

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
August 10, 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-16-191

To construct a two Storey Accessory Building
(Garage Suite on the second Floor, Garage on
main floor, 7.47 metres by 11.13 metres)

14424 - 110 Avenue NW
Project No.: 221597703-001

II 11:00 A.M. SDAB-D-16-192

To change the Use from General Retail to
Minor Alcohol Sales (AKP Liquors)

4105-118 Avenue NW/ 4121-118 Avenue NW
Project No.: 189366222-001

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-16-191AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 221597703-001

ADDRESS OF APPELLANT: 14424 - 110 Avenue NW

APPLICATION TO: Construct a two Storey Accessory Building (Garage Suite on the second Floor, Garage on main floor, 7.47 metres by 11.13 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 7, 2016

DATE OF APPEAL: July 13, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14424 - 110 Avenue NW

LEGAL DESCRIPTION: Plan 1361NY Blk 21 Lot 16A

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

The primary reason for our desire to construct the garage suite is to allow a comfortable living space for our family of 4 while we undertake wholesale improvements to the existing house on the lot. Note: the required repairs will make the house uninhabitable during construction.

- The current house has various structural and water leakage issues in addition to being non-conformant with the land use bylaw in regards to rear setback. The work on the house is expected to span more than a year and we would like to be in close proximity, as we intend to complete portions of the work ourselves.

The increase in floor area allows us to add a second bedroom and full kitchen to better accommodate the needs of a family.

The development permit refusal notes that the front access is non-conforming. With the construction of a garage on the lane, the driveway will become unnecessary and will be demolished as part of the work on the house.

In the future, this space could be used as recreational space, as a guest suite for visiting relatives and as a separate living space for our children when they attend post-secondary studies. We do not intend for the suite to be designated as strictly rental space any time soon.

We have spoken with 9 neighbours and dropped off letters at 4 more houses within the 60 metres radius on either side and to the north of our property. Most households were fully supportive in person, expressing verbal acceptance.

We have received 6 written responses, three of which stated written acceptance, and three of which expressed conditional acceptance with noted concerns, as follows:

- The neighbour immediately to the east had concerns about sunlight in her back yard and we have already moved the suite to the west side of the property to decrease the shadowing effect on her back yard. The neighbours immediately to the west did not have any issue with this.

- One household voiced a concern about parking on the street. We have provided adequate parking with 3 stalls inside the garage and a 5.05 metres by 7.93 metres parking pad to the east of the garage.

- The three households expressed concerns over use of the suite as a rental space with reasons of increased traffic, decreased property values, and transiency of rental residents. As stated previously, we do not intend for the suite to be used as strictly rental space, and if at some future time it were used for that purpose, it would be rented to people that we trust and are comfortable sharing our property with. As for use by future owners of the property, we expect that once the extensive improvements to the house are completed, it will draw the same sort of family owner that would likewise value trustworthy and responsible renters.

- Of note, there ARE several homes on the street that are currently occupied by tenants; we would not be the first to have a rental space on our property in McQueen. In keeping with the City of Edmonton's Infill and Development goals, McQueen offers many attractive opportunities. These include above-average lot sizes, close proximity to the Westmount shopping centre (and the transit opportunities there), a strong community league, large trees, and a close proximity to several schools and downtown.

- The concerns that have been raised by the neighbours are independent of the size of the suite, (which was the primary reason for permit refusal). The

concerns noted seem to revolve around a rental suite in general, and we feel that we have done everything in our power to ensure the space will be used responsibly, and at a minimal impact to the neighbouring homes.

In summary, we submit that the proposed development will not interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.

We, therefore, appeal to the Board to grant the variance requested.

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 *Municipal Government Act*, RSA 2000, c M-26 states the following:

687(3) In determining an appeal, the subdivision and development appeal board

...

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

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states the purpose of the RF1 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.

Section 814.1 states the **General Purpose** of the **Mature Neighbourhood Overlay** is to ensure that new low density development in Edmonton's mature residential neighbourhoods 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 and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

Discretionary Use

Section 110.3(3) states a Garage Suite is a Discretionary Use in the RF1 Zone.

Under Section 7.2(3), Garage Suite means 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.

Section 110.4(5) states Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

Section 87.14 states where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:

- a. compatibility of the Use with the siting, geodetic elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
- b. the effect on the privacy of adjacent properties;
- c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.

Development Officer's Determination

Discretionary Use - Garage Suites is listed as a Discretionary Use in the RF1 (Single Detached Residential) Zone.

<i>Floor Area</i>

Section 87.3(a) states the maximum Floor Area shall be 60 square metres for a Garage Suite (above Grade).

Under Section 6.1(34), Floor Area means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

Development Officer's Determination

The proposed Floor Area is 83.3 square metres and exceeds the maximum allowable 23.3 square metres.

<i>Non-conforming Building</i>

Section 643 of the *Municipal Government Act*, RSA 2000, c M-26, states the following:

- (1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.
- (2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

- (3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
- (4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
- (5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (a) to make it a conforming building,
 - (b) for routine maintenance of the building, if the development authority considers it necessary, or
 - (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

Section 11.3(3) states that 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 the land in this Bylaw and the proposed development would not, in his 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.

Vehicular Access from Front Public Roadway

Section 814.3(10) of the Mature Neighbourhood Overlay states regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and

- a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;
- b. the Site Width is less than 15.5 metres; or
- c. fewer than 50 percent of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.

Development Officer's NOTE

Non-Conforming - Site has an existing non-conforming front access off of 110 Avenue NW when a back alley exists (Section 814.3(10)).

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: **221597703-001**
 Application Date: **MAY 11, 2016**
 Printed: **July 13, 2016 at 2:15 PM**
 Page: **1 of 2**

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 DEVRIES, ELIZABETH AND NATHAN <div style="border: 1px solid black; width: 200px; height: 20px; margin-top: 5px;"></div>	Property Address(es) and Legal Description(s) 14424 - 110 AVENUE NW Plan 1361NY Blk 21 Lot 16A Location(s) of Work Entryway: 14424A - 110 AVENUE NW Building: 14424A - 110 AVENUE NW
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Scope of Application

To construct a 2 Storey Accessory Building (Garage Suite on 2nd Floor, Garage on main floor, 7.47m x 11.13m).

Permit Details

Affected Floor Area (sq. ft.): 864
 Class of Permit: Class B
 Front Yard (m): 35.22
 Rear Yard (m): 1.5
 Side Yard, left (m): 1.2
 Site Area (sq. m.): 767.86
 Site Width (m): 17.38

Building Height to Midpoint (m): 6.46
 Dwelling Type: Garage Suite
 Home Design Type:
 Secondary Suite Included?: Y
 Side Yard, right (m): 5.1
 Site Depth (m): 44.18
 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

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

Applicant signature: _____

Development Application Decision

Refused

Reason for Refusal

Discretionary Use - Garage Suite is refused as a Discretionary Use (Section 110.3(3)).

Floor Area - The floor area of the Garage Suite is 83.3m² instead of 60.0m² (Section 87.3(a)).

Notes:

Non-Conforming - Site has an existing non-conforming front access off of 110 Avenue NW when a back alley exists (Section 814.3(10)).

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: Jul 07, 2016 **Development Authority:** McARTHUR, JORDAN **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Water Usage Fee	\$25.41	\$25.41	03272916	May 11, 2016

THIS IS NOT A PERMIT



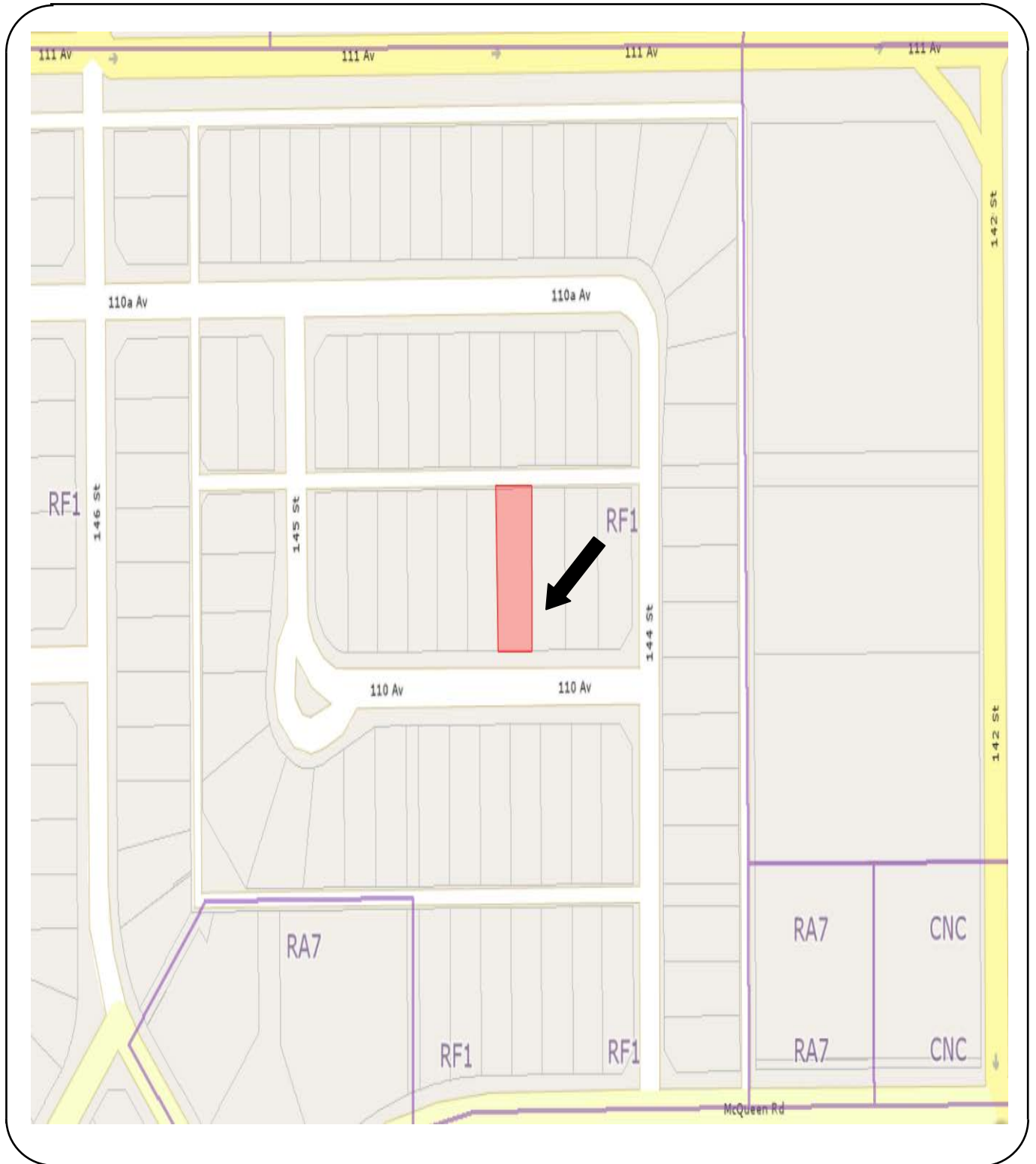
Project Number: **221597703-001**
 Application Date: MAY 11, 2016
 Printed: July 13, 2016 at 2:15 PM
 Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$135.00	\$135.00	03272916	May 11, 2016
Sec Suite SSTC Fee	\$693.00	\$693.00	03272916	May 11, 2016
Electrical Fee (Service)	\$77.00	\$77.00	03272916	May 11, 2016
Safety Codes Fee	\$41.72	\$41.72	03272916	May 11, 2016
Electrical Fees (House)	\$218.00	\$218.00	03272916	May 11, 2016
Electrical Safety Codes Fee	\$13.22	\$13.22	03272916	May 11, 2016
Building Permit Fee	\$1,043.00	\$1,043.00	03272916	May 11, 2016
Sanitary Sewer Trunk Fund	\$0.00			
DP Notification Fee	\$102.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,348.35	\$2,246.35		
(\$102.00 outstanding)				

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SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-16-191



ITEM II: 11:00 A.M.FILE: SDAB-D-16-192AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 189366222-001

APPLICATION TO: Change the Use from General Retail to
Minor Alcohol Sales (AKP Liquors)DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 24, 2016

DATE OF APPEAL: July 13, 2016

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 4105 - 118 Avenue NW/
4121-118 Avenue NW

LEGAL DESCRIPTION: Plan 7242AH Blk 5 Lots 1-2, 3-4, 5-6, 7

ZONE: CB1-Low Intensity Business 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:

Late Filing:

As the postage on the letter says 27th June 2016 but letter reached me after 1st July 2016 as 1st of July being Canada Day. Letter reached me on 2nd July or 3rd July. So that is the only reason for filing late. So please consider my appeal.

Reason for Appeal:

As far as development of liquor store is considered we have ample parking in the front as well as we have loading dock available at rear of the store.

And also 118 Ave street is a busy street and lot of customers are requesting a liquor store as we are running a convenience store also to next location of proposed site of liquor store.

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 approval by the Development Officer is dated June 24, 2016. The Notice of Appeal was filed on July 13, 2016.

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

687(3) In determining an appeal, the subdivision and development appeal board

...

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

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 330.1 states the purpose of CB1 Low Intensity Business Zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.

Section 330.3(2) states a Minor Alcohol Sales is a Discretionary Use in the CB1 Low Intensity Business Zone.

Under Section 7.4(32), Minor Alcohol Sales, means development used for the retail sale of any and all types of alcoholic beverages 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.

Distance to any other Major or Minor Alcohol Sales Use

Section 85.3 states any Major or Minor Alcohol Sales Use shall not be located closer than 500.0 metres from any other Major or Minor Alcohol Sales Use. For the purposes of this subsection only:

- a. the 500.0 metres 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 metres 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

The minimum distance to any other Major or Minor Alcohol Sales Use shall be 500.0 metres. (Section 85.3)

Proposed: 363 metres

Deficient by: 137 metres

<i>Parking</i>

Section 54.2, Schedule 1(21), states a Minor Alcohol Sales requires 1 parking space per 31.3 square metres of Floor Area.

Section 54.1(2)(h) states in the case of the multiple Use of a Site, the Development Officer shall calculate the vehicular parking, Bicycle Parking and total off-street loading requirement for each individual Use and the total shall be deemed to be the required vehicular parking, Bicycle Parking or off-street loading for the Site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.

Development Officer's Determination

The minimum number of required parking spaces from 67 to 31. (Section 54.2, Schedule 1)


Proposed: 31

Deficient by: 36

This is a deficiency increase of one parking to a previously approved Development Permit (DP #148443930-002) allowing a deficiency of 35 parking spaces.

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: 189366222-001 Application Date: MAR 31, 2016 Printed: July 14, 2016 at 9:40 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 KAPOOR, VISHAL <div style="border: 1px solid black; width: 200px; height: 20px; margin-top: 5px;"></div>	Property Address(es) and Legal Description(s) 4105 - 118 AVENUE NW Plan 7242AH Blk 5 Lot 7 4105 - 118 AVENUE NW Plan 7242AH Blk 5 Lots 5-6 4105 - 118 AVENUE NW Plan 7242AH Blk 5 Lots 3-4 4105 - 118 AVENUE NW Plan 7242AH Blk 5 Lots 1-2 Specific Address(es) Entryway: 4121 - 118 AVENUE NW Building: 4121 - 118 AVENUE NW		
Scope of Application To change the Use from General Retail to Minor Alcohol Sales (AKP Liquors).			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Class of Permit: Class B Gross Floor Area (sq.m.): 102.2 New Sewer Service Required: N Site Area (sq. m.): 102.2 </td> <td style="width: 50%; border: none; vertical-align: top;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): 102.2 New Sewer Service Required: N Site Area (sq. m.): 102.2	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Class B Gross Floor Area (sq.m.): 102.2 New Sewer Service Required: N Site Area (sq. m.): 102.2	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 The minimum distance to any other Major or Minor Alcohol Sales Use shall be 500.0 m. (Section 85.3) Proposed: 363 m Deficient by: 137 m The minimum number of required parking spaces from 67 to 31. (Section 54.2, Schedule 1) Proposed: 31 Deficient by: 36 This is a deficiency increase of one parking to a previously approved Development Permit (DP #148443930-002) allowing a deficiency of 35 parking spaces. 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: Jun 24, 2016 Development Authority: KOWAL, PAUL Signature: _____			
THIS IS NOT A PERMIT			



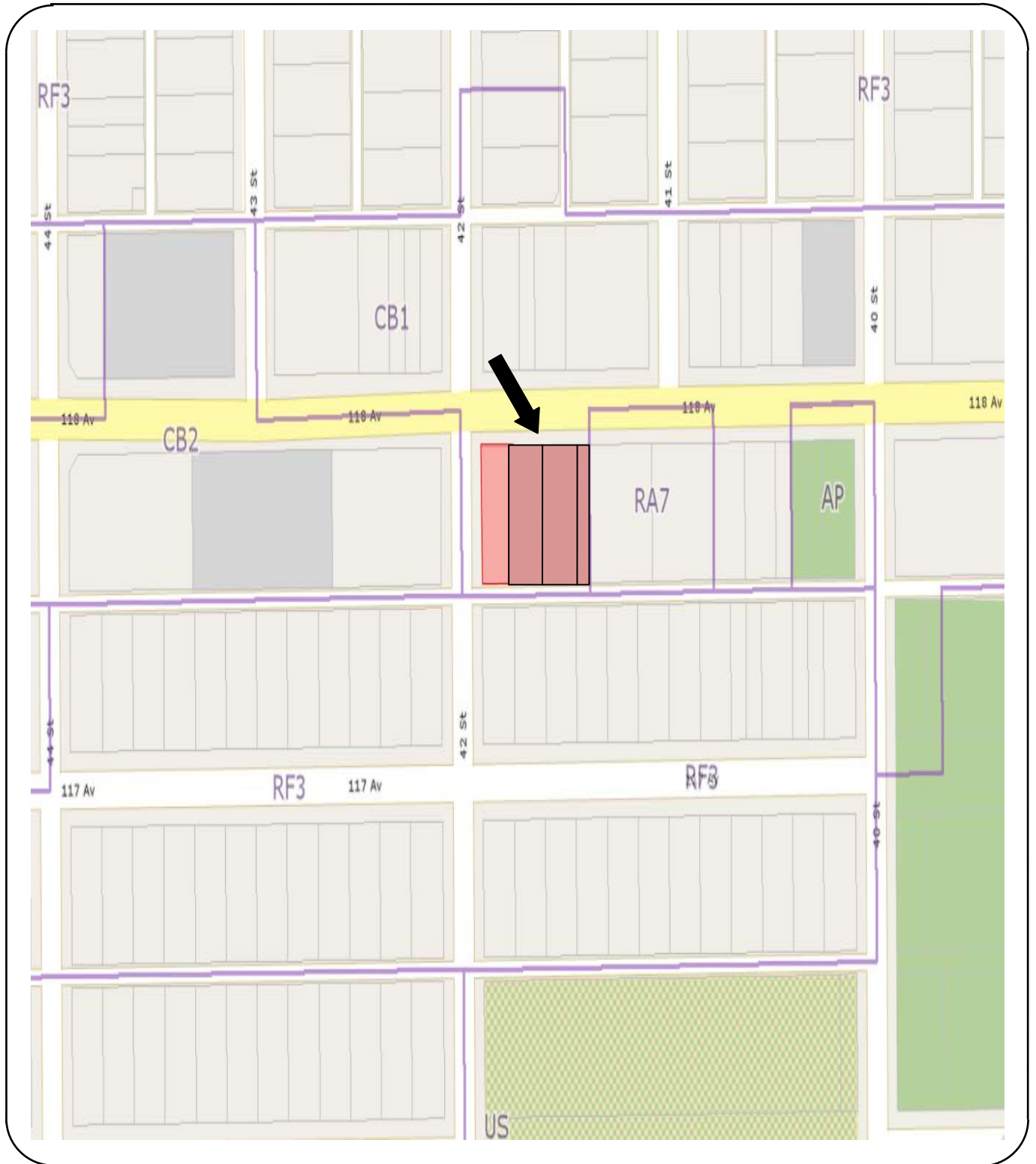
Application for Major Development Permit

Project Number: **189366222-001**
Application Date: MAR 31, 2016
Printed: July 14, 2016 at 9:40 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$323.00	\$323.00	03166020	Mar 31, 2016
DP Notification Fee	\$102.00	\$102.00	03166020	Mar 31, 2016
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$425.00	\$425.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-16-192



BUSINESS LAID OVER

SDAB-D-16-136	An appeal to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <i>August 17 or 18, 2016</i>
SDAB-D-16-176	An appeal to install (1) Freestanding Off-premises Sign (Outfront Media), existing without permits <i>August 25, 2016</i>
SDAB-D-16-190	An appeal to install a Freestanding Off-premises Sign (6.1 metres by 3 metres facing N/S) <i>September 1, 2016</i>
SDAB-D-16-187	An appeal to construct a 3 Dwelling Apartment House and to demolish the existing Single Detached House. <i>August 31, 2016 or September 1, 2016</i>
SDAB-D-16-144	An appeal to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

189288219-004	An appeal to leave as built an Accessory Building <i>August 17, 2016</i>
186484308-002	An appeal to convert an existing Single Detached House to Child Care Services and to construct interior and exterior alterations (120 children occupancy). <i>September 7 or 8, 2016</i>
223264233-002	An appeal to change the Use from a Professional, Financial and Office Support Service to a Personal Service Shop. <i>September 7 or 8, 2016</i>
169544513-002	An appeal to construct an Accessory Building (Shed 1.98m x 4.57 m). <i>September 28 or 29, 2016</i>