

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
April 20, 2016**

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

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

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I	9:00 A.M.	SDAB-D-16-098	Construct exterior alterations (change in Height) to an existing Accessory building (rear detached Garage, 6.2m x 7.4m)  2461 - Austin Crescent SW Project No.: 189001744-001
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II	10:30 A.M.	SDAB-D-16-099	Construct a Public Library and Cultural Exhibit building (Capilano Public Library)  6503 - 101 Avenue NW Project No.: 171641697-002
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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-16-098

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 189001744-001

APPLICATION TO: Construct exterior alterations (change in Height) to an existing Accessory building (rear detached Garage, 6.2m x 7.4m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 23, 2016

DATE OF APPEAL: March 24, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2461 - Austin Crescent SW

LEGAL DESCRIPTION: Plan 0729436 Blk 13 Lot 12

ZONE: RPL Planned Lot Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Ambleside Neighbourhood Structure Plan  
Windermere Area Structure Plan

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*Grounds for Appeal*

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

The application for Minor Development Permit - Project #189001744-001 requested a variation on the height restriction in our approved Accessory Building Development and Building Permit #178794977-001 for the following reasons:

1. To allow for a taller overhead door to be installed to facilitate parking higher vehicles.
2. The Restrictive Covenant and Easement in our community does not allow storing >3/4 to recreational vehicles >48 hrs unless in a garage. Furthermore, parking additional vehicles on the already limited street spaces would negatively affect neighbours (aesthetics parking availability as well as driving visibility/safety). [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 Board is advised that the decision of refusal by the Development Officer is dated March 23, 2016. The Notice of Appeal was filed on March 24, 2016.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 130.1 states that the **General Purpose** of the **RPL Planned Lot Residential Zone** is:

...to provide small lot Single Detached Housing, serviced by both a Public Roadway and a Lane that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

Under Section 130.2(4), **Single Detached Housing** is a **Permitted Use** in the RPL Planned Lot Residential Zone.

Section 7.2(9) states:

**Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite.

This Use Class includes Mobil homes which conform to Section 78 of this Bylaw.

Section 6.1(2) states:

**Accessory** means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.

<b><i>Maximum Height</i></b>
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Section 50.3(2) states:

2. an Accessory building or structure shall not exceed [4.3 m](#) in Height, except:
  - a. as provided in the RPLt, RF4t, RF5t, TSDR, TSLR, BRH, BLMR, and BMR Zones, where the maximum Garage Height shall not exceed 5.0 m;
  - b. in the case of a Garage containing a Garage Suite where listed as a Permitted or Discretionary Use, where the Height shall be in accordance with [Section 87](#).
  - c. in the case of a Garage containing a Blatchford Lane Suite, where the Height shall be in accordance with [Section 997](#); and
  - d. as provided in subsections 50.4, 50.5.

Section 11.4(2) states:

In approving an application for a Development Permit pursuant to Section 11.3, the Development Officer shall adhere to the following:

...

2. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, Floor Area Ratio and Density regulations, and...

**Development Officer's Determination**

The Accessory building was originally approved for 4.28m in Height.

Section 50.3(2) "an Accessory building shall not exceed 4.3 m in Height."

The proposed Height is 5.21m to midpoint, which is 0.91m over the maximum Height for Accessory buildings. The proposed Height to Ridge is 6.7m.

Section 11.4(2) "...there shall be no variance from maximum Height, Floor Area Ratio and Density regulations."

As per Section 11.4(2), the Development Officer has no variance authority for the maximum Height of the Accessory structure. Therefore, the Development Permit is Refused. [unedited]

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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.

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Project Number: **189001744-001**  
Application Date: MAR 22, 2016  
Printed: March 24, 2016 at 1:51 PM  
Page: 1 of 2

## Application for Minor Development Permit

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

<b>Applicant</b>  SERVANT, MICHEL 	<b>Property Address(es) and Legal Description(s)</b> 2461 - AUSTIN CRESCENT SW Plan 0729436 Blk 13 Lot 12
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**Scope of Application**  
To construct exterior alterations (change in Height) to an existing Accessory building (rear detached Garage, 6.2m x 7.4m).

<b>Permit Details</b>  # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area:
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I/We certify that the above noted details are correct.  
Applicant signature: \_\_\_\_\_

**Development Application Decision**  
Refused

**Reason for Refusal**  
The Accessory building was originally approved for 4.28m in Height.  
  
Section 50.3(2) "an Accessory building shall not exceed 4.3 m in Height."  
  
The proposed Height is 5.21m to midpoint, which is 0.91m over the maximum Height for Accessory buildings. The proposed Height to Ridge is 6.7m.  
  
Section 11.4(2) "...there shall be no variance from maximum Height, Floor Area Ratio and Density regulations."  
  
As per Section 11.4(2), the Development Officer has no variance authority for the maximum Height of the Accessory structure. Therefore, the Development Permit is Refused.

**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 23, 2016    **Development Authority:** SARAZA, JAYSON    **Signature:** \_\_\_\_\_

**THIS IS NOT A PERMIT**



Project Number: **189001744-001**  
Application Date: MAR 22, 2016  
Printed: March 24, 2016 at 1:51 PM  
Page: 2 of 2

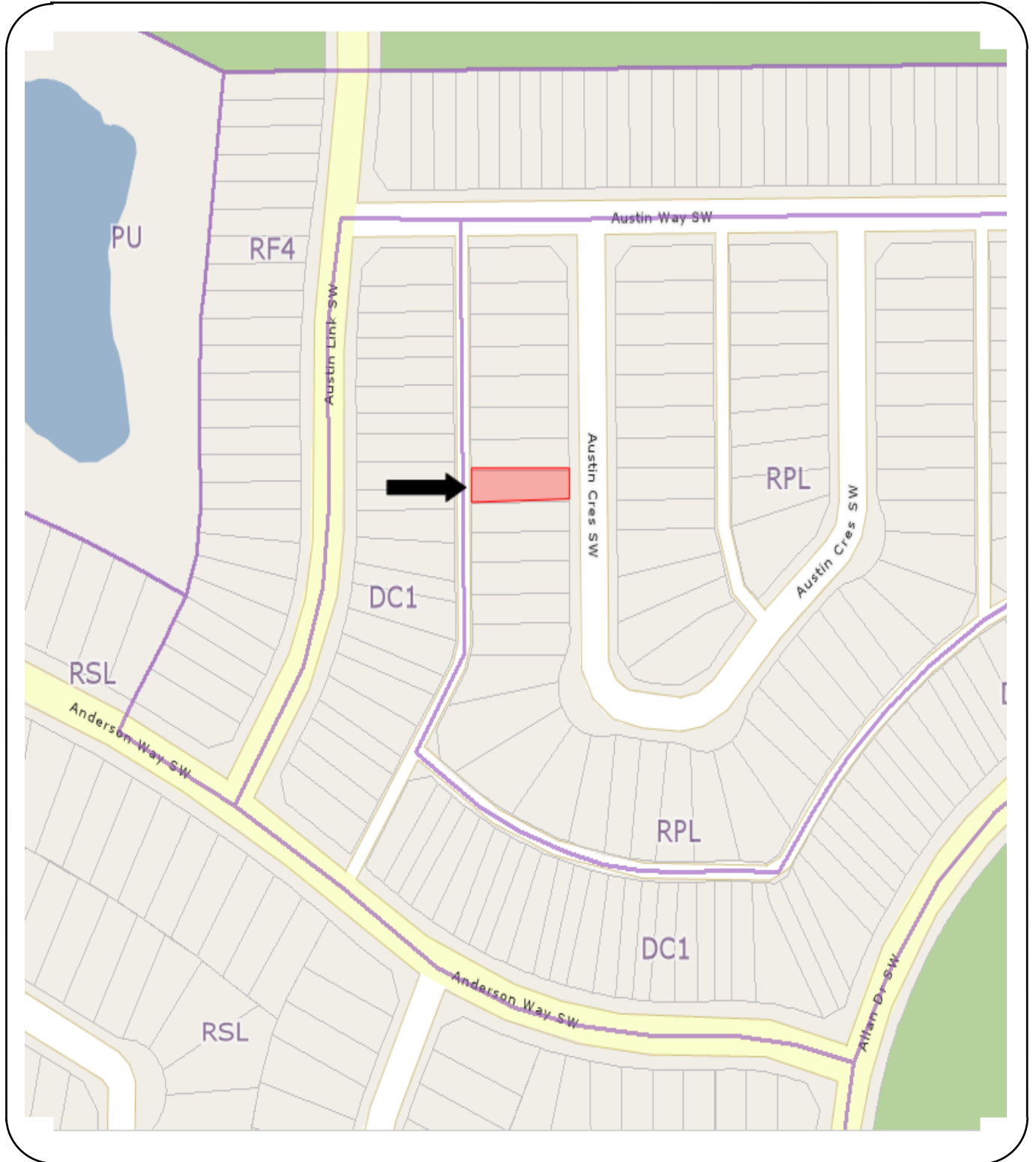
## Application for Minor Development Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$159.00	\$159.00	03146641	Mar 22, 2016
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$159.00	\$159.00		

**THIS IS NOT A PERMIT**





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-098



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-099

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

APPELLANT:

APPLICATION NO.: 171641697-002

APPLICATION TO: Construct a Public Library and Cultural Exhibit building (Capilano Public Library)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: March 11, 2016

DATE OF APPEAL: March 28, 2016

NOTIFICATION PERIOD: Mar 17, 2016 through Mar 30, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6503 - 101 Avenue NW

LEGAL DESCRIPTION: Plan 1523973 Blk 3A Lot 11

ZONE: A, CSC, US-Metropolitan Recreation Zone, Shopping Centre Zone, Urban Services Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

***Grounds for Appeal***

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

The residents of this area were not consulted about this project until it was basically a done deal. After we put up a stick a meeting was held at the library to hear our concerns, since that meeting no one has reached out to us. The library is being built right in front of our homes on a one way street, in front of a ravine that we all enjoy. We already contend with lots of traffic and parking from the church on Wednesdays, Fridays, Saturdays and Sundays.

We also have to contend with traffic and parking from the Argyll centre. We've asked for a meeting so people can see what we're dealing with to no avail. The logical place to build this library is on 101 avenue where it won't disturb all of us and the ravine views that we enjoy. People would have direct access to a bus route and would enter off of 101 avenue, not 67 street and 99 avenue, which is currently a one way street. The confirmation we received says it will be built on 6503 - 101 avenue, yet the permit says 9915 - 67 street. I request that I be able to make a submission to the committee to appeal the location of the library due to traffic concerns, noise concerns, parking concerns and blocking our views of the ravine and obstructing our views period.

***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 is advised that the decision of approval by the Development Officer is dated March 11, 2016. The Notice of Appeal was filed on March 28, 2016.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 540.1 states that the **General Purpose** of the (A) **Metropolitan Recreation Zone** is:

...to provide preserve natural areas and parkland along the river, creeks, ravines and other designated areas for active and passive recreational uses and environment protection in conformance with Plan Edmonton and the North Sasatchewan River Valley Area Redevelopment Plan.

Under Section 540.3(13), **Public Libraries and Cultural Exhibits** are a **Discretionary Use** in the (A) Metropolitan Recreation Zone.

Section 320.1 states that the **General Purpose** of the (CSC) **Shopping Centre Zone** is:

...to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

Under Section 320.2(20), **Public Libraries and Cultural Exhibits** are a **Permitted Use** in the (CSC) Shopping Centre Zone.

Section 510.1 states that the **General Purpose** of the (US) **Urban Services Zone** is:

...to provide for publicly and privately owned facilities of an institutional or community service nature.

Under Section 510.2(7), **Public Libraries and Cultural Exhibits** are a **Permitted Use** in the (US) Urban Services Zone.

Section 7.8(11) states:

**Public Libraries and Cultural Exhibits** means development for the collection of literary, artistic, musical and similar reference materials in the form of books, manuscripts, recordings and films for public use; or a development for the collection, preservation and public exhibition of works or objects of historical, scientific or artistic value. Typical Uses include libraries, museums and public, not-for-profit art galleries.

***Discretionary Use***

Section 540.3 list the following Discretionary Uses in the (A) Metropolitan Recreation Zone:

**540.3 Discretionary Uses**

1. [Carnivals](#)
2. [Child Care Services](#)
3. [Community Recreation Services](#)
4. [Exhibition and Convention Facilities](#)
5. [Greenhouses, Plant Nurseries and Garden Centres](#)
6. [Indoor Participant Recreation Services](#)
7. [Major Home Based Business](#)
8. [Minor Impact Utility Services](#)
9. [Natural Resource Development](#)
10. [Natural Science Exhibits](#)
11. [Outdoor Participant Recreation Services](#)
12. [Protective and Emergency Services](#)
13. [Public Libraries and Cultural Exhibits](#)
14. [Single Detached Dwelling](#)
15. [Spectator Entertainment Establishments](#)
16. [Spectator Sports Establishments](#)
17. [Tourist Campsites](#)
18. [Freestanding On-premises Signs](#)

**Development Officer's Determination**

1) Discretionary Use - The proposed Public Library and Cultural Exhibit is approved as a Discretionary Use (Section 540.3). [unedited]

***Parking Variance***

Section 54.2, Schedule 1(42) states that parking requirements for Public Libraries and Cultural Exhibits are the following:

42. Public Libraries and Cultural Exhibits	1 parking space per <a href="#">10.0 m<sup>2</sup></a> of Floor Area used by patrons
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**Development Officer's Determination**

2) Parking - The site has 36 parking stalls, instead of 81 (Section 54.2, Schedule 1). [unedited]

***Setback Area Variance***

Section 540.4(3) states that, in the (A) Metropolitan Recreation Zone, “the minimum Side Setback shall be [7.5 m.](#)”

**Development Officer’s Determination**

3) Use of a Setback Area - The parking is located in the setback, Om from the property line facing 67 Street (Section (540.4(3))).

***Variance Powers of Development Officer***

Section 11.3 states:

**11.3 Variance to Regulations**

The Development Officer may approve, with or without conditions as a Class B Development, an application for development that does not comply with this Bylaw where:

1. the proposed development would not, in their opinion:
  - a. unduly interfere with the amenities of the neighbourhood; or
  - b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
2. the proposed development would, in his opinion, conform with the use prescribed for that land or building in this Bylaw; and
3. the Development Officer may approve, with or without conditions as a Class B Development, an enlargement, alteration or addition to a legal non-conforming building if the non-conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in his opinion:
  - c. unduly interfere with the amenities of the neighbourhood; or
  - d. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

Section 11.4 states:

**11.4 Limitation of Variance**

In approving an application for a Development Permit pursuant to Section 11.3, the Development Officer shall adhere to the following:

1. a variance shall be considered only in cases of unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone;

2. except as otherwise provided in this Bylaw, there shall be no variance from maximum Height, Floor Area Ratio and Density regulations, and
3. the General Purpose of the appropriate Zone.

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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.


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Project Number: 171641697-002  
Application Date: AUG 12, 2015  
Printed: March 29, 2016 at 8:44 AM  
Page: 1 of 5

### Major Development Permit

This document is a record of a Development 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.

<b>Applicant</b>  GROUP2 ARCHITECTURE INTERIOR DESIGN LTD 	<b>Property Address(es) and Legal Description(s)</b> 6503 - 101 AVENUE NW Plan 1523973 Blk 3A Lot 11  <b>Specific Address(es)</b> Entryway: 9915 - 67 STREET NW Building: 9915 - 67 STREET NW
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**Scope of Permit**  
To construct a Public Library and Cultural Exhibit building (Capilano Public Library).

<b>Permit Details</b>	
Class of Permit: Class B Gross Floor Area (sq.m.): 1069 New Sewer Service Required: Y Site Area (sq. m.): 48513.49	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none)

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

Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
Approved

The permit holder is advised to read the reverse for important information concerning this decision.





Project Number: **171641697-002**  
 Application Date: AUG 12, 2015  
 Printed: March 29, 2016 at 8:44 AM  
 Page: 3 of 5

## Major Development Permit

n) proposed tree planting and landscaping within the 6 / Street road right-of-way, and

o) installation of a pedestrian activated signal at the east side of the intersection of 101 Avenue and 67 Street.

A Civil Engineer must submit stamped engineering drawings for review and approval as part of the Agreement. The applicant must contact Susana Maki of Current Planning at 780-423-6889 for more information on the Agreement.

6) The portion of 67 Street between 99 Avenue and 101 Avenue, as per the Transportation Services memorandum of 25 January 2016, must be converted from 1-way north-bound operation to 2-way operation prior to the initial stages of site construction (including excavation of the site). Proper signage must be incorporated into this conversion process as required by Transportation Operations. The applicant must contact Brad Vanderhoek of Transportation Operations at 780-496-3080 for more details. All costs associated with the roadway operation conversion shall be borne by the owner/applicant.

Public notification must be carried out prior to the 1-way to 2-way conversion. The notification must include the following:

- a) all residents within the catchment area, as per the Transportation Services memorandum of 25 January 2016;
- b) the Public School (Argyll Centre);
- c) Fire Rescue/Emergency Services;
- d) Forest Heights/Terrace Heights Community League;
- e) Ward 8 Councilor, and
- f) Edmonton City Council;

The details of the public notification process must be coordinated with Transportation Planning.

7) The construction of a one-directional curb ramp is required on the east side of 67 Street at the intersection with 99 Avenue, as per the Transportation Services memorandum of 25 January 2016.

8) The owner shall pay for the installation of a pedestrian activated signal at the east side of the intersection of 101 Avenue and 67 Street, as per the Transportation Services memorandum of 25 January 2016. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the signal installation will be at the direction of Transportation Services. The applicant is to contact Ben Woo of Transportation Operations at 780-496-2667 for more information.

9) A conceptual estimate for the installation of a typical pedestrian activated signal by the City's Electrical Services Contractor is \$150,000.00. This is a conceptual estimate only, and the owner will be billed the actual costs. Upon receipt of the signal estimate, the owner is required to approve the estimated amount and to supply a cheque or Purchase Order made out to the City of Edmonton in the amount of the estimate before any signal construction will begin. The applicant is to contact Ben Yarnuch at 780-496-2668 of Transportation Operations for more information.

10) There are three (3) existing boulevard trees adjacent to the proposed 1.5 m concrete monowalk (as per the Transportation Services memorandum of 25 January 2016) that must be protected during construction. Upon Parks approval of the plan, a site meeting with Forestry will be required to review construction plans and tree protection during construction conflicts (construction work within 5 meters). This meeting will need to be scheduled a minimum 4 weeks in advance of the construction start date. Please be advised that all costs associated with hoarding, root-cutting removal, replacement or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456A). Forestry will schedule and carry out all required tree work involved with this project. Please contact Trevor Thistle of Community Services (780-944-7833) to arrange this meeting. It should be noted that the fourth tree closest to 101 Avenue is scheduled to be removed by Forestry as part of regular tree inventory management.

11) There are two (2) existing fire hydrants in the vicinity of the proposed 1.5 m boulevard walk and 1.5 m mono-walk within the 67 Street boulevard, as per the Transportation Services memorandum of 25 January 2016. The sidewalks must maintain a minimum

**The permit holder is advised to read the reverse for important information concerning this decision.**



Project Number: **171641697-002**  
 Application Date: AUG 12, 2015  
 Printed: March 29, 2016 at 8:44 AM  
 Page: 5 of 5

## Major Development Permit

been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).

- 3) Signs require separate Development Applications.
- 4) The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- 5) A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- 6) This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
- 7) A future north-south 3.0 m shared use path will be constructed from the south limits of the library site boundary to tie-in to the east-west shared use path along Terrace Road south of the library site, as per the Transportation Services memorandum dated 25 January 2016. This shared use path construction will be completed by Transportation Services at a later date. Funding for this construction has been approved up to 2018 by Transportation Services. The applicant should contact Andrew Siggelkow of Transportation Planning at 780-944-7844 for more details.

**Variations**

- 1) Discretionary Use - The proposed Public Library and Cultural Exhibit is approved as a Discretionary Use (Section 540.3).
- 2) Parking - The site has 36 parking stalls, instead of 81 (Section 54.2, Schedule 1).
- 3) Use of a Setback Area - The parking is located in the setback, 0m from the property line facing 67 Street (Section (540.4(3))).

**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.

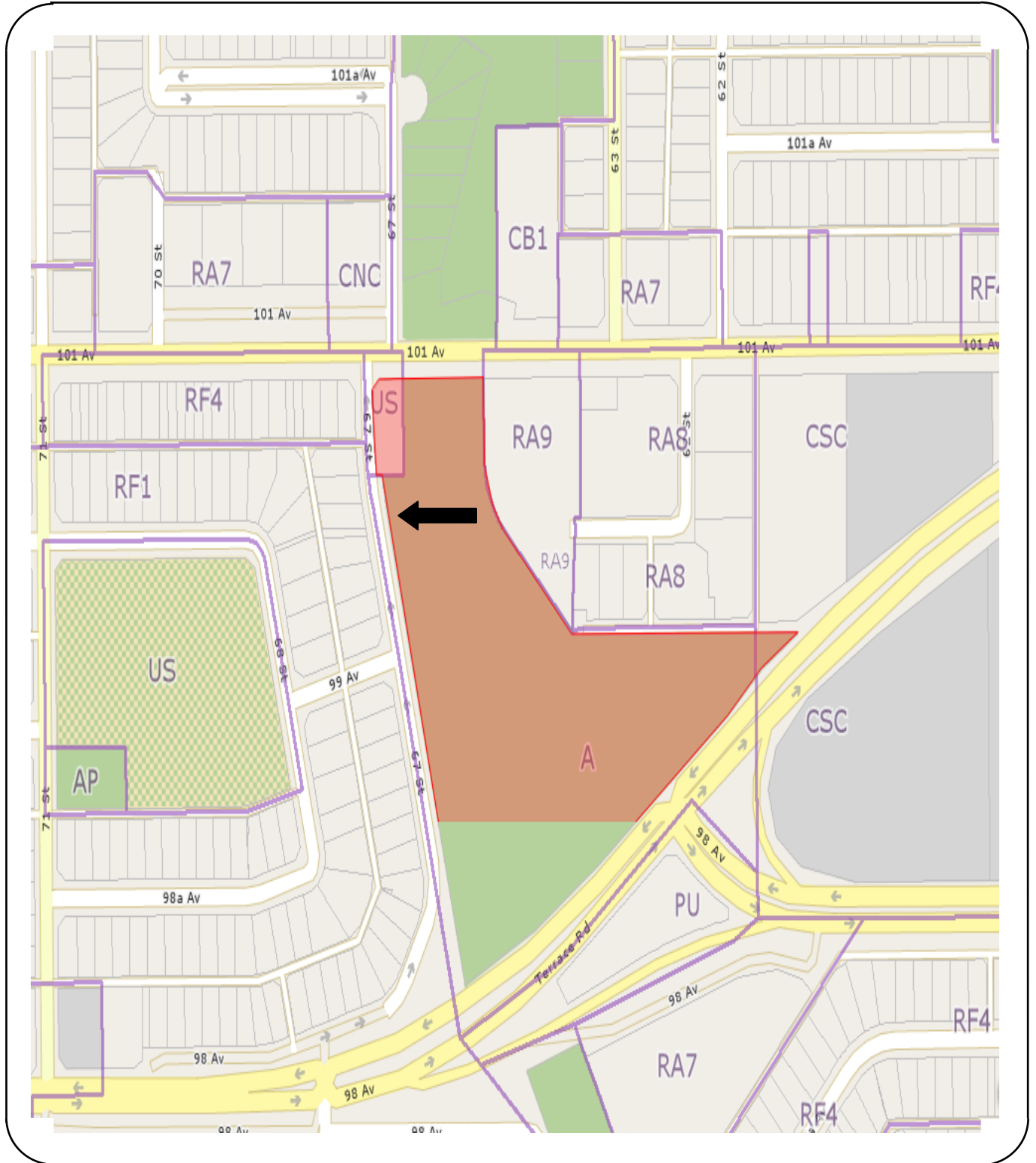
**Issue Date:** Mar 11, 2016    **Development Authority:** WELCH, IMAI  
**Notice Period Begins:** Mar 17, 2016    **Ends:** Mar 30, 2016

**Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$1,067.30	\$1,067.30	02663025	Aug 12, 2015
Major Dev. Application Fee	\$811.00	\$811.00	02663025	Aug 12, 2015
Dev. Application Fee for GFA	\$528.00	\$528.00	02663025	Aug 12, 2015
DP Notification Fee	\$100.00			
Sanitary Sewer Trunk Fund 2012+	\$2,803.58			
Total GST Amount:	\$0.00			
Totals for Permit:	\$5,309.88	\$2,406.30		
(\$2,903.58 outstanding)				

**The permit holder is advised to read the reverse for important information concerning this decision.**



### SURROUNDING LAND USE DISTRICTS

Site Location 

File: SDAB-D-16-099



**BUSINESS LAID OVER**

SDAB-D-16-094	An appeal by <u>Bill &amp; Marlene Rich Vs Jagdeep Kahlon</u> to operate a Major Home Based Business (Auction to Auction – SAIHAJ Enterprises Ltd.) <b><i>April 27 or 28, 2016</i></b>
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 <b><i>April 28, 2016</i></b>
SDAB-D-16-501	An appeal by <u>Darren Crocker</u> to demolish an existing building <b><i>May 25 or 26, 2016</i></b>
SDAB-D-16-093	An appeal by <u>Pro Consulting Design &amp; Build</u> to construct and operate a Child Care Services Use Building (95 children – 12, 0-11 months/15, 12-19 months/14, 19 months – 3 years/22, 3 – 4.5 years/15, 4.5 – 6 years/ 17, 6-12 years) and to construct exterior alterations (developing on-site outdoor play spaces and revisions to approved landscaping) <b><i>May 13, 2016</i></b>

**APPEAL HEARINGS TO BE SCHEDULED**

172854843-001	An appeal by <u>Capital Car &amp; 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 <b><i>May 25, 2016</i></b>
175846220-001	An appeal by <u>Capital Car &amp; 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 <b><i>May 25, 2016</i></b>