

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
August 24, 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-16-197	Construct a Single Detached House with front veranda, fireplace, rear uncovered deck (2.44m x 5.18m) and Basement development (NOT to be used as an additional Dwelling) 13308 - 106A Avenue NW Project No.: 181519731-007
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II	10:30 A.M.	SDAB-D-16-198	Operate a Major Home Based Business for a General Contractor (AAA VINYL DECKING AND RAILING LTD) 2923 - 89 Street NW Project No.: 222695011-001
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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-16-197

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 181519731-007

APPLICATION TO: Construct a Single Detached House with front veranda, fireplace, rear uncovered deck (2.44m x 5.18m) and Basement development (NOT to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 20, 2016

DATE OF APPEAL: July 28, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13308 - 106A Avenue NW

LEGAL DESCRIPTION: Plan 1621085 Blk 60A Lot 2A

ZONE: RF2 Low Density Infill 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:

We are appealing the refusal as we believe the said property is not producing any hardships for the abutting neighbour. Our other project next to this one that is identical in setbacks (rear & front) and site coverage has been approved by the Development Office yet this one has been refused due to the abutting neighbour's disapproval. We do not believe our setbacks and/or site coverage variances result in any additional hardships beyond a class A development on this property. These variances are largely common with an outdated MNO in the City of Edmonton and by refusing this setback and site coverage variance, we will likely be forced to develop a dwelling that is inefficient for the market which will produce longstanding negative effects on this property that will outlive the current MNO.

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, or

...

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

Hearing and Decision

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*:

Under section 120.2(6), **Single Detached Housing** is a **Permitted Use** in the RF2 Low Density Infill Zone.

Under Section 7.2(9), **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 Mobile Homes which conform to Section 78 of this Bylaw.

Section 120.1 states that the **General Purpose** of the **RF2 Low Density Infill Zone** is:

...to retain Single Detached Housing, while allowing infill on narrow lots, including Secondary Suites under certain conditions.

Section 814.1 states the following with respect to the **General Purpose** of the **Mature Neighbourhood Overlay**:

...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.

Mature Neighbourhood Overlay Development Regulations

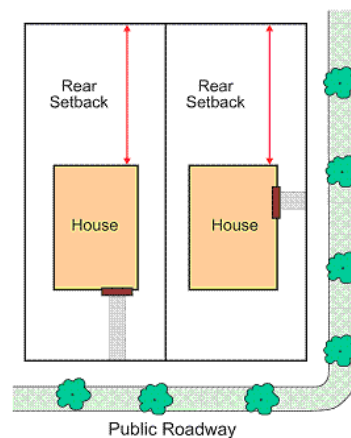
Section 814.3(5) states “the minimum Rear Setback shall be 40% of Site depth.”

Section 814.3(24) states the following:

When a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

Section 6.1(2) defines **Rear Setback** to mean “the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.”



Development Officer’s Determination:

Reduced Rear Setback - The distance from the house to the rear property line is 12.23 m (33.4% of site depth) instead of 14.66m (40% of site depth). (Section 814.3.5) [unedited]

RF2 Low Density Infill Development Regulations

Section 120.4(7) states the following:

Maximum Site Coverage shall be as follows:

	Principal Dwelling building /	Accessory building	Principal building with attached Garage	Total Site Coverage
b. Single Detached and Duplex Housing – Site area less than 300 m ²	28%	14%	42%	42%

Under section 6.1(94) **Site Coverage** means:

...the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above Grade.


Development Officer’s Determination:

Site Coverage - The house covers 30% of the site, instead of 28% In total all the buildings cover 42% of the site, which the total maximum site coverage allowed (Section 120.4.7). [unedited]

The Board is advised that the proposed Accessory Building (rear detached Garage) does not form part of this Application.

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: 181519731-007 Application Date: MAR 23, 2016 Printed: July 20, 2016 at 3:18 PM Page: 1 of 2																				
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>																					
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																					
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Issue Date: Jul 20, 2016 Development Authority: ROBINSON, GEORGE Signature: _____																					
Fees <table style="width: 100%; border: none; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Electrical Fee (Service)</td> <td style="text-align: right;">\$77.00</td> <td style="text-align: right;">\$77.00</td> <td>03147975</td> <td>Mar 23, 2016</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$135.00</td> <td style="text-align: right;">\$135.00</td> <td>03147975</td> <td>Mar 23, 2016</td> </tr> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$64.40</td> <td style="text-align: right;">\$64.40</td> <td>03147975</td> <td>Mar 23, 2016</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Electrical Fee (Service)	\$77.00	\$77.00	03147975	Mar 23, 2016	Lot Grading Fee	\$135.00	\$135.00	03147975	Mar 23, 2016	Safety Codes Fee	\$64.40	\$64.40	03147975	Mar 23, 2016
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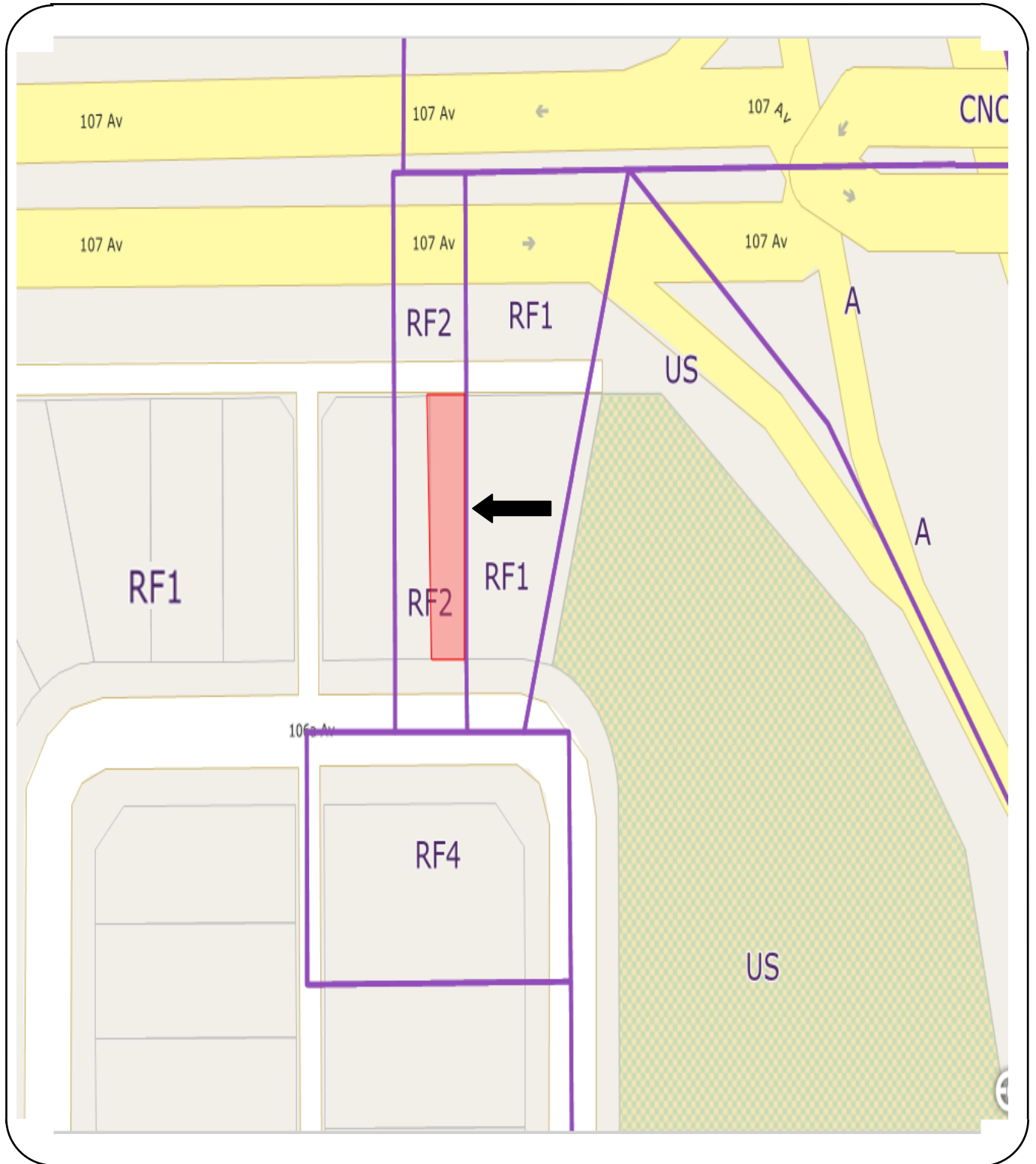
Project Number: **181519731-007**
Application Date: MAR 23, 2016
Printed: July 20, 2016 at 3:18 PM
Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03147975	Mar 23, 2016
Electrical Safety Codes Fee	\$15.10	\$15.10	03147975	Mar 23, 2016
Water Usage Fee	\$44.77	\$44.77	03147975	Mar 23, 2016
Building Permit Fee	\$1,610.00	\$1,610.00	03147975	Mar 23, 2016
Electrical Fees (House)	\$265.00	\$265.00	03147975	Mar 23, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,777.27	\$3,777.27		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-197



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-198

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

APPELLANT:

APPLICATION NO.: 222695011-001

APPLICATION TO: Operate a Major Home Based Business for a General Contractor (AAA VINYL DECKING AND RAILING LTD)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: July 12, 2016

DATE OF APPEAL: July 29, 2016

NOTIFICATION PERIOD: July 19, 2016 through August 3, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2923 - 89 Street NW

LEGAL DESCRIPTION: Plan 7621725 Blk 19 Lot 39

ZONE: RF1 Single Detached Residential 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:

I am submitting an APPEAL to the issuance of a Major Home Based Business License/Permit. The grounds for my appeal to the issuance of this Development Permit are as follows:

- 1. I have driven by and around the property address of 2923 – 89 Street Edmonton, Alberta and have noticed what looks like remnants of leftover building materials being stored on the property. Driving down the back lane, there are pieces of pipe standing against the backyard fence. It also looks like the owner/tenant has constructed a patio on

the back of the house which is an exterior display to showcase his products. (section 75.1)

2. This would also constitute outdoor activity for his business. (Section 75.5)

3. It would also appear that two commercial vehicles (Panel Vans) are being parked on the property which is in violation of Item No. 10 of the conditions listed. One of them does not fit in the driveway which is located in front of the attached garage.

4. There is no additional parking on the subject property as all available parking spots are taken up by the two commercial vehicles already parked on the subject forcing the owner/tenant to park any personal use vehicles on the street. This violates Item No. 10 & 12 of the list of conditions.

5. The very fact that this home based business already has two commercial vehicles would suggest to me that the owner has employees who rendezvous daily to receive instructions for their next work assignment. (item No. 4 of the conditions listed).

This is a designated residential area with absolutely NO Commercial activity and my concern is that if this Major Home Based Development Permit is approved that it will set a precedent for others and entice residents in this residential area to make a similar application. There is a shortage of available street parking on 89 Street as it is and the issuance of this Development Permit will only add to additional vehicular traffic and therefore compound the street parking issue.

I have five vehicles in my family and if push comes to shove, I am able to park ALL our vehicles in my garage and in my driveway leaving parking available on the street for others (visitors and guests). There already is a number of unlicensed other home based businesses located on 89 Street. One buys, sells and repairs vehicles. Another buys and sells automobiles which are frequently parked on this street. One such business was directly across the street from my house doing a HVAC business from a residence that he rented. There was always two or more commercial vehicles parked on the street. They have since moved but By-Law was continually up and down this street and never once question them.

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

(ii) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

or

(b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

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

Hearing and Decision

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*:

Under section 110.3(7), a **Major Home Based Business** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Under Section 7.3(7), **Major Home Based Business** means:

...development consisting of the use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use Class includes Bed and Breakfast Operations but does not include General Retail Sales.

Section 110.1 states that 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.

Major Home Based Business Regulations

Section 75 states the following:

A Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;

3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
 4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
 5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
 6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;
 7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
 8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Class Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
 9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
 10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garage Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.
-

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: **222695011-001**
 Application Date: MAY 30, 2016
 Printed: July 12, 2016 at 12:42 PM
 Page: 1 of 3

Home Occupation

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.

Applicant	Property Address(es) and Legal Description(s) 2923 - 89 STREET NW Plan 7621725 Blk 19 Lot 39
	Specific Address(es) Entryway: 2923 - 89 STREET NW Building: 2923 - 89 STREET NW

Scope of Permit
 To operate a Major Home Based Business for a General Contractor (AAA VINYL DECKING AND RAILING LTD).

Permit Details	
# of business related visits/day: 0 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: Y	# of vehicles at one time: 0 Business has Trailers or Equipment?: N Description of Business: Office Administration and storage in Garage Expiry Date: 2021-07-12 00:00:00

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: **222695011-001**
 Application Date: MAY 30, 2016
 Printed: July 12, 2016 at 12:42 PM
 Page: 2 of 3

Home Occupation

Subject to the Following Conditions

Unless otherwise stated, all references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw #12800, as amended.

1. The business owner must live at the site. The business use must be secondary to the residential use of the building and shall not change the residential character of the Dwelling or Accessory Building (Section 7.3(7)).
2. There shall be no exterior display or advertisement other than an identification plaque or sign a maximum of 20 cm (8") x 30.5 cm (12") in size located on the dwelling (Section 75.1).
3. The Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located (Section 75.3).
4. The site shall not be used as a daily rendezvous for employees or business partners.
5. The site shall not be used by employees or business partners as a parking or storage location.
6. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5).
7. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
8. Fabrications of business related materials are prohibited.
9. All commercial and industrial equipment, including but not limited to Bobcats, are not permitted at the site. The equipment shall be stored at an approved storage facility.
10. All commercial, industrial and overweight vehicles shall be parked at an approved storage facility. The Development Permit may be revoked if any commercial, industrial and overweight vehicles are parked or stored at the residential site.
11. One or more enclosed or empty non-enclosed trailer with less than 4500kg gross vehicle weight shall be parked at an approved storage facility, unless a variance has been granted for an enclosed or empty non-enclosed trailer for this Major Home Based Business.
12. All parking for the Dwelling and Home Based Business must be accommodated on site, unless a parking variance has been granted for this Major Home Based Business.
13. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2).
14. This approval is for a 5 year period from the date of this decision. A new Development Permit must be obtained to continue to operate the business from this location. This Development Permit expires on July 12, 2021.

Notes:

1. 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 such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Section 5.2).
2. This Development Permit is not a Business License.
3. Subject to the right of appeal. The permit is not valid until the required Notification Period expires (date noted below in accordance with Section 21.1 and 17.1).

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



Project Number: 222695011-001
Application Date: MAY 30, 2016
Printed: July 12, 2016 at 12:42 PM
Page: 3 of 3

Home Occupation

Variations

1. Discretionary Use - Major Home Based Business is approved as a Discretionary Use (Section 110.3.7).

Rights of Appeal

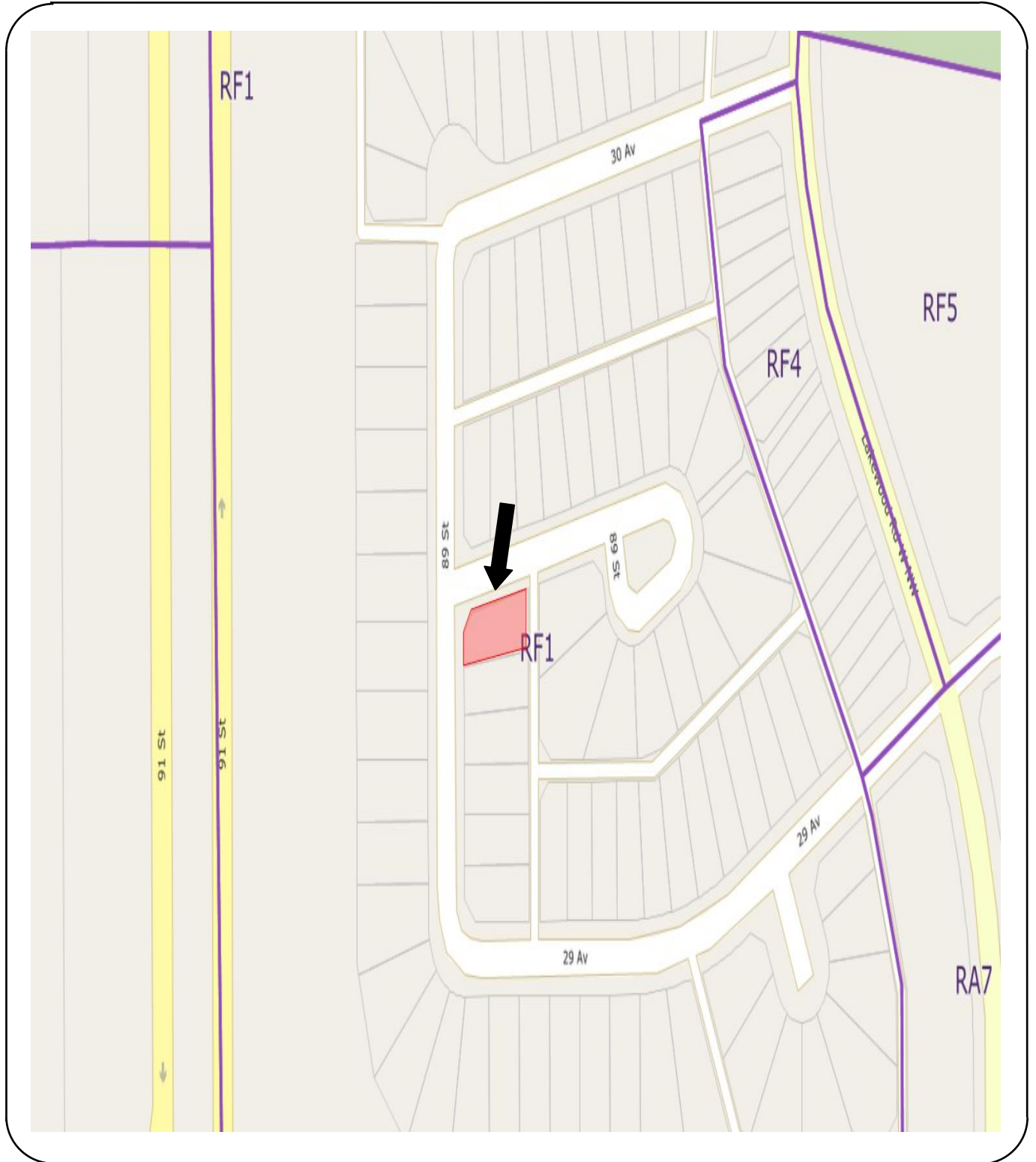
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Jul 12, 2016 Development Authority: ROBINSON, GEORGE Signature: _____
Notice Period Begins: Jul 19, 2016 Ends: Aug 01, 2016

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$297.00	\$297.00	03358206	Jun 14, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$297.00	\$297.00		

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



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-198



BUSINESS LAID OVER

SDAB-D-16-176	An appeal by <u>Outfront Media</u> to install (1) Freestanding Off-premises Sign (Outfront Media), existing without permits <i>August 25, 2016</i>
SDAB-D-16-190	An appeal by <u>Outfront Media</u> 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 by <u>New Era Luxury Homes / Ogilvie LLP</u> 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-16-205	An appeal by <u>Rossdale Community League & Gabe Shelley VS Edmonton Fire Rescue Services</u> to continue and intensify the use of an existing Protective and Emergency Services Use (Fire Station 21 with a 24/7 crew) and to allow interior and exterior alterations <i>September 1, 2016</i>
SDAB-D-16-204	An appeal by <u>Omer Moyen</u> to develop a Secondary Suite in the basement of a Single Detached House, existing without permits <i>September 21 or 22, 2016</i>
SDAB-D-16-192	An appeal by <u>Vishal Kapoor</u> to change the Use from General Retail to Minor Alcohol Sales (AKP Liquors) <i>September 21 or 22, 2016</i>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> 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

186484308-002	An appeal by <u>Elaine (Jo) & Myron Kucher; Starr Curry; Mark Stephen; Ryan McCann & Arianna Piccinin; and Ross Brown VS Nasib Ranu</u> 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>
183991152-001	An appeal by <u>Karyn Germain VS Der and Associates Architecture Ltd.</u> to construct 88 Dwellings of Apartment Housing (4-storey building with underground parkade) <i>September 7 or 8, 2016</i>
169544513-002	An appeal by <u>Michael Skare</u> to construct an Accessory Building (Shed 1.98m x 4.57 m). <i>September 28 or 29, 2016</i>