4. As the mature trees, which added to the character of this community, have been completely levelled/razed the streetscape has been intentionally altered without regard for the street and the nicest lane in the city (our opinion),
5. Safety will be compromised with a large redevelopment that will block sight lines as most neighbours who look out for each other require for the safety of people, property and animals, etc.,
6. The Mature Neighbour Overlay (MNO) has not fully been applied when discretionary redevelopment is relaxed regarding buildings, landscaping, parking, etc. which is then harder to enforce and is open to misuse in the future,
7. The redevelopment does not fit the intent of the MNO and is a direct attack on the largest financial investment of most community members, and lastly
8. When we purchased our home in 1977, we were advised by our lawyer that we were obligated to comply with the Carruthers Caveat. If this caveat is not applied in this redevelopment then other community members beyond 60 meters need to be informed.

We sincerely hope that common sense and good judgment will prevail for the benefit of community members. [unedited]

Karen Bilinske

We are writing to oppose the development requested by the above noted permit No 164242106-018.

We have been residents of 71 St. George's Crescent for 30 years. Our house is directly east of the proposed development, at 69 St. George's Crescent. We would like to comment on the proposed development of the garage, with a full living suite above the garage.

The Mature Neighborhood Overlay reads in part "...is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties...".

The proposed redevelopment of the garage with suite at 69 St. George's Crescent does not respect that statement and violates the variances in Bylaw 814 in a number of ways:

- The redevelopment garage/suite height will limit sun penetration into our backyard and enjoyment of our west facing deck.
- The building is not sensitive in scale, height and mass when coupled with the size of the house being constructed, to existing homes or garages in the neighbourhood.
- The development of the garage/suite will block sunlight in the north alley and the neighbour to the north —the Cantine property.
- Most importantly and of greatest concern is that the proposed development of the garage with a full living suite is in violation of the Carruthers Caveat.

The caveat has a specific purpose and intent. The Alberta Courts have heard applications to amend, vary and set this caveat aside. The Courts have not done any of these things.

The court has ruled that the caveat is to be upheld. The City Planning Department and the SDAB cannot make or change the court's ruling. These administrative bodies must uphold the caveat and the law that supports the strength and intention of the caveat.

We strongly oppose the development of the garage with a full living suite above at 69 St George's Crescent. Kindly advise us of any further steps that we need to take in regards to our opposition. Thank you in advance for your time and assistance. [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.

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority 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,

The decision of the Development Authority is dated September 23, 2015. The Notice of Appeal was filed on October 5, 2015. The Appeal Period expired on October 7, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 110.1, 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.”

Pursuant to Section 110.3(3), **Garage Suites** are a **Discretionary Use** within the **RF1 Single Detached Residential Zone**.

Under Section 7.2(3), **Garage Suites** are defined as:

...an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached garage (at Grade). A Garage Suite is Accessory to a building in which the principal use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

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: 164242106-018
Application Date: JUL 10, 2015
Printed: November 20, 2015 at 1:11 PM
Page: 1 of 3

Application for House Development and Building Permit

This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

Applicant HOMES BY ANTHONY DEVELOPMENTS 	Property Address(es) and Legal Description(s) 69 - ST GEORGE'S CRESCENT NW Plan 2804AF Blk 134 Lot 4 Location(s) of Work Entryway: 69A - ST GEORGE'S CRESCENT NW Building: 69A - ST GEORGE'S CRESCENT NW
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Scope of Application
To construct a 2 storey Accessory Building (Garage Suite on 2nd floor, Garage on main floor; 10.06m x 9.14m).

Permit Details Affected Floor Area (sq. ft.): 1651 Class of Permit: Class B Front Yard (m): Rear Yard (m): 3.54 Side Yard, left (m): 3.53 Site Area (sq. m.): 770.98 Site Width (m): 20.13	Building Height to Midpoint (m): 6.5 Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 2 Site Depth (m): 42.78 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision
Approved

THIS IS NOT A PERMIT



Project Number: 164242106-018
Application Date: JUL 10, 2015
Printed: November 20, 2015 at 1:11 PM
Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification fee of \$100.
2. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
3. This Development Permit authorizes the development of a Garage Suite (10.06m x 9.14m). The development shall be constructed in accordance with the stamped and approved drawings.
4. An accessory building or structure containing a Garage Suite shall not exceed 6.5m in height. (Reference Section 6.1(49) and 87.2(a).)
5. Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))
6. Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
7. A Garage Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
8. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite shall not exceed three.
9. The Garage Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
10. Garage Suites shall not be included in the calculation of densities in this Bylaw.
11. Every Driveway, off-street parking or loading space, and access provided shall be Hardsurfaced. The area required to be Hardsurfaced may be constructed on the basis of separated tire tracks, with natural soil, grass, or gravel between the tracks, but shall be constructed so that the tires of a parked or oncoming vehicle will normally remain upon the Hardsurface area (Reference Section 54.6(2)).

Notes:

- i. An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.
- ii. A Building Permit is required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.
- iii. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bvlaw

Variiances

1. Class B Discretionary Development: Garage Suite is a Discretionary Use in the RF1 zone. (Section 110.3(3))

Notes:

- i. This Development Permit was granted in accordance with Sections 12.4 and 20.1. This permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.
- ii. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

THIS IS NOT A PERMIT



Project Number: **164242106-018**
 Application Date: JUL 10, 2015
 Printed: November 20, 2015 at 1:11 PM
 Page: 3 of 3

Application for House Development and Building Permit

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Sep 23, 2015 **Development Authority:** HAMILTON, FIONA

Signature: _____

Notice Period Begins: Sep 29, 2015

Ends: Oct 12, 2015

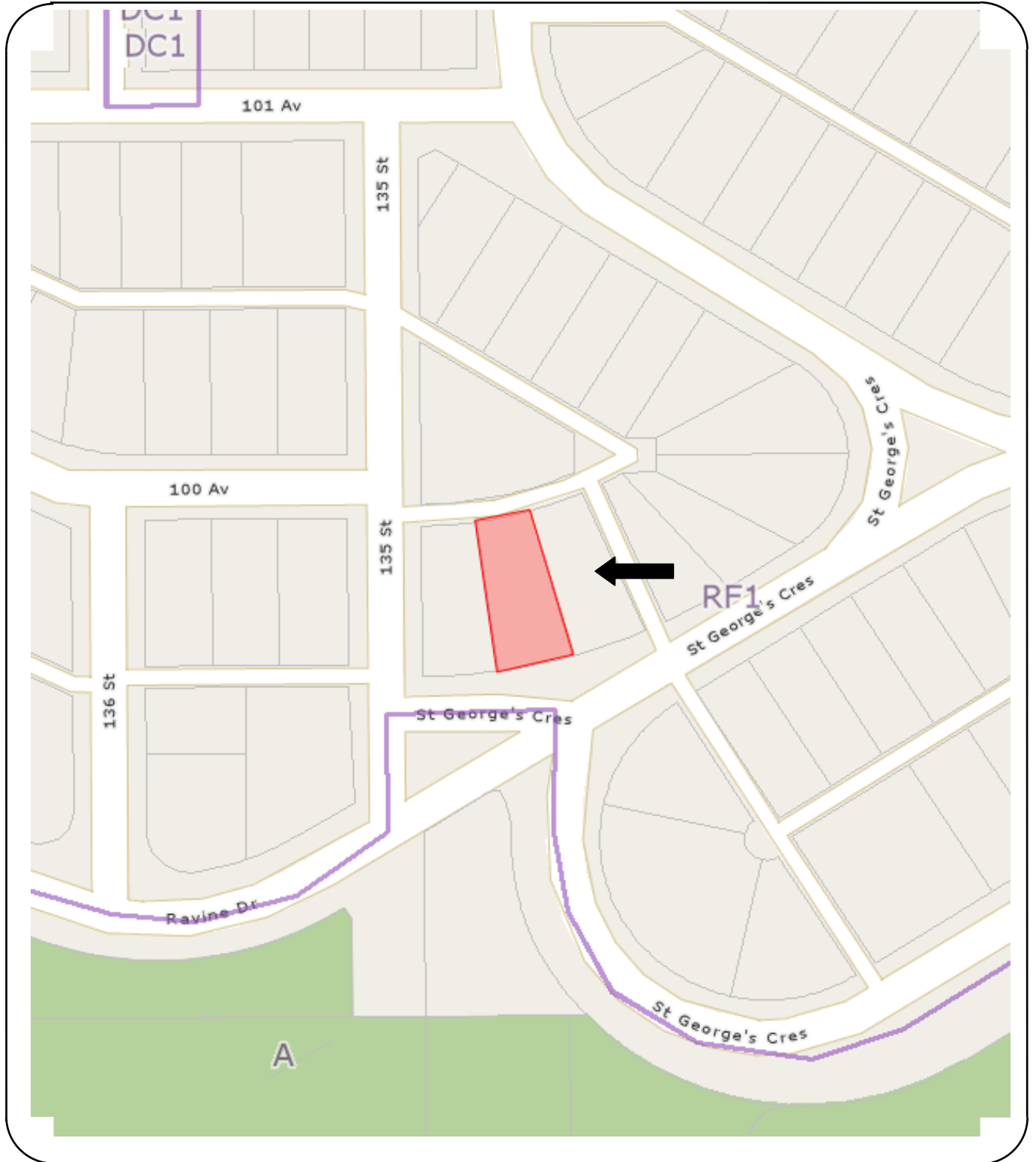
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Water Usage Fee	\$44.77	\$44.77	02602614	Jul 21, 2015
Building Permit Fee	\$1,578.00	\$1,578.00	02602614	Jul 21, 2015
Electrical Fees (House)	\$259.00	\$259.00	02602614	Jul 21, 2015
Electrical Fee (Service)	\$75.00	\$75.00	02602614	Jul 21, 2015
Lot Grading Fee	\$135.00	\$135.00	02602614	Jul 21, 2015
Safety Codes Fee	\$63.12	\$63.12	02602614	Jul 21, 2015
Sanitary Sewer Trunk Fund	\$633.00	\$633.00	02602614	Jul 21, 2015
Electrical Safety Codes Fee	\$14.86	\$14.86	02602614	Jul 21, 2015
DP Notification Fee	\$100.00	\$100.00	02770410	Sep 24, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,902.75	\$2,902.75		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-251



BUSINESS LAID OVER

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-15-268	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>Icwerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icwerx). <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>