

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
April 6, 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-16-087

To construct interior alterations (add 1 unit, increase from a 21 unit to a 22 unit building) to an existing Apartment Housing building, existing without permits

10337 - 122 Street NW
Project No.: 180917066-001

II 10:30 A.M. SDAB-D-16-088

To change the Use from a General Retail Stores to a Minor Alcohol Sales and to construct an interior alterations

5003 - 55 Avenue NW
Project No.: 187264729-001

III 1:30 P.M. SDAB-D-16-089

To construct a two storey Accessory Building (Garage Suite on the second floor, Garage on the main floor; 9.14m x 8.53m), and to demolish the existing rear detached Garage

13207 - 105 Street NW
Project No.: 184004621-001

NOTE: *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-087

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 180917066-001

ADDRESS OF APPELLANT: 10337 - 122 Street NW

APPLICATION TO: Construct interior alterations (add 1 unit, increase from a 21 unit to a 22 unit building) to an existing Apartment Housing building, existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 25, 2016

DATE OF APPEAL: March 4, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10337 - 122 Street NW

LEGAL DESCRIPTION: Plan 7726AH Blk D Lots 9-11

ZONE: RA7 Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: None

Grounds for Appeal

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

Although the original DP was for 21 units this property has been operating as a 22 unit apartment building for at least 25 years. No alterations to the property are required. The unit in question has it's own address, epcor meter and the City of Edmonton tax department assesses the property based on 22 units. The property is in the highly dense neighborhood of Oliver. [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 Officer is dated February 25, 2016. The Notice of Appeal was filed on March 4, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 210.1, the **General Purpose** of the **RA7 Low Rise Apartment Zone** is “to provide a Zone for Low Rise Apartments”.

Pursuant to Section 210.2, **Apartment Housing** is a **Permitted Use** in the **RA7 Low Rise Apartment Zone**.

“**Apartment Housing**” means “development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use Class”. (Reference: Section 7.2(1) of the *Edmonton Zoning Bylaw*).

Density

Pursuant to Section 210.4(1), the maximum Density shall be 125 Dwellings/ha.

Development Officer's Determination:

1. Density - The maximum Density shall be 125 Dwellings/ha. (Section 210.4(1))

Maximum Dwellings: 15
Proposed Dwellings: 22
Exceeds by: 7 Dwellings [unedited]

Minimum Size of Amenity Area

Pursuant to Section 210.4(10), a minimum Amenity Area of 7.5 m² per Dwelling shall be provided.

Development Officer's Determination:

2. Amenity Area - A minimum Amenity Area of 7.5 m² per Dwelling shall be provided (Section 210.4(10))

Amenity Area required per dwelling: 7.5m²
Proposed Amenity Area for each dwelling: 3.72m²
Deficient by: 3.78m² [unedited]

Minimum Balcony Depth

Section 46(3)(a) provides as follows:

3. Amenity Area may include:
- a. with respect to Residential Uses Classes, patios, balconies with a minimum depth of 2.0 m, Rooftop Terraces, communal lounges and Recreational Facilities and other areas within the Site which are of the nature described in clause (2)(a) above; and


Development Officer's Determination:

3. Amenity Area - Amenity Area may include: with respect to Residential Uses Classes, patios, balconies with a minimum depth of 2.0 m, roof terraces, communal lounges and Recreational Facilities (Section 46.3(a))

Minimum depth required: 2.0m
Proposed Balcony depth: 1.22m
Deficient by: 0.78m [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: 180917066-001 Application Date: OCT 14, 2015 Printed: March 23, 2016 at 11:18 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant LESTON HOLDINGS (1980) LTD 	Property Address(es) and Legal Description(s) 10337 - 122 STREET NW Plan 7726AH Blk D Lots 9-11 Specific Address(es) Entryway: 10337 - 122 STREET NW Building: 10337 - 122 STREET NW		
Scope of Application To construct interior alterations (add 1 unit, increase from a 21 unit to a 22 unit building) to an existing Apartment Housing building, existing without permits.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Gross Floor Area (sq.m.): 67.15 New Sewer Service Required: N Site Area (sq. m.): 1248.71 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 67.15 New Sewer Service Required: N Site Area (sq. m.): 1248.71	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 67.15 New Sewer Service Required: N Site Area (sq. m.): 1248.71	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal <ol style="list-style-type: none"> 1. Density - The maximum Density shall be 125 Dwellings/ha. (Section 210.4(1)) Maximum Dwellings: 15 Proposed Dwellings: 22 Exceeds by: 7 Dwellings 2. Amenity Area - A minimum Amenity Area of 7.5 m2 per Dwelling shall be provided(Section 210.4(10)) Amenity Area required per dwelling: 7.5m2 Proposed Amenity Area for each dwelling: 3.72m2 Deficient by: 3.78m2 3. Amenity Area - Amenity Area may include:with respect to Residential Uses Classes, patios, balconies with a minimum depth of 2.0 m, roof terraces, communal lounges and Recreational Facilities (Section 46.3(a)) Minimum depth required: 2.0m Proposed Balcony depth: 1.22m Deficient by: 0.78m 			
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.			
THIS IS NOT A PERMIT			



Project Number: **180917066-001**
Application Date: OCT 14, 2015
Printed: March 23, 2016 at 11:18 AM
Page: 2 of 2

Application for Major Development Permit

Issue Date: Feb 25, 2016 Development Authority: HAMILTON, FIONA Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$254.00	\$254.00	02820558	Oct 14, 2015
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$254.00	\$254.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-087



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-088

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 187264729-001

ADDRESS OF APPELLANT: 5003 - 55 Avenue NW

APPLICATION TO: Change the Use from a General Retail Stores to a Minor Alcohol Sales and to construct interior alterations

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 7, 2016

DATE OF APPEAL: March 10, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5003 - 55 Avenue NW

LEGAL DESCRIPTION: Plan 1025566 Blk 3 Lot 9

ZONE: CSC Shopping Centre Zone

OVERLAY: None

STATUTORY PLAN: None

Grounds for Appeal

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

In regards to DP:091312851-001, Speers Liquor Store has never opened for business. It is a non operational liquor store. They knew we were doing a development across the street, and had expressed interest in opening up a liquor store in our centre, so the Owner of Speers Liquor Store applied for the Liquor Store first so we could not open one up in our development. [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 Officer is dated March 7, 2016. The Notice of Appeal was filed on March 10, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 320.1, 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.

Pursuant to 320.2(14), **Minor Alcohol Sales**, on a Site of 2ha or larger, is a **Permitted Use** in the **CSC Shopping Centre Zone**.

Pursuant to Section 7.4(32), "**Minor Alcohol Sales**" means:

...development used for the retail sale of any and all types of alcoholic beverage to the public. This Use Class may include retail sales of related products such as soft drinks and snack foods. The maximum Floor Area for this Use Class shall be no more than 275 square metres per individual business premises.

Required Separation Distance

Section 85(3)(a) provides as follows:

3. any Major or Minor Alcohol Sales Use shall not be located closer than 500.0 m from any other Major or Minor Alcohol Sales Use. For the purposes of this subsection only:
 - a. the 500.0 m separation distance shall be measured from the closest point of the Major or Minor Alcohol Sales Use to the closest point of any other existing or approved Major or Minor Alcohol Sales Use; and
 - b. if there are two or more Major or Minor Alcohol Sales Uses lawfully operating within 500 m of each other as of the date of the enactment of this Section they shall be considered legal non-conforming uses.

Development Officer's Determination:

Reason for Refusal



1) Any Major or Minor Alcohol Sales Use shall not be located closer than 500.0 m from any other Major or Minor Alcohol Sales Use. For the purposes of this subsection only:
the 500.0 m separation distance shall be measured from the closest point of the Major or Minor Alcohol Sales Use to the closest point of any other existing or approved Major or Minor Alcohol Sales Use

Required Separation Distance: 500m

- Proposed Minor Alcohol Sales is 136m away from an approved Minor Alcohol Sales (DP: 091312851-001) [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: 187264729-001 Application Date: FEB 16, 2016 Printed: March 23, 2016 at 11:50 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant AMNOR GROUP INC. 	Property Address(es) and Legal Description(s) 5003 - 55 AVENUE NW Plan 1025566 Blk 3 Lot 9 Specific Address(es) Suite: 5109 - 55 AVENUE NW Suite: 5149 - 55 AVENUE NW Entryway: 5109 - 55 AVENUE NW Entryway: 5149 - 55 AVENUE NW Building: 5105 - 55 AVENUE NW		
Scope of Application To change the Use from a General Retail Stores to a Minor Alcohol Sales and to construct an interior alterations.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Gross Floor Area (sq.m.): 162 New Sewer Service Required: N Site Area (sq. m.): </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 162 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 162 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal 1) Any Major or Minor Alcohol Sales Use shall not be located closer than 500.0 m from any other Major or Minor Alcohol Sales Use. For the purposes of this subsection only: the 500.0 m separation distance shall be measured from the closest point of the Major or Minor Alcohol Sales Use to the closest point of any other existing or approved Major or Minor Alcohol Sales Use Required Separation Distance: 500m - Proposed Minor Alcohol Sales is 136m away from an approved Minor Alcohol Sales (DP: 091312851-001)			
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 07, 2016 Development Authority: CHAN, CALVIN Signature: _____			
THIS IS NOT A PERMIT			



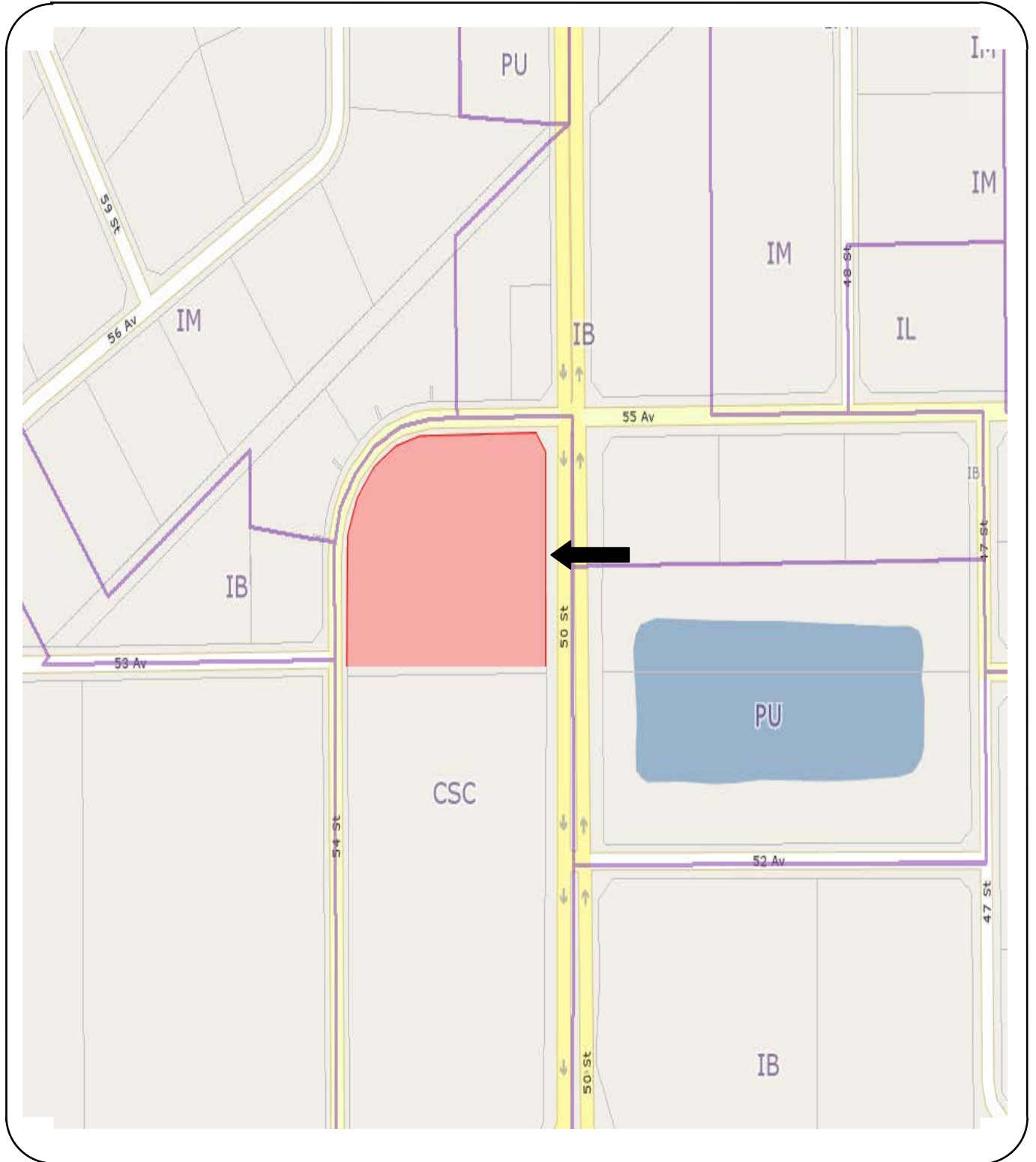
Application for Major Development Permit

Project Number: **187264729-001**
Application Date: FEB 16, 2016
Printed: March 23, 2016 at 11:50 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$260.00	\$260.00	03067733	Feb 16, 2016
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$260.00	\$260.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-088



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

APPELLANT NO 1:
APPELLANT NO. 2:

APPLICATION NO.: 184004621-001

ADDRESS OF APPELLANT NO. 1: 13304 – 104 Street NW
ADDRESS OF APPELLANT NO. 2: 10416 – 132 Avenue BW

APPLICATION TO: Construct a two Storey Accessory Building (Garage Suite on the second floor, Garage on the main floor; 9.14m x 8.53m), and to demolish the existing rear detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 26, 2016

DATE OF APPEAL: March 15, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 13207 - 105 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13207 - 105 Street NW

LEGAL DESCRIPTION: Plan 6490KS Blk 19 Lot 8

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: None

Grounds for Appeal

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

Adam Gruszewski:

The owner rents this property, there is already 6 cars and 1 welding truck. There is lots of traffic congestion and lack of visibility due to parked vehicles in front of the residence and also back alley. Property is filled with garbage and litter, and water drainage pipe from this house is draining water to back alley.

Myles And Monica Desjarlais:

We live directly behind the proposed development. This property is currently being rented to numerous individuals. As a result the vehicles around the property and traffic behind our property has increased. The proposed structure is to be a two story building with a rental unit on the top floor with 4 parking stalls facing our property. This would cause even more traffic and vehicles. When enjoying our backyard we would be looking out at a large obstructive structure. We chose to live in the Rosslyn neighborhood as it is an older, quiet, and family oriented neighborhood. With the addition of more tenants our life style would be jeopardized. We also believe that our property value would decrease if such a development would be permitted.
[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 26, 2016. The Notice of Appeal was filed on March 15, 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 110.3(3), **Garage Suites** are a **Discretionary Use** in the **RF1 Single Detached Residential Zone**.

Section 7.2(3) defines **Garage Suite** 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.

Development Officer's Determination:

1. Discretionary Use - Garage Suite is approved as a Discretionary Use in the Single Detached Residential Zone (RF1) (Section 110.3.3). [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: 184004621-001
Application Date: DEC 07, 2015
Printed: March 23, 2016 at 1:00 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 SAIYAZ AZAD AZIM MOHAMMED 	Property Address(es) and Legal Description(s) 13207 - 105 STREET NW Plan 6490KS Blk 19 Lot 8 Location(s) of Work Suite: 13207A - 105 STREET NW Entryway: 13207A - 105 STREET NW Building: 13207A - 105 STREET NW
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Scope of Application
To construct a 2 Story Accessory Building (Garage Suite on 2nd floor, Garage on the main floor; 9.14m x 8.53m), and to demolish the existing rear detached Garage.

Permit Details Affected Floor Area (sq. ft.): 780 Class of Permit: Class B Front Yard (m): Rear Yard (m): 4.27 Side Yard, left (m): 1.25 Site Area (sq. m.): 679.65 Site Width (m): 15.25	Building Height to Midpoint (m): 6.4 Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 4.85 Site Depth (m): 44.89 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: **184004621-001**
 Application Date: DEC 07, 2015
 Printed: March 23, 2016 at 1:00 PM
 Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

NOTE: This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

This Development Permit authorizes the development of a 2 Story Accessory Building (Garage Suite on 2nd floor, Garage on the main floor; 9.14m x 8.53m), and to demolish the existing rear detached Garage. The development shall be constructed in accordance with the stamped and approved drawings.

Immediately upon demolition of the building, the site shall be cleared of all debris.

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).)

Frosted or opaque glass treatment shall be used on windows on as indicated on the north approved elevation plan to minimize overlook. (Reference Section 87.8)

Eave projections shall not exceed 0.46m into required yards or Separation spaces less than 1.2m. (Reference Section 44.1(b))

Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.

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.

Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite shall not exceed three.

The Garage Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision

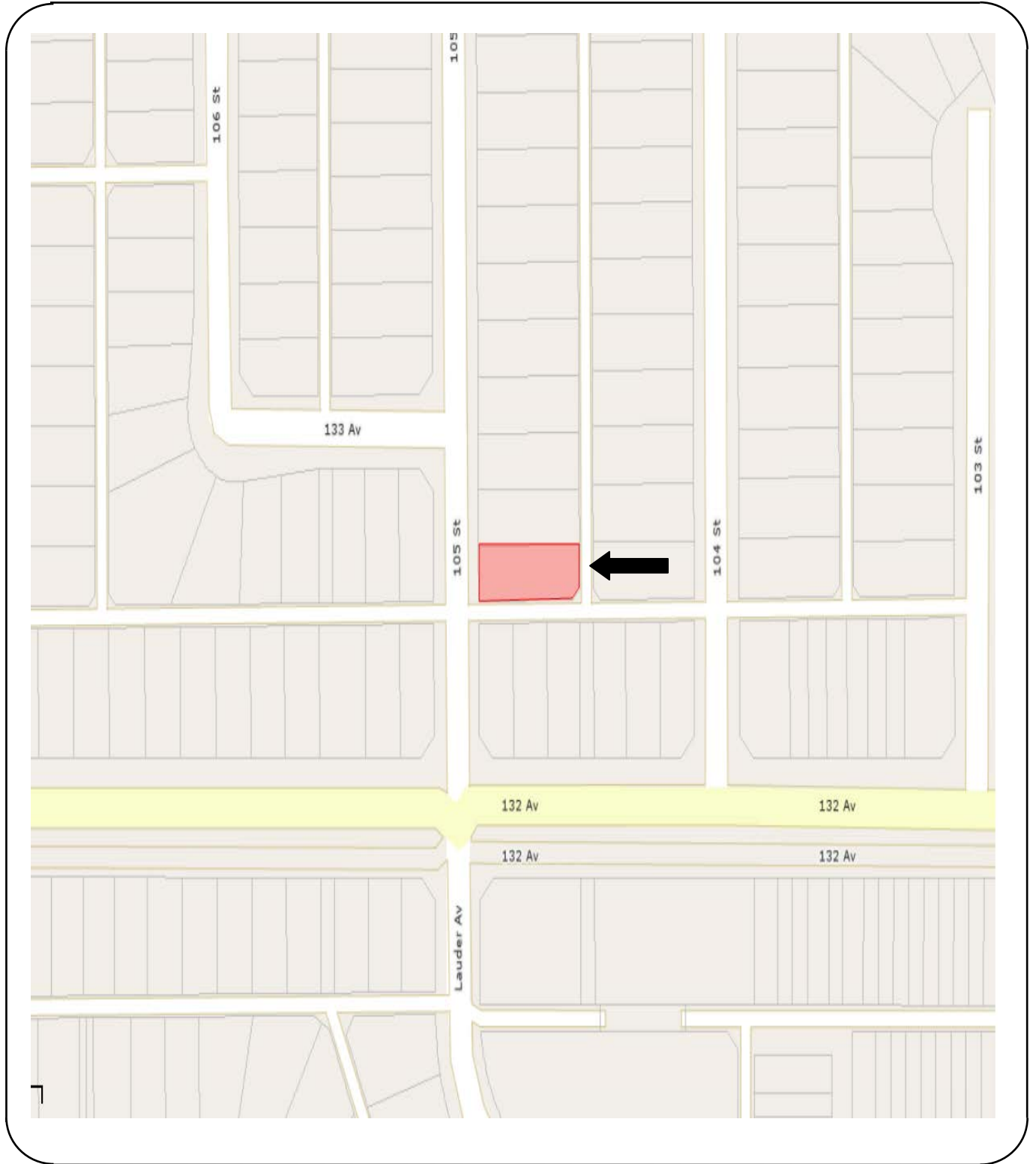
The work shop room on the main floor shall not be used as a bedroom or separate Dwelling. (Reference Section 87.3).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00

ADVISEMENTS:

- i.) Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.
- ii.) The driveway access must maintain a minimum clearance of 1.5m from all surface utilities.
- iii.) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx
- iv.) Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.
- v.) An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-089



BUSINESS LAID OVER

SDAB-D-16-048	An appeal to construct a Freestanding Off-premises Sign. <i>April 6 or 7, 2016</i>
SDAB-D-16-062	An appeal 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-16-501	An appeal to demolish an existing building <i>May 25 or 26, 2016</i>
SDAB-D-16-094	An appeal 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 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>

APPEAL HEARINGS TO BE SCHEDULED

160474324-006	An appeal 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 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 to comply with a Stop Order 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>