

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
August 28, 2019**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I 9:00 A.M. SDAB-D-19-132

To operate a Major Home Based Business (Massage Therapy) 4 visits per day by appointment only with no overlapping appointments. Hours of operation are from 9:00 AM to 9:00 PM Mondays, Thursdays, and weekends. Expires on July 15, 2024

18122C - 77 Street NW
Project No.: 305039914-001

II 10:30 A.M. SDAB-D-19-133

To convert a Single Detached House to a Child Care Service with a maximum 40 children, construct interior alterations, and demolish a Detached Garage

15123 - 118 Street NW
Project No.: 315807526-001

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-19-132

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

APPELLANT:

APPLICATION NO.: 305039914-001

APPLICATION TO: Operate a Major Home Based Business (Massage Therapy) 4 visits per day by appointment only with no overlapping appointments. Hours of operation are from 9:00 AM to 9:00 PM Mondays, Thursdays, and weekends. Expires on July 15, 2024

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 15, 2019

DATE OF APPEAL: August 6, 2019

NOTIFICATION PERIOD: July 23, 2019 through Aug. 13, 2019

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 18122C - 77 Street NW

LEGAL DESCRIPTION: Condo Common Area (Plan 1623022)

ZONE: RA7-Low Rise Apartment Zone

OVERLAY: N/A

STATUTORY PLAN: Crystallina Nera West Neighbourhood Structure Plan

Edmonton North Area Structure Plan

Grounds for Appeal

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

My concerns include:

- This is a residential building. It is a building which houses families. The complex (Vita Estates I and Vita Estates II) is home to children, adults and seniors. It is not the place to run a business of any kind.
- Clients will have access to the whole building, and possibly underground parking, not just the 4th floor, risking the security of current and future tenants.
- Tenants use a fob to enter and exit the building, ensuring entry by tenants only into the building. Will Ms. Silva ensure that her clients, upon entering and exiting the building, don't wander around the whole building?
- Clients will need to walk through common areas – front entrance, elevator, stairwells, hallways. These areas are for current tenants and their guests, not clients looking for a massage. They are safe areas for tenants, and tenants may feel threatened when meeting massage clients in these areas.
- Was the Vita Estates condo board notified by the City of Edmonton of Ms. Silva's intentions to open a massage therapy business in Building II? I believe it did not. In fact, I notified the real estate management company of Ms. Silva's intentions after receiving your letter.
- By granting this permit, a precedent has been set. Will the City approve other businesses who wish to set up shop in the Vita Estates complex?
- This type of business will not attract tenants, nor will it increase the real estate value of the units currently owned in the buildings of Vita Estates I and II. As owner of my unit, I have absolutely no desire for a business venture being run out of the complex, let alone one offering massage therapy.

A quick look at the neighborhood shows at least 4 other sites offering this type of service. It would seem that there are sufficient opportunities in the area to meet client needs. Check out the link and the addresses of the people offering massage therapy services in the area.
https://www.sunlife.ca/slf/ps/Lumino+health?category=PARA&specialty=MASSO&location=Northeast%20Edmonton%2C%20Edmonton%2C%20AB%2C%20Canada&vgnLocale=en_CA

There are also numerous clinics, spas, body renovation centers, holistic centers, wellness centers, physiotherapy clinics, etc. in the area.

Let me reiterate – A major home-based business of any kind, and especially one offering massage therapy by Ms. Jessica Silva are not appropriate in this housing complex. She cannot ensure the safety of all the tenants. Her services are best offered elsewhere.

<i>General Matters</i>

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.

(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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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 210.3(8) states a **Major Home Based Business** is a **Discretionary Use** in the **(RA7) Low Rise Apartment Zone**.

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

a development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that 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 includes Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

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

Major Home Based Business regulations – Section 75 and Section 54.2, Schedule 1(A)(8)

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 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 Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

Section 54.2, Schedule 1(A)(8) states a Major Home Based Business requires 1 parking space in addition to parking required for principal Dwelling.

Development Officer's Determination

You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the *Edmonton Zoning Bylaw*.

Parking - The site has 1 parking space, instead of 2 (Section 54.2 and Schedule 1(A)(8)).

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.



Project Number: **305039914-001**
 Application Date: FEB 14, 2019
 Printed: July 15, 2019 at 3:58 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)

18122C - 77 STREET NW
 Condo Common Area (Plan 1623022)

Specific Address(es)

Suite: 407, 18122 - 77 STREET NW
 Entryway: 18122 - 77 STREET NW
 Building: 18122 - 77 STREET NW

Scope of Permit

To operate a Major Home Based Business (Massage Therapy - SILVA JESSICA). 4 visits per day by appointment only with no overlapping appointments. Hours of operation are from 9:00AM to 9:00PM Mondays, Thursdays, and weekends. Expires on July 15, 2024.

Permit Details

of business related visits/day: 4
 Administration Office Only?: N
 Class of Permit: Class B

Do you live at the property?: Y
 Outdoor storage on site?: N

of vehicles at one time: 1
 Business has Trailers or Equipment?: N
 Description of Business: Massage therapy clinic. 4 visits per day by appointment only with no overlapping appointments. Hours of operation are from 9:00AM to 9:00PM Mondays, Thursdays, and weekends. Expires on July 15, 2024.
 Expiry Date: 2024-07-15 00:00:00

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

Applicant signature: _____

Development Permit Decision

Approved

Issue Date: Jul 15, 2019 **Development Authority:** ZHOU, ROWLEY



Project Number: **305039914-001**
Application Date: FEB 14, 2019
Printed: July 15, 2019 at 3:58 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. There shall be no non-resident employees or business partners working on-site.
5. There shall be no more than 4 visits associated with the business per day.
6. Clients visit must be by-appointment only and appointments shall not overlap.
7. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5).
8. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
9. The business use must maintain the privacy and enjoyment of adjacent residences and the characteristic of the neighborhood.
10. 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.
11. Hours of operations must be between 9:00AM and 9:00PM on Mondays, Thursdays, and weekends.
12. The business must only operate in the den.
12. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2).
13. 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 15, 2024.

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).



Project Number: **305039914-001**
Application Date: FEB 14, 2019
Printed: July 15, 2019 at 3:58 PM
Page: 3 of 3

Home Occupation

VariANCES

You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

Parking - The site has 1 parking space, instead of 2 (Section 54.2 and Schedule 1(A).8).

Rights of Appeal

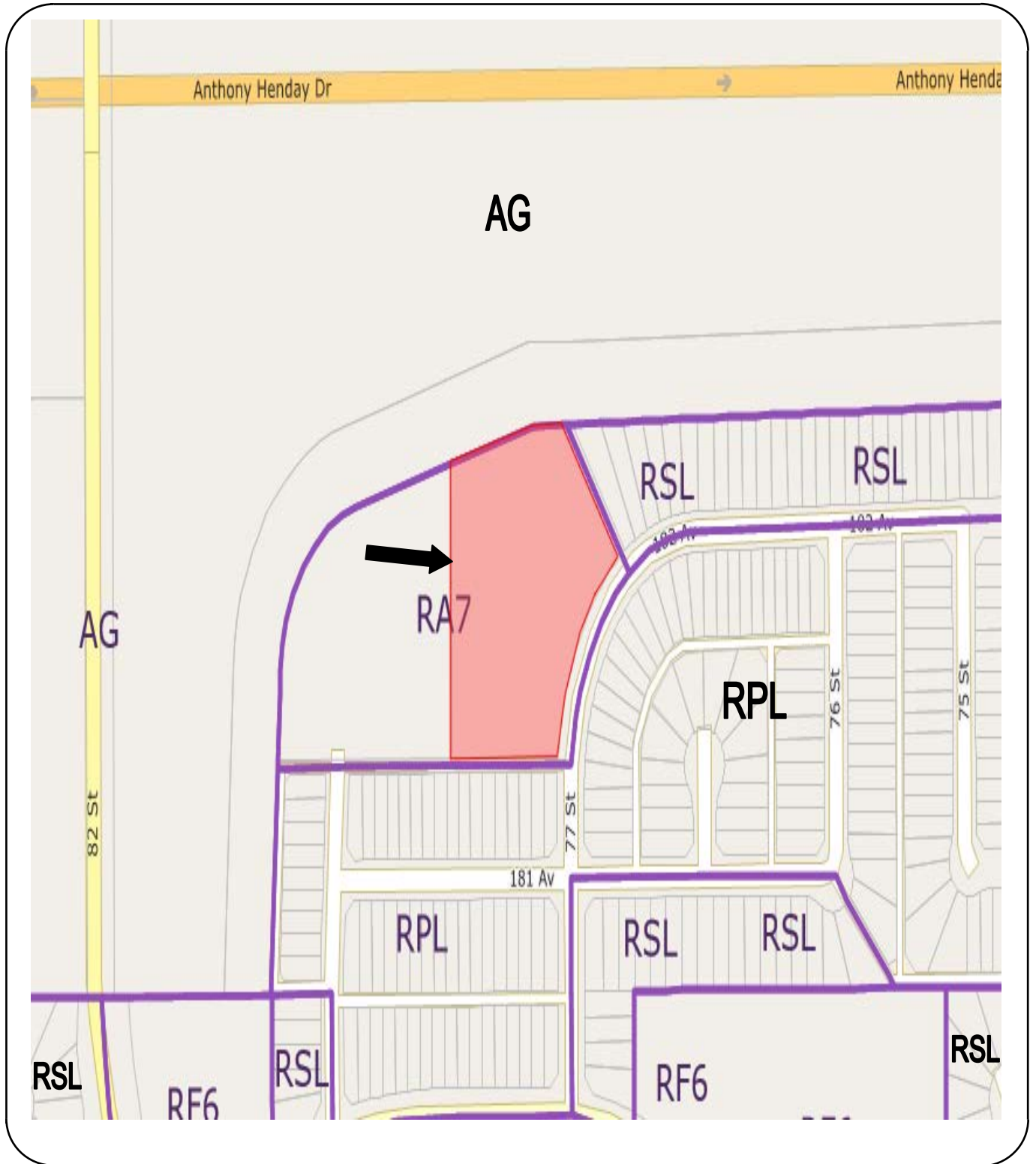
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Jul 23, 2019

Ends: Aug 13, 2019

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$321.00	\$321.00	804680472418001	Feb 14, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$321.00</u>	<u>\$321.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-132



ITEM II: 10:30 A.M.

FILE: SDAB-D-19-133

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 315807526-001

APPLICATION TO: Convert a Single Detached House to a Child Care Service with a maximum 40 children, construct interior alterations, and demolish a Detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 30, 2019

DATE OF APPEAL: July 31, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15123 - 118 Street NW

LEGAL DESCRIPTION: Plan 2314TR Blk 1 Lot 166

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:

In my opinion of the scale of the proposed conversion of the Single Detached House to a Child Care Service with 40 children does meet the General Purpose of the RF1 Zone as it is described as discretionary use. The proposed Child Care Service will generate a positive impact on the local community as this business will create jobs and people in the vicinity will get a quality childcare service thus I am bringing business activity in the area which ultimately increases in the property value around the business, Now talking about increase in the noise as in Alberta most of the times it is cold and majority time kids are always inside so the noise is contained yes during summer months kids do play outside(under supervision of teachers) only during different short breaks from 7 am to 6 pm that is the time most of the people works and increased vehicular traffic for pick up and drop of children will not be issue as south end of the property is 14.34 meters wide and that

all will be converted into parking pad accommodating 5.5 cars as (14.34/2.6) plus as requested that I will pay extra to the city in taxes for using 118 street in the front of the house (15123 118 street) for additional loading zone, If this development is permitted it will be a plus to the society as whole as

1. Creates Jobs
2. Provide services to the people with kids
3. increase Taxes to the government
4. Positive activity in the area

If a chance be given to this business it will impact all the positivity to the neighborhood as any other child related business.

<i>General Matters</i>

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,

Hearing and Decision

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

...

- (a.1) must comply with the land use policies;

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (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 that the **General Purpose** of the **RF1 Single Detached Residential Zone** is:

The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

Under section 110.3(1), **Child Care Services** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Under section 7.8(2), **Child Care Services** is defined as follows:

Child Care Services means a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use typically includes daycare centres; out-of-school care centres; preschools; and dayhomes/group family care providing child care to seven or more children within the care provider's residence.

Development Officer's Determination

The proposed development, a Child Care Service is listed as a Discretionary Use in the RF1 (Single Detached Residential Zone). Discretionary Uses means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer. In the opinion of the Development Officer, the proposed development is not a suitable Use in the context of the site, and refused for the following reasons:

1. Section 110.1 - The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

In the opinion of the Development Officer, the scale of the proposed conversion of the Single Detached House to a Child Care Service with 40 children does not meet the General Purpose of the RF1 Zone. The scale of the proposed Child Care Service will generate a negative impact, specifically noise, and increased vehicular traffic for pick up and drop of children, uncharacteristic of the existing low density single detached residential district, immediately to the east and north side of the neighborhood.

Section 54.2 Schedule 1 – Vehicular Parking Requirement

Section 54.2, Schedule 1(A)(29), states Child Care Services requires the following minimum number of Parking Spaces:

- a) Passenger pick-up/drop-off spaces shall be provided at the rate of 2 pick-up/drop-off spaces for the first 10 children, plus 1 additional pick-up/drop-off space for every 10 additional children.
 - i) Passenger pick-up/drop-off spaces shall be designed with signs to reserve the parking spaces for Child Care Services pick-up/drop-off, to the satisfaction of the Development Officer.
 - ii) Passenger pick-up/drop-off space shall be located as close as possible to the main entrance used by the Child Care Service, and shall not be located further than 100 m from the main entrance used by the Child Care Service. The distance between the farthest parking space in the pick-up/drop-off area and the main entrance of the Child Care Service shall be measured along the shortest publicly accessible pedestrian route.

- iii) An on-street loading zone shall satisfy a portion of the passenger pick-up/drop-off parking space requirement without a variance if the Development Officer, after consultation with Transportation Operations, is satisfied with the proposal.
- b) employee parking shall be provided at the rate of:
 - i) 1 parking space per 100.0 m² of Floor Area; or
 - ii) 1 parking space per 360.0 m² of Floor Area where the Child Care Service is proposed within 400 m of an LRT Station, Transit Centre, Transit Avenue, or all Lots within the boundaries of the Oliver Area Redevelopment Plan, as adopted by Bylaw 11618, as amended, or all Lots within the boundaries of the Strathcona Area Redevelopment Plan, as adopted by Bylaw 11890, as amended; or
 - iii) Where the Child Care Service is for a dayhome/group family care providing care to 7 or more children within the residence of the child care provider, 1 parking space for each non-resident employee, in addition to the parking required for the principal Dwelling. Where a Front Yard Driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this Driveway as the provision of a parking space that is in tandem.

Section 54.2(2)(e)(ii) states on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Setback Abutting the flanking public roadway, other than a Lane.

Development Officer's Determination

2. Parking:

- a) Section 54.2 Schedule 1(A)(29) - 5 Passenger pick-up/drop-off spaces and 3 employee parking spaces to be provided on-site.
- b) Section 54.2.2.e(ii) - On a Corner Lot in a Residential Zone, parking space shall not be located within the Side Setback Abutting the flanking public roadway, other than a Lane.

Proposed: 4 pick-up/drop-off and parking spaces in total

Deficient by: 4 parking spaces

In the opinion of the Development Officer, the parking deficiency is significant and would have a negative impact on the surrounding properties.

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.



Application for Major Development Permit

Project Number: **315807526-001**
Application Date: JUN 05, 2019
Printed: August 1, 2019 at 10:00 AM
Page: 1 of 2

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

Applicant

Property Address(es) and Legal Description(s)

15123 - 118 STREET NW
Plan 2314TR Blk 1 Lot 166

Specific Address(es)

Entryway: 15123 - 118 STREET NW
Building: 15123 - 118 STREET NW

Scope of Application

To convert a Single Detached House to a Child Care Service with a maximum 40 children, construct interior alterations, and demolish a Detached Garage.

Permit Details

Class of Permit:
Gross Floor Area (sq.m.):
New Sewer Service Required: N
Site Area (sq. m.): 525.9

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

Issue Date: Jul 30, 2019 **Development Authority:** XU, HAILEE

THIS IS NOT A PERMIT



Project Number: **315807526-001**
 Application Date: JUN 05, 2019
 Printed: August 1, 2019 at 10:00 AM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

The proposed development, a Child Care Service is listed as a Discretionary Use in the RF1 (Single Detached Residential Zone). Discretionary Uses means those uses of land, buildings or structures for which Permits may be issued only at the discretion of the Development Officer. In the opinion of the Development Officer, the proposed development is not a suitable Use in the context of the site, and refused for the following reasons:

1. Section 110.1 - The purpose of this Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

In the opinion of the Development Officer, the scale of the proposed conversion of the Single Detached House to a Child Care Service with 40 children does not meet the General Purpose of the RF1 Zone. The scale of the proposed Child Care Service will generate a negative impact, specifically noise, and increased vehicular traffic for pick up and drop of children, uncharacteristic of the existing low density single detached residential district, immediately to the east and north side of the neighborhood.

2. Parking:

a) Section 54.2 Schedule 1(A)(29) - 5 Passenger pick-up/drop-off spaces and 3 employee parking spaces to be provided on-site.

b) Section 54.2.2.e(ii) - On a Corner Lot in a Residential Zone, parking space shall not be located within the Side Setback Abutting the flanking public roadway, other than a Lane.

Proposed: 4 pick-up/drop-off and parking spaces in total

Deficient by: 4 parking spaces

In the opinion of the Development Officer, the parking deficiency is significant and would have a negative impact on the surrounding properties.

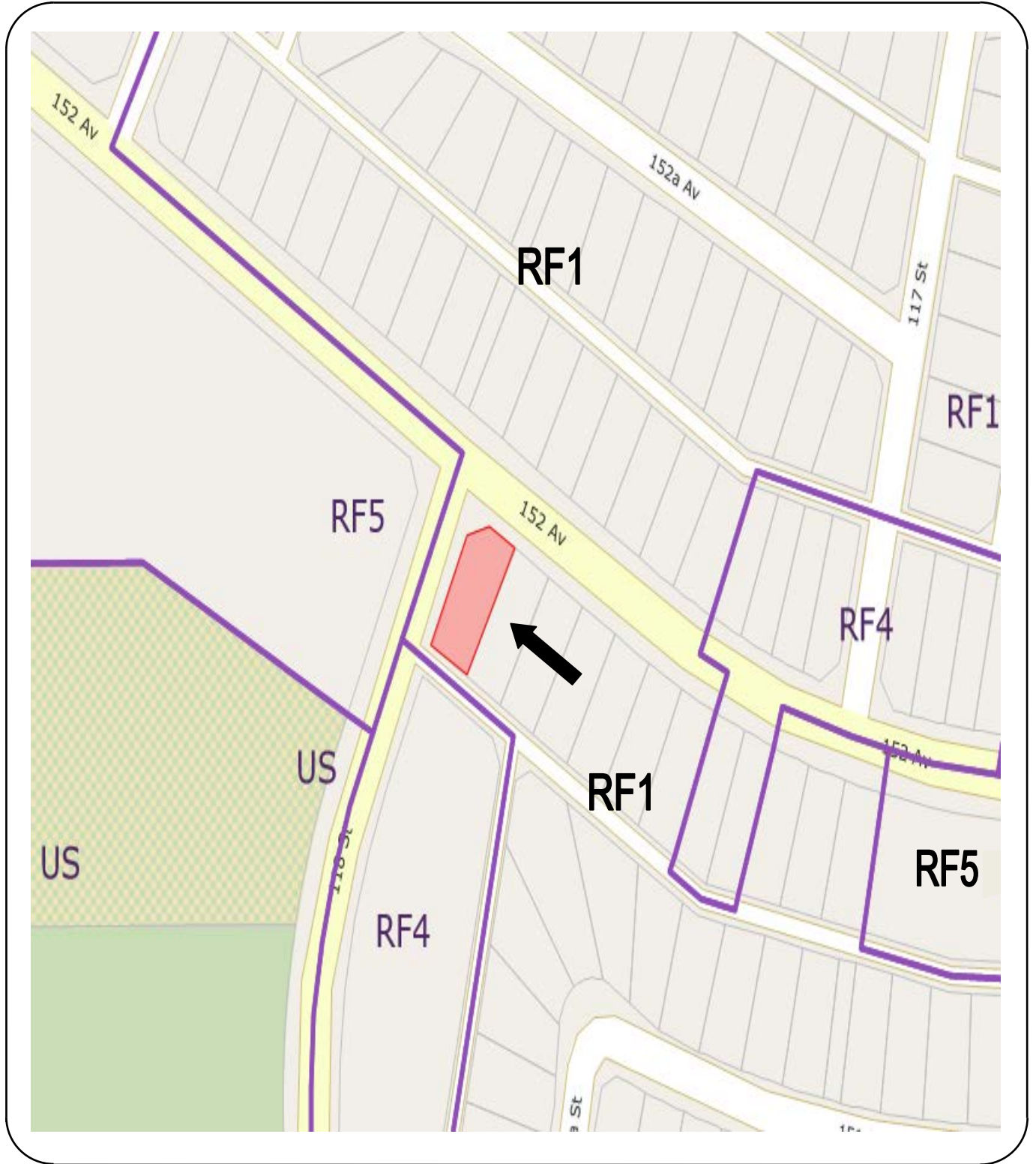
Rights of Appeal

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$331.00	\$331.00	05900842	Jun 05, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$331.00	\$331.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-133

