

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
April 14, 2016**

**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-16-095	Replace a Roof Off-premises Sign with (1) Freestanding Minor Digital Off-Premises Sign (6.1m x 3m) 13315 - 126 Avenue NW Project No.: 160474324-006
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II	10:30 A.M.	SDAB-D-16-096	Construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m) 8722 - 116 Street NW Project No.: 179750559-001
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III	10:30 A.M.	SDAB-D-16-097	Construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m) 8724 - 116 Street NW Project No.: 179751822-001
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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-16-095

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 160474324-006

ADDRESS OF APPELLANT: 13315 - 126 Avenue NW

APPLICATION TO: Replace a Roof Off-premises Sign with
(1) Freestanding Minor Digital Off-
Premises Sign (6.1m x 3m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 8, 2016

DATE OF APPEAL: March 15, 2016

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13315 - 126 Avenue NW

LEGAL DESCRIPTION: Plan 209AN Blk 28A Lot 17

ZONE: IM Medium Industrial Zone

OVERLAY: None

STATUTORY PLANS IN EFFECT: Yellowhead Corridor Area Structure Plan

Grounds for Appeal

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

I act on behalf of 1319416 Alberta Ltd., which wishes to appeal the above development permit refusal. The grounds of appeal are as follows:

1. The Development Officer has approved a static rooftop sign at a height of 18 m for this site.
2. The proposed sign is for a freestanding digital sign to replace the rooftop sign. The proposed sign is for a reduced height of 13.5 m.

3. The proposed sign is a discretionary use in the Medium Industrial (IM) Zone. Other than the height, the proposed sign complies with all development regulations.
4. The proposed sign will have less impact on surrounding properties than the approved static rooftop sign. In particular, due to the reduction in height, it will be visible from a smaller radius than the approved static rooftop sign.
5. The proposed sign is appropriate at this location and will not, in any manner, detract from or diminish the character of the neighbourhood or the surrounding built environment.
6. Such further and other grounds as may be raised at the hearing of the appeal. [unedited]

<p><i>General Matters</i></p>

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 Officer is dated March 8, 2016. The Notice of Appeal was filed on March 15, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 420.1, the **General Purpose** of the **IM Medium Industrial Zone** is:

...to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Freestanding Minor Digital Off-premises Signs are a **Discretionary Use** pursuant to Section 420.3(12).

“**Minor Digital Off-premises Signs**” is defined in Section 7.9(6) as:

...any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital Off-premises Signs incorporate a technology or method of allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign directs attention to a business, activity, product, service or entertainment that cannot be considered as the principal products sold nor a principal business, activity, entertainment or service provided on the premises or Site where the Sign is displayed.

Maximum Height of Minor Digital On-premises Off-premises Sign

Schedule 59G.3(6)(b) provides as follows:

6. Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:
 - a. ...
 - b. the maximum Height shall be 8.0 m;

Development Officer’s Determination:

Reason for Refusal

1) The maximum height of Minor Digital On-premises Off-premises Sign shall be 8.0m.(Reference Section 59G.3(6)(b))

Proposed Height: 13.5m

Exceeds by: 5.5m [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.





SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-095



	Project Number: 160474324-006 Application Date: FEB 02, 2016 Printed: April 8, 2016 at 8:53 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant 1319416 ALBERTA LTD. 	Property Address(es) and Legal Description(s) 13315 - 126 AVENUE NW Plan 209AN Blk 28A Lot 17 Location(s) of Work Suite: 13315 - 126 AVENUE NW Entryway: 13315 - 126 AVENUE NW Building: 13315 - 126 AVENUE NW		
Scope of Application To replace Roof Off-premises Sign with (1) Freestanding Minor Digital Off-Premises Sign (6.1m x 3m).			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> ASA Sticker No./Name of Engineer: Construction Value: 35000 </td> <td style="width: 50%; border: none;"> Class of Permit: Class A Expiry Date: </td> </tr> </table>		ASA Sticker No./Name of Engineer: Construction Value: 35000	Class of Permit: Class A Expiry Date:
ASA Sticker No./Name of Engineer: Construction Value: 35000	Class of Permit: Class A Expiry Date:		
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal 1) The maximum height of Minor Digital On-premises Off-premises Sign shall be 8.0m.(Reference Section 59G.3(6)(b)) Proposed Height: 13.5m Exceeds by: 5.5m 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: Mar 08, 2016 Development Authority: AHUJA, SACHIN Signature: _____			
THIS IS NOT A PERMIT			



Project Number: **160474324-006**
Application Date: FEB 02, 2016
Printed: April 8, 2016 at 8:53 AM
Page: 2 of 2

Application for Sign Combo Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$14.00	\$14.00	03044064	Feb 02, 2016
Sign Building Permit Fee	\$350.00	\$350.00	03044064	Feb 02, 2016
Sign Dev Appl Fee - Digital Signs	\$425.00	\$425.00	03044064	Feb 02, 2016
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$789.00	<u>\$789.00</u>		

THIS IS NOT A PERMIT

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

APPELLANT:

APPLICATION NO.: 179750559-001

APPLICATION TO: Construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: February 25, 2016

DATE OF APPEAL: March 16, 2016

RESPONDENT: Rockwall Contracting Ltd.

ADDRESS OF RESPONDENT: 8722 - 116 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8722 - 116 Street NW

LEGAL DESCRIPTION: Plan 1523615 Blk 25 Lot 18B

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

Neighbours do not like to see lot to be sub-divided.

Neighbours concern about fire hazard when houses are built too close together like clusters and other reasons. [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 Officer is dated February 25, 2016. The Notice of Appeal was filed on March 16, 2016.

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 110.2, **Single Detached Housing** is a **Permitted Use** in the **RF1 Single Detached Residential Zone**.

Dormer Width

Section 814.3(15) provides that:

When a structure is more than 7.5 m in Height, the width of any one dormer shall not exceed 3.1 m. In the case of more than one dormer, the aggregate total width shall not exceed one third of the length of the building's wall in which the dormers are located, excluding attached Garage walls.

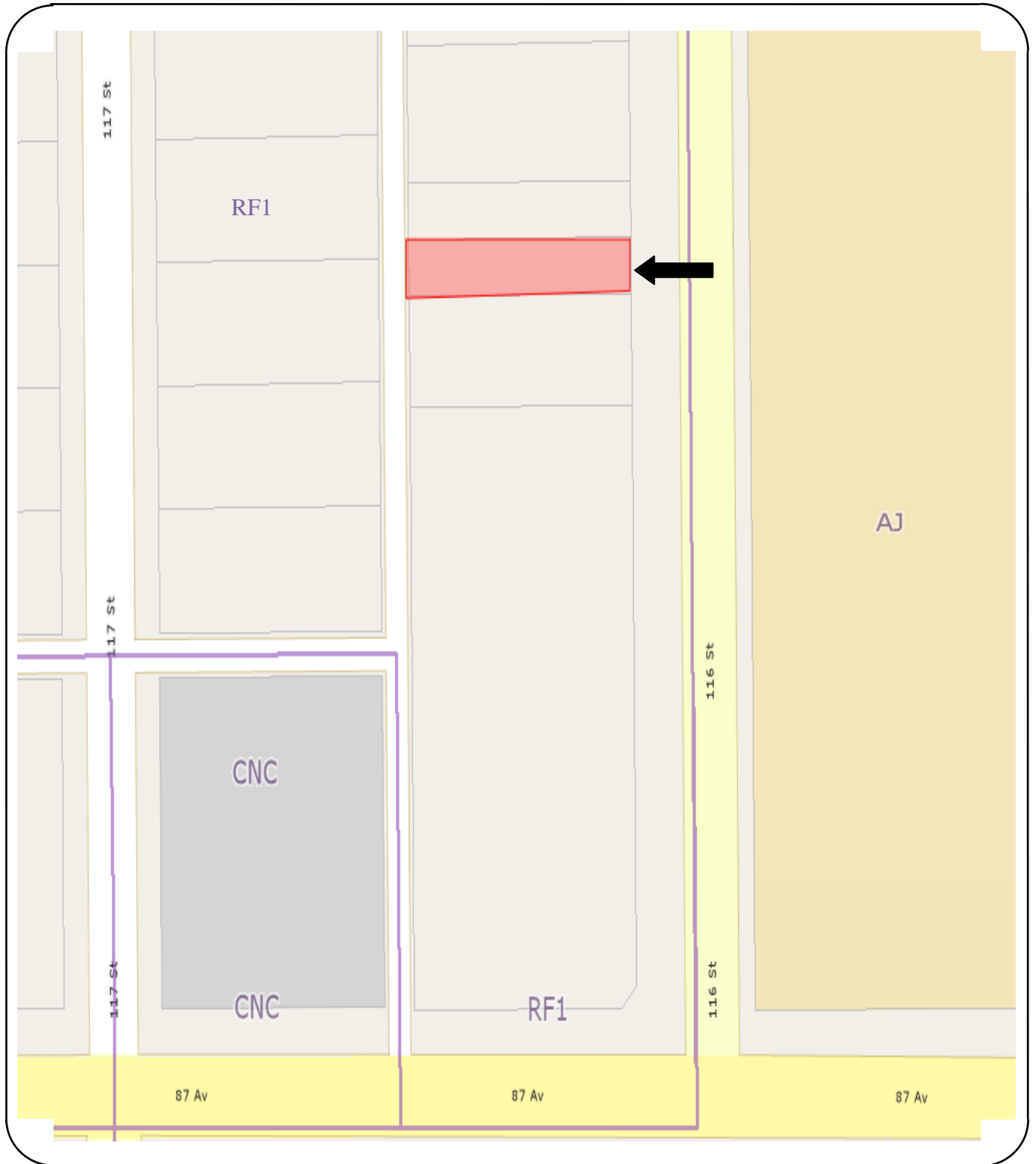
Development Officer's Determination:

Variances

1. Dormer Width - The dormer width is 3.81m instead of 3.1m (Section 814.4(15)) [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.





SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-096



	<p style="text-align: right;">Project Number: 179750559-001 Application Date: SEP 23, 2015 Printed: April 8, 2016 at 11:29 AM Page: 1 of 3</p>		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
<p>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</p>			
<p>Applicant</p> <p>ROCKWALL CONTRACTING LTD </p>	<p>Property Address(es) and Legal Description(s)</p> <p>8722 - 116 STREET NW Plan 1523615 Blk 25 Lot 18B</p>		
<p>Scope of Application</p> <p>To construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m).</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Affected Floor Area (sq. ft.): 2219 Class of Permit: Class B Front Yard (m): 8.42 Rear Yard (m): 21.15 Side Yard, left (m): 1.2 Site Area (sq. m.): 348.56 Site Width (m): 7.6 </td> <td style="width: 50%; border: none;"> Building Height to Midpoint (m): 8.6 Dwelling Type: Single Detached House Home Design Type: 3-storey Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 45.72 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Affected Floor Area (sq. ft.): 2219 Class of Permit: Class B Front Yard (m): 8.42 Rear Yard (m): 21.15 Side Yard, left (m): 1.2 Site Area (sq. m.): 348.56 Site Width (m): 7.6	Building Height to Midpoint (m): 8.6 Dwelling Type: Single Detached House Home Design Type: 3-storey Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 45.72 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Permit Decision</p> <p>Approved</p>			
<p>THIS IS NOT A PERMIT</p>			



Project Number: **179750559-001**
 Application Date: SEP 23, 2015
 Printed: April 8, 2016 at 11:29 AM
 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 Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m). The development shall be constructed in accordance with the approved drawings and is subject to the following conditions:
4. The Height of the principal building shall not exceed 8.6m as per the Height definition of Section 6.1(49) of the Edmonton Zoning Bylaw 12800.
5. The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.
6. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to the satisfaction of the Development Officer to prevent visual intrusion into adjacent properties.
7. Landscaping shall be developed in accordance with Section 55 of the Edmonton Zoning Bylaw 12800.
8. 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. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).
9. A Secondary Suite is not authorized under this Development Permit. Therefore, cooking facilities shall not be developed in the basement unless a separate Development Permit has been approved to authorize a Secondary Suite.
10. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.
11. On a Site in a residential Zone, any component of a stationary mechanical system that: emits noise or is designed to emit noise outside of a building that is audible on any Abutting Site in a residential Zone; and is located on, or Abutting, a Site in a residential Zone that has a Site Width of less than 9.0 m; shall be located in a Rear Yard. (section 45.8 (a)(b))

Notes:

- i. Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals.
- ii. Any future deck enclosure or cover requires a separate development and building permit approval.
- iii. Any future basement development may require development and building permit approvals. A Secondary Suite shall require a new development permit application.
- iv. 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. (Reference Section 5.2)
- v. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw

THIS IS NOT A PERMIT



Project Number: **179750559-001**
 Application Date: SEP 23, 2015
 Printed: April 8, 2016 at 11:29 AM
 Page: 3 of 3

Application for House Development and Building Permit

Variations

1. Dormer Width - The dormer width is 3.81m instead of 3.1m (Section 814.4(15))

Note: A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

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: Feb 25, 2016 **Development Authority:** HAMILTON, FIONA **Signature:** _____
Notice Period Begins: Mar 03, 2016 **Ends:** Mar 16, 2016

Building Permit Decision

No decision has yet been made.

Issue Date: Mar 09, 2016 **Safety Codes Officer:** YAN, CINDY **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$100.00	\$100.00	03113136	Mar 08, 2016
Electrical Fee (Service)	\$75.00	\$75.00	02768120	Sep 23, 2015
Lot Grading Fee	\$135.00	\$135.00	02768120	Sep 23, 2015
Safety Codes Fee	\$73.84	\$73.84	02768120	Sep 23, 2015
Sanitary Sewer Trunk Fund	\$1,430.00	\$1,430.00	02768120	Sep 23, 2015
Electrical Safety Codes Fee	\$15.74	\$15.74	02768120	Sep 23, 2015
Water Usage Fee	\$54.45	\$54.45	02768120	Sep 23, 2015
Building Permit Fee	\$1,846.00	\$1,846.00	02768120	Sep 23, 2015
Electrical Fees (House)	\$281.00	\$281.00	02768120	Sep 23, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$4,011.03	\$4,011.03		

THIS IS NOT A PERMIT

ITEM III: 10:30 A.M.

FILE: SDAB-D-16-097

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

APPELLANT:

APPLICATION NO.: 179751822-001

APPLICATION TO: Construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: February 25, 2016

DATE OF APPEAL: March 16, 2016

RESPONDENT: Rockwall Contracting Ltd.

ADDRESS OF RESPONDENT: 8724 - 116 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8724 - 116 Street NW

LEGAL DESCRIPTION: Plan 1523615 Blk 25 Lot 18A

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

Neighbours do not like to see lot to be sub-divided.

Neighbours concern about Fire Hazard when houses are built too close to each other or cluster together, and other concerns. [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 Board decision of the Development Officer is dated February 25, 2016. The Notice of Appeal was filed on March 16, 2016.

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 110.2, **Single Detached Housing** is a **Permitted Use** in the **RF1 Single Detached Residential Zone**.

Dormer Width

Section 814.3(15) provides that:

When a structure is more than 7.5 m in Height, the width of any one dormer shall not exceed 3.1 m. In the case of more than one dormer, the aggregate total width shall not exceed one third of the length of the building's wall in which the dormers are located, excluding attached Garage walls.

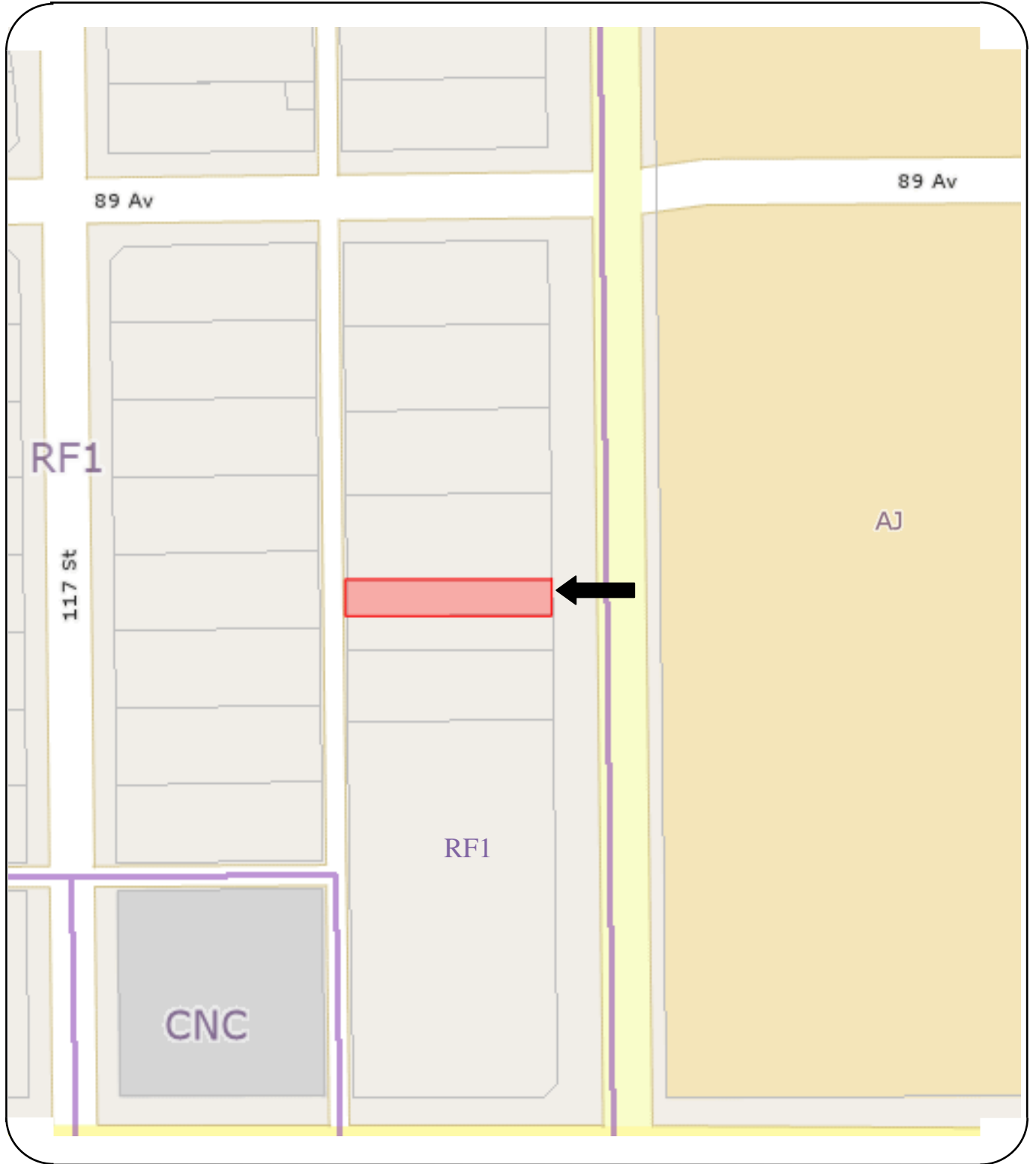
Development Officer's Determination:

Variations

1. Dormer Width - The dormer width is 3.81m instead of 3.1m (Section 814.4(15)) [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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-097






Project Number: 179751822-001
Application Date: SEP 23, 2015
Printed: April 8, 2016 at 11:44 AM
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

ROCKWALL CONTRACTING LTD


Property Address(es) and Legal Description(s)

8724 - 116 STREET NW
Plan 1523615 Blk 25 Lot 18A

Scope of Application

To construct a Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m).

Permit Details

Affected Floor Area (sq. ft.): 2219
Class of Permit: Class B
Front Yard (m): 8.42
Rear Yard (m): 21.16
Side Yard, left (m): 1.2
Site Area (sq. m.): 348.54
Site Width (m): 7.6

Building Height to Midpoint (m): 8.3
Dwelling Type: Single Detached House
Home Design Type:
Secondary Suite Included?: N
Side Yard, right (m): 1.2
Site Depth (m): 45.72
Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

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

Applicant signature: _____

Development Permit Decision

Approved

THIS IS NOT A PERMIT



Project Number: **179751822-001**
 Application Date: SEP 23, 2015
 Printed: April 8, 2016 at 11:44 AM
 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 Single Detached House with front veranda, fireplace and rear uncovered deck (5.18m x 3.66m). The development shall be constructed in accordance with the approved drawings and is subject to the following conditions:
4. The Height of the principal building shall not exceed 8.6m as per the Height definition of Section 6.1(49) of the Edmonton Zoning Bylaw 12800.
5. The Basement elevation of structures of two or more Storeys in Height shall be no more than 1.2 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey.
6. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to the satisfaction of the Development Officer to prevent visual intrusion into adjacent properties.
7. Landscaping shall be developed in accordance with Section 55 of the Edmonton Zoning Bylaw 12800.
8. 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. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).
9. A Secondary Suite is not authorized under this Development Permit. Therefore, cooking facilities shall not be developed in the basement unless a separate Development Permit has been approved to authorize a Secondary Suite.
10. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.
11. On a Site in a residential Zone, any component of a stationary mechanical system that: emits noise or is designed to emit noise outside of a building that is audible on any Abutting Site in a residential Zone; and is located on, or Abutting, a Site in a residential Zone that has a Site Width of less than 9.0 m; shall be located in a Rear Yard. (section 45.8 (a)(b))

Notes:

- i. Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals.
- ii. Any future deck enclosure or cover requires a separate development and building permit approval.
- iii. Any future basement development may require development and building permit approvals. A Secondary Suite shall require a new development permit application.
- iv. 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. (Reference Section 5.2)
- v. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw

THIS IS NOT A PERMIT



Project Number: **179751822-001**
 Application Date: SEP 23, 2015
 Printed: April 8, 2016 at 11:44 AM
 Page: 3 of 3

Application for House Development and Building Permit

Variations

Dormer Width - The dormer width is 3.81m instead of 3.1m (Section 814.4(15))

Note: A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

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: Feb 25, 2016 **Development Authority:** HAMILTON, FIONA

Signature: _____

Notice Period Begins: Mar 03, 2016

Ends: Mar 16, 2016

Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$100.00	\$100.00	03113157	Mar 08, 2016
Sanitary Sewer Trunk Refund	\$1,430.00	\$1,430.00	03113157	Mar 08, 2016
Sanitary Sewer Single/Duplex Refund	(\$1,430.00)	(\$1,430.00)	03113157	Mar 08, 2016
Electrical Fee (Service)	\$75.00	\$75.00	02768112	Sep 23, 2015
Lot Grading Fee	\$135.00	\$135.00	02768112	Sep 23, 2015
Safety Codes Fee	\$73.84	\$73.84	02768112	Sep 23, 2015
Sanitary Sewer Trunk Fund	\$1,430.00	\$1,430.00	02768112	Sep 23, 2015
Electrical Safety Codes Fee	\$15.74	\$15.74	02768112	Sep 23, 2015
Water Usage Fee	\$54.45	\$54.45	02768112	Sep 23, 2015
Building Permit Fee	\$1,846.00	\$1,846.00	02768112	Sep 23, 2015
Electrical Fees (House)	\$281.00	\$281.00	02768112	Sep 23, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$4,011.03	\$4,011.03		

THIS IS NOT A PERMIT

BUSINESS LAID OVER

SDAB-D-16-062	An appeal by <u>1101731 Alberta Ltd.</u> to operate an Automotive/Minor Recreation Vehicle Sales/Rental and to relocate an existing mobile office (Peace Motors) <i>April 20 or 21, 2016</i>
SDAB-D-16-094	An appeal by <u>Bill & Marlene Rich Vs Jagdeep Kahlon</u> to operate a Major Home Based Business (Auction to Auction – SAIHAJ Enterprises Ltd.) <i>April 27 or 28, 2016</i>
SDAB-D-16-084	An appeal by <u>Red Hammer Construction</u> to construct an addition and exterior alterations, and a rear covered deck (3.05 m by 6.25 m) to a Single Detached House <i>April 28, 2016</i>
SDAB-D-16-501	An appeal by Darren Crocker to demolish an existing building <i>May 25 or 26, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

160474324-006	An appeal by <u>1319416 Alberta Ltd. / Kennedy Agrios LLP</u> to replace a Roof Off-premises Sign with (1) Freestanding Minor Digital Off-premises Sign (6.1m x 3m). <i>April 14, 2016</i>
172854843-001	An appeal by <u>Capital Car & Truck Sales Ltd.</u> to comply with a Stop Order to comply with all conditions of Development Permit No. 139511609-001 before April 1, 2016 or Cease the Use (Operation of Automotive and Minor Recreation Vehicle Sales/Rentals Use and any subsequent Use) before April 1, 2016 and remove all stored material and equipment associated with the Use; including vehicles, tires, and vehicle parts before April 1, 2016 <i>May 25, 2016</i>
175846220-001	An appeal by <u>Capital Car & Truck Sales Ltd.</u> to remove all advertising signs located on the building before April 2, 2016 or submit a complete Development Permit Application which reflects the current sign(s) installed on the building before April 1, 2016 <i>May 25, 2016</i>