

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
August 31, 2016**

**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-16-209

Construct an Accessory Building (rear detached Garage, 9.14 metres by 22.25 metres) and to demolish an existing Accessory building (Barn, 3.67 metres by 7.36 metres)

20521 - 17 Street NE
Project No.: 224640754-001

II 10:30 A.M. SDAB-D-16-210

Construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05 metres by 5.79 metres) and Basement development (NOT to be used as an additional Dwelling).

10940 - 68 Avenue NW
Project No.: 221847076-001

III 10:30 A.M. SDAB-D-16-211

Construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05 metres by 5.79 metres) and Basement development (NOT to be used as an additional Dwelling).

10942 - 68 Avenue NW
Project No.: 221845073-001

TO BE RAISED

IV 1:00 P.M. SDAB-D-16-187

Construct a 3 Dwelling Apartment House and to demolish the existing Single Detached House

11007 - 85 Avenue NW
Project No.: 182128114-001

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-16-209

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 224640754-001

APPLICATION TO: Construct an Accessory Building (rear detached Garage, 9.14 metres by 22.25 metres) and to demolish an existing Accessory building (Barn, 3.67 metres by 7.36 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 9, 2016

DATE OF APPEAL: August 9, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 20521 - 17 Street NE

LEGAL DESCRIPTION: Plan 2305RS Lot A

ZONE: AG-Agricultural Zone

OVERLAY: Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay

STATUTORY PLAN: Horse Hills Area Structure Plan

Grounds for Appeal

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

The proposed accessory building is consistent with the land use bylaw requirements and no variances are required to achieve the proposed development. The proposal is consistent with the intent of the land use district and consistent with council's direction. Further details will be provided at the appeal.

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*:

Discretionary Use

Section 610.3(8) states **Single Detached Housing** is a **Discretionary Use** in the AG Agricultural 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 50.1(3) states Accessory Uses and buildings are discretionary in a Zone when Accessory to a principal Use which is a Discretionary Use in that same Zone and for which a Development Permit has been issued.

Development Officer's Determination

Discretionary Use - Building is Accessory to a Discretionary Use (Section 610.3(8)).

General Purpose

Section 610.1 states the **General Purpose** of the **AG Agricultural Zone** is to conserve agricultural and rural land use activities.

Development Officer's Determination

General Purpose - Proposed structure does not conserve agricultural or rural land use activities. (Section 610.1)

Accessory Building

Under Section 6.1(2), **Accessory** means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.

Development Officer's Determination

Accessory Building - Proposed structure is not subordinate to the principal building. (Section 6.1(2))

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: **224640754-001**
 Application Date: JUN 24, 2016
 Printed: August 9, 2016 at 1:15 PM
 Page: 1 of 1

Application for Accessory Building 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 PERMIT MASTERS <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div>	Property Address(es) and Legal Description(s) 20521 - 17 STREET NE Plan 2305RS Lot A Location(s) of Work Entryway: 20521 - 17 STREET NE Building: 20521 - 17 STREET NE
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Scope of Application
 To construct an Accessory Building (rear detached Garage, 9.14m x 22.25m) and to demolish an existing Accessory building (Barn, 3.67m x 7.36)

Permit Details Building Area (sq. ft.): 2400 Stat. Plan Overlay/Annex Area: (none)	Class of Permit: (none) Type of Accessory Building: Detached Garage (010)
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision

Refused

Reasons for Refusal

- 1) Discretionary Use - Building is Accessory to a Discretionary Use (Section 610.3(8)).
- 2) General Purpose - Proposed structure does not conserve agricultural or rural land use activities. (Section 610.1)
- 3) Accessory Building - Proposed structure is not subordinate to the principal building. (Section 6.1(2))

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: Aug 09, 2016 **Development Authority:** McARTHUR, JORDAN **Signature:** _____

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$108.00	\$108.00	03387048	Jun 24, 2016
Safety Codes Fee	\$4.50	\$4.50	03387048	Jun 24, 2016
Building Permit Fee	\$102.00	\$102.00	03387048	Jun 24, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$214.50	\$214.50		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-209



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-210

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

APPELLANT:

APPLICATION NO.: 221847076-001

ADDRESS OF APPELLANT: 10941 – 68 Avenue NW

APPLICATION TO: Construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05 metres by 5.79 metres) and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 21, 2016

DATE OF APPEAL: August 8, 2016

NOTIFICATION PERIOD: July 28, 2016 through August 12, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10940 - 68 Avenue NW

LEGAL DESCRIPTION: Plan 1621475 Blk 25 Lot 38

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:

This appeal is to remove the reduced setback included in the approved development permit for the new house at 10940 - 68 Avenue and adopt the setback mandated by the

current zoning bylaw for this property (within 1.5 m of the setback of the existing house on the abutting lot at 10936 - 68 Avenue which is 8.69 metres.

This appeal is based on the following considerations:

1. Information received from the Development Planner handling this file indicates that the reduced setback (5.70 m) is based on what is called a block setback, claimed by the planner to be the average setback of all houses on the block. Even if the mathematical calculation of this average setback is correct, the average setback does not match the actual setback of any house on this block and is a completely superfluous number that has no bearing on establishing the actual setback of any house.
2. The existing house at 10940 - 68 Avenue has a setback of 7.39 metres and the existing house at 10944 - 68 Avenue has a setback of 7.96 metres. It is clear that the fictitious block setback noted above includes several narrow house lots with small setbacks on the east end of the block adjacent to 109 Street. Many of these lots have been designated for future redevelopment as commercial lots. There is no justification that the present setbacks of such lots should have any bearing on the setback of the new house at 10940 - 68 Avenue.
3. The setbacks of the existing houses at the west end of the 68 Avenue block west of 109 Street establish a very desirable, spacious street scape even though, with vehicle parking on both sides of the Avenue, the avenue is too narrow for two way traffic. The new house should contribute to the existing street scape, not destroy it by crowding the city property line along 68 Avenue. The depth of this lot exceeds 30 metres, so there is ample room on the lot for the new house to fully comply with the setback stipulated in the current zoning bylaw without any variance.
4. Under no circumstances should the front setback of the new house at 10940 - 68 Avenue be approved to be the same as the front setback of the new house at 10942 - 68 Avenue. Having the same front setback for the two new houses will establish the front setback for future development of tenement houses along the north side of 68 Avenue.
5. There are 5 additional lots east of the existing house at 10940 - 68 Avenue that are wide enough to be subject to subdivision into narrow lots and completely destroy the street scape and character of the north side of 68 Avenue. Eliminating the unnecessary variance in the front setback of the approved building permit for the house at 10940 - 68 Avenue will preserve what little influence the planning department has in maintaining the character of existing neighbourhoods and retaining their appeal as desirable areas for new residents to live not just as building sites for non-resident developers to exploit.

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.

(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, or
 - (ii) ...

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:

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 **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.

Section 110.2(4) states **Single detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential 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 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.

Front Setback

Section 814.3(1) states that the Front Setback shall be a minimum of 3.0 metres and shall be consistent within 1.5 metres of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. On a Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following regulations shall apply:

- a. For Lots where the Front Setback of the Abutting Lot is 9.0 metres or less, the Front Setback shall be a maximum of 6.0 metres.
- b. For Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 metres, the Front Setback shall be consistent within 3.0 metres of the Front Setback of the Abutting Lot, to a maximum of 7.0 metres.
- c. For Lots where the Front Setback of the Abutting Lot is 11.0 metres or greater, the Front Setback shall be within 4.0 metres of the Front Setback of the Abutting Lot.

Development Officer's Determination

Reduced Front Setback - The distance from the Single Detached House to the property line along 68 Avenue NW (front lot line) is 5.70 metres. This setback is 3.19 metres from the front setback of the abutting lots, instead of within 1.5 metres (Section 814.3.1)

Community Consultation

Section 814.3(24) of the Mature Neighbourhood Overlay states 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 metres 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.

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: 221847076-00
Application Date: MAY 16, 2011
Printed: August 9, 2016 at 8:54 AM
Page: 1 of 1

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 WE HOME 	Property Address(es) and Legal Description(s) 10940 - 68 AVENUE NW Plan 1621475 Blk 25 Lot 38
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Scope of Application
To construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05m x 5.79m) and Basement development (NOT to be used as an additional Dwelling).

Permit Details Affected Floor Area (sq. ft.): 1452 Class of Permit: Class B Front Yard (m): 5.7 Rear Yard (m): 12.74 Side Yard, left (m): 1.22 Site Area (sq. m.): 251.87 Site Width (m): 8.22	Building Height to Midpoint (m): 8 Dwelling Type: Single Detached House Home Design Type: 2-storey Secondary Suite Included?: N Side Yard, right (m): 1.22 Site Depth (m): 30.61 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: **221847076-001**
 Application Date: MAY 16, 2016
 Printed: August 9, 2016 at 8:54 AM
 Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with front porch, fireplace, rear uncovered deck (3.05m x 5.79m) and basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

The height of the principal building shall not exceed 8.60 m, in accordance with Section 52. (Reference Section 6.1(49) and 814.3(13))

Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals

Any future deck enclosure or cover requires a separate development and building permit approval.

The proposed Basement development(s) shall NOT be used as an additional Dwelling. An additional Dwelling shall require a new Development Permit application.

Proposed wet bar shall only be used as a secondary kitchen by the household which uses the principle kitchen on the main floor.

Dwelling means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household. (Reference Section 6.1(27))

Household means: one or more persons related by blood, adoption, foster care, marriage relationship; or a maximum of three unrelated persons; all living together as a single social and economic housekeeping group and using cooking facilities shared in common. For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative (Reference Section 6.1(50)).

There may be an inspection in the future to ensure that no illegal suite has been developed.

The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.

Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.

As per Section 55.2(d), there shall be one deciduous tree, one coniferous tree and four shrubs planted and they shall be maintained on the site for 42 months after the occupancy of a development or commencement of a Use.

Due to the roll face curb construction at this property, there are no requirements for a separate curb crossing permit under Section 1210 and 1211 of Traffic Bylaw No. 5590. Approval is given for the access under this Development Permit

Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.

The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded within 18 consecutive months of occupancy of the development.

ADVISEMENTS:

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

THIS IS NOT A PERMIT



Project Number: **221847076-001**
 Application Date: **MAY 16, 2016**
 Printed: **August 9, 2016 at 8:54 AM**
 Page: **3 of 3**

Application for House Development and Building Permit

Site: (Reference Section 5.2)

Variations

Reduced Front Setback - The distance from the Single Detached House to the property line along 68 Avenue NW (front lot line) is 5.70m. This setback is 3.19m from the front setback of the abutting lots, instead of within 1.5m (Section 814.3.1)

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 21, 2016 **Development Authority:** BAUER, KERRY **Signature:** _____
Notice Period Begins: Jul 28, 2016 **Ends:** Aug 12, 2016

Building Permit Decision

No decision has yet been made.

Issue Date: Aug 03, 2016 **Safety Codes Officer:** WUNDERLI, SIMON **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03284568	May 16, 2016
Electrical Safety Codes Fee	\$14.66	\$14.66	03284568	May 16, 2016
Electrical Fees (House)	\$254.00	\$254.00	03284568	May 16, 2016
Lot Grading Fee	\$135.00	\$135.00	03284568	May 16, 2016
Building Permit Fee	\$1,497.00	\$1,497.00	03284568	May 16, 2016
Safety Codes Fee	\$59.88	\$59.88	03284568	May 16, 2016
Water Usage Fee	\$39.93	\$39.93	03284568	May 16, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03284568	May 16, 2016
DP Notification Fee	\$102.00	\$102.00	03456598	Jul 20, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,745.47	\$3,745.47		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-210



ITEM III: 10:30 A.M.

FILE: SDAB-D-16-211

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

APPELLANT:

APPLICATION NO.: 221845073-001

ADDRESS OF APPELLANT: 10941 – 68 Avenue NW

APPLICATION TO: Construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05 metres by 5.79 metres) and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 21, 2016

DATE OF APPEAL: August 9, 2016

NOTIFICATION PERIOD: July 28, 2016 through August 12, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10942 - 68 Avenue NW

LEGAL DESCRIPTION: Plan 1621475 Blk 25 Lot 37

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:

This appeal is to remove the reduced setback included in the approved development permit for the new house at 10942 - 68 Avenue and adopt the setback mandated by the current zoning bylaw for this property (within 1.5 m of

the setback of the existing house on the abutting lot at 10944 - 68 Avenue which is 7.96 metres.

This appeal is based on the following considerations:

1. Information received from the Development Planner handling this file indicates that the reduced setback (5.70 m) is based on what is called a block setback, claimed by the planner to be the average setback of all houses on the block. Even if the mathematical calculation of this average setback is correct, the average setback does not match the actual setback of any house on this block and is a completely superfluous number that has no bearing on establishing the actual setback of any house.
2. The existing house at 10940 - 68 Avenue has a setback of 7.39 metres and the existing house at 10936 - 68 Avenue has a setback of 8.89 metres. It is clear that the fictitious block setback noted above includes several narrow house lots with small setbacks on the east end of the block adjacent to 109 Street. Many of these lots have been designated for future redevelopment as commercial lots. There is no justification that the present setbacks of such lots should have any bearing on the setback of the new house at 10942 - 68 Avenue.
3. The setbacks of the existing houses at the west end of the 68 Avenue block west of 109 Street establish a very desirable, spacious street scape even though, with vehicle parking on both sides of the Avenue, the avenue is too narrow for two way traffic. The new house should contribute to the existing street scape, not destroy it by crowding the city property line along 68 Avenue. The depth of this lot exceeds 30 metres, so there is ample room on the lot for the new house to fully comply with the setback stipulated in the current zoning bylaw without any variance.
4. Under no circumstances should the front setback of the new house at 10942 - 68 Avenue be approved to be the same as the front setback of the new house at 10940 - 68 Avenue. Having the same front setback for the two new houses will establish the front setback for future development of tenement houses along the north side of 68 Avenue.
5. There are 5 additional lots east of the existing house at 10940 - 68 Avenue that are wide enough to be subject to subdivision into narrow lots and completely destroy the street scape and character of the north side of 68 Avenue. Eliminating the unnecessary variance in the front setback of the approved building permit for the house at 10942 - 68 Avenue will preserve what little influence the planning department has in maintaining the character of existing neighbourhoods and retaining their appeal as desirable areas for new residents to live not just as building sites for non-resident developers to exploit.

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.

(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, or

(ii) ...

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:

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 **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.

Section 110.2(4) states **Single detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential 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 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.

Front Setback

Section 814.3(1) states that the Front Setback shall be a minimum of 3.0 metres and shall be consistent within 1.5 metres of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. On a Corner Site, in the (RF3) Small Scale Infill Development Zone, where Row Housing, Stacked Row Housing or Apartment Housing faces the flanking Side Lot Line, the following regulations shall apply:

- a. For Lots where the Front Setback of the Abutting Lot is 9.0 metres or less, the Front Setback shall be a maximum of 6.0 metres.
- b. For Lots where the Front Setback of the Abutting Lot is greater than 9.0 m and less than 11.0 metres, the Front Setback shall be consistent within 3.0 metres of the Front Setback of the Abutting Lot, to a maximum of 7.0 metres.
- c. For Lots where the Front Setback of the Abutting Lot is 11.0 metres or greater, the Front Setback shall be within 4.0 metres of the Front Setback of the Abutting Lot.

Development Officer's Determination

Reduced Front Setback - The distance from the Single Detached House to the property line along 68 Avenue (front lot line) is 5.70 metres. This setback is 2.26 metres from the front setback of the abutting lots, instead of within 1.5 metres (Section 814.3.1)

<i>Community Consultation</i>

Section 814.3(24) of the Mature Neighbourhood Overlay states 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 metres 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.

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: 221845073-001
Application Date: MAY 16, 2016
Printed: August 10, 2016 at 9:12 AM
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 WE HOME <div style="border: 1px solid black; height: 20px; width: 250px; margin-top: 5px;"></div>	Property Address(es) and Legal Description(s) 10942 - 68 AVENUE NW Plan 1621475 Blk 25 Lot 37
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Scope of Application
 To construct a Single Detached House with a front veranda, fireplace, rear uncovered deck (3.05m x 5.79m) and Basement development (NOT to be used as an additional Dwelling). RF1

Permit Details Affected Floor Area (sq. ft.): 1452 Class of Permit: Class B Front Yard (m): 5.7 Rear Yard (m): 12.74 Side Yard, left (m): 1.2 Site Area (sq. m.): 252.13 Site Width (m): 8.24	Building Height to Midpoint (m): 8 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 30.62 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

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Project Number: 221845073-001
Application Date: MAY 16, 2016
Printed: August 10, 2016 at 9:12 AM
Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with front porch, fireplace, rear uncovered deck (3.05m x 5.79m) and basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

The height of the principal building shall not exceed 8.60 m, in accordance with Section 52. (Reference Section 6.1(49) and 814.3(13))

Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals

Any future deck enclosure or cover requires a separate development and building permit approval.

There shall be no door separation between the main floor and the basement floor.

The proposed Basement development(s) shall NOT be used as an additional Dwelling. An additional Dwelling shall require a new Development Permit application.

Proposed wet bar shall only be used as a secondary kitchen by the household which uses the principle kitchen on the main floor.

Dwelling means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household. (Reference Section 6.1(27))

Household means: one or more persons related by blood, adoption, foster care, marriage relationship; or a maximum of three unrelated persons; all living together as a single social and economic housekeeping group and using cooking facilities shared in common. For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative (Reference Section 6.1(50)).

There may be an inspection in the future to ensure that no illegal suite has been developed.

The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.

Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.

As per Section 55.2(d), there shall be one deciduous tree, one coniferous tree and four shrubs planted and they shall be maintained on the site for 42 months after the occupancy of a development or commencement of a Use.

Due to the roll face curb construction at this property, there are no requirements for a separate curb crossing permit under Section 1210 and 1211 of Traffic Bylaw No. 5590. Approval is given for the access under this Development Permit

Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.

The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded within 18 consecutive months of occupancy of the development.

ADVISEMENTS:

An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not constitute a guarantee of compliance with other legislation, bylaws or local order instruments including, but not limited to, the

THIS IS NOT A PERMIT



Project Number: **221845073-001**
 Application Date: MAY 16, 2016
 Printed: August 10, 2016 at 9:12 AM
 Page: 3 of 3

Application for House Development and Building Permit

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 covenants, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)

Variations

Reduced Front Setback - The distance from the Single Detached House to the property line along 68 Avenue (front lot line) is 5.70m. This setback is 2.26m from the front setback of the abutting lots, instead of within 1.5m (Section 814.3.1)

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 21, 2016 Development Authority: BAUER, KERRY Signature: _____
 Notice Period Begins: Jul 28, 2016 Ends: Aug 12, 2016

Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Water Usage Fee	\$39.93	\$39.93	03284566	May 16, 2016
Building Permit Fee	\$1,497.00	\$1,497.00	03284566	May 16, 2016
Lot Grading Fee	\$135.00	\$135.00	03284566	May 16, 2016
Electrical Safety Codes Fee	\$14.66	\$14.66	03284566	May 16, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03284566	May 16, 2016
Electrical Fees (House)	\$254.00	\$254.00	03284566	May 16, 2016
DP Notification Fee	\$102.00	\$102.00	03456724	Jul 20, 2016
Electrical Fee (Service)	\$77.00	\$77.00	03284566	May 16, 2016
Safety Codes Fee	\$59.88	\$59.88	03284566	May 16, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,745.47	\$3,745.47		

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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-211



TO BE RAISED

ITEM IV: 1:00 P.M.

FILE: SDAB-D-16-187

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 182128114-001

ADDRESS OF APPELLANT: 11007 - 85 Avenue NW

APPLICATION TO: Construct a 3 Dwelling Apartment House and to demolish the existing Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 4, 2016

DATE OF APPEAL: July 5, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11007 - 85 Avenue NW

LEGAL DESCRIPTION: Plan I23A Blk 161 Lot 31

ZONE: DC1 Direct Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Garneau Area Redevelopment

Grounds for Appeal

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

We are solicitors for SAN Properties Limited, the owner of the lands on which the proposed development is situate. Our client's builder's Development Permit Application has been refused. On behalf of our client, we hereby appeal the refusal on the following grounds:

1. The Development Officer failed to follow the directions of Council by failing to consider discretion granted to the Development Officer:

- a. as set out in the Garneau Area Redevelopment Plan, section DC1..2; and/or
 - b. in sections 720.3, 11.2(5) and 11.3 of the Zoning Bylaw to the extent the Development Officer failed to consider the propriety of granting a variance relative to the Development Permit Application.
2. The Development Officer failed to consider the impact of the proposed development on the existing character of built forms and on the existing streetscape.
 3. In the particular circumstances of this application, the proposed development meets the requirements for a variance a provided in section 687(3)(d) of the *Municipal Government Act*.
 4. Such further and other reasons as may be presented at the hearing of this appeal.

[unedited]

<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

...

- (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.

Direct Control Districts

The *Municipal Government Act* states:

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and

control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

The Board is advised that the decision of refusal by the Development Officer is dated July 4, 2016. The Notice of Appeal was filed on July 5, 2016.

The Board is advised that the provisions referenced by the Development Officer in his decision refer to the Garneau Area Redevelopment Plan (Bylaw 6221), which was passed in 1982. The Garneau ARP refers to the Land Use Bylaw in effect at the time it was passed, Edmonton Land Use Bylaw 5996.

General Provisions from Edmonton Land Use Bylaw 5996:

Section 710.1 of the Land Use Bylaw states that the **General Purpose** of the **DC1 Direct Development Control District** is:

to provide a Direct Control District for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- a. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- b. areas or sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific, or aesthetic interest, as designated under the Historical Resources Act, 1980.

Section 710.4 of the Land Use Bylaw states:

710.4 Development Regulations

1. All developments shall comply with the development regulations contained in an approved Area Redevelopment Plan or Area Structure Plan, except that any regulations or conditions applying as a result of designation of a historical resource under the Historical Resources Act, shall take precedence.
2. In the case of designated historical resources, any application to demolish, alter, restore or repair a building or structure, or to excavate or otherwise disturb land, shall require prior written authority, in accordance with the Historical Resources Act, 1980.
3. A development may also be evaluated with respect to its compliance with:
 - a. the objectives and policies of an applicable Statutory Plan;
 - b. the General Regulations and Special Land Use Provisions of this Bylaw; and
 - c. the regulations of abutting Land Use Districts.

The Garneau Area Redevelopment Plan, at page 147, states that the following Development Criteria shall apply to developments within the DC1 Development Control District pursuant to Section 710.4 of the Land Use Bylaw:

1. The General Regulations and Special Land Use Provisions of the Land Use Bylaw.
2. The development regulations of the RF3 (Low Density Redevelopment) District, provided that the Development Officer may relax these regulations for individual applications, where such relaxations would assist in the achievement of the development criteria in Clauses 3, 4 and 5 below.
3. New developments or additions to existing buildings shall be compatible with the scale, massing and siting of adjacent buildings along the same street frontage.
4. The rehabilitation and renovation of existing buildings shall retain the original details of rooflines, doors and windows, trim, exterior finishing materials and similar architectural features to the greatest extent practical.
5. The design and appearance of new developments shall incorporate building details and finishing materials which are common to the domestic architecture of the turn of the century and early 1920's detached housing in the area.

6. Existing trees and vegetation shall be retained wherever possible and where removal for new construction

The Garneau Area Redevelopment Plan, at page 147, states the following:

Uses:

(6) Apartment Housing, containing not more than 4 dwellings.

Section 10.1(1) of the Land Use Bylaw states:

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.

Reduced Side Setback

Section 140.4(8)(a) of the Land Use Bylaw states:

8. Side Yards shall be established on the following basis;
 - a) Side Yards shall total at least 20 percent of the site width, but the requirement shall not be more than 6.0 metres (19.7 feet) with a minimum Side Yard of 1.2 metres (3.94 feet) except that the minimum Side Yard for buildings over 7.5 metres (24.6 feet) in Height shall be 2 metres (6.6 feet).

Development Officer's Determination

Reduced Side Setback - The distance from the house to the property line shared with 11009 - 85 Avenue (West side lot line) is 1.2 metres instead of 2.0 metres and the distance from the house to the property line shared with 11003 - 85 Avenue (East side lot line) is 1.2 metres instead of 2.0 metres (Section 140.4.8.a).
[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: **182128114-001**
 Application Date: NOV 06, 2015
 Printed: July 20, 2016 at 2:21 PM
 Page: 1 of 2

Application for Major Development Permit

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

<p>Applicant</p> <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<p>Property Address(es) and Legal Description(s) 11007 - 85 AVENUE NW Plan I23A Blk 161 Lot 31</p> <hr/> <p>Specific Address(es)</p> <p>Suite: 101, 11007 - 85 AVENUE NW Suite: 201, 11007 - 85 AVENUE NW Suite: BSMT, 11007 - 85 AVENUE NW Entryway: 11007 - 85 AVENUE NW Building: 11007 - 85 AVENUE NW</p>
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Scope of Application
 To construct a 3 Dwelling Apartment House and to demolish the existing Single Detached House.

<p>Permit Details</p> <p>Class of Permit: Gross Floor Area (sq.m.): 363.8 New Sewer Service Required: Y Site Area (sq. m.): 405</p>	<p>Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 1 Stat. Plan Overlay/Annex Area: (none)</p>
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I/We certify that the above noted details are correct.
 Applicant signature: _____

Development Application Decision
 Refused

Reason for Refusal
 Reduced Side Setback - The distance from the house to the property line shared with 11009 - 85 Avenue (West side lot line) is 1.2m instead of 2.0m and the distance from the house to the property line shared with 11003 - 85 Avenue (East side lot line) is 1.2m instead of 2.0m (Section 140.4.8.a)..

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 04, 2016 **Development Authority:** HARRISON, MARK **Signature:** _____

Fees				
	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$275.00	\$275.00	02877264	Nov 06, 2015
Major Dev. Application Fee	\$770.00	\$770.00	02877264	Nov 06, 2015

THIS IS NOT A PERMIT



Project Number: **182128114-001**
Application Date: NOV 06, 2015
Printed: July 20, 2016 at 2:21 PM
Page: 2 of 2

Application for Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund 2012+	\$2,198.00			
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$3,243.00	<u>\$1,045.00</u>		
(\$2,198.00 outstanding)				

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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-187



BUSINESS LAID OVER

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-16-205	An appeal 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-16-198	An appeal to operate a Major Home Based Business for a General Contractor (AAA Vinyl Decking and Railing Ltd.) <i>September 8, 2016</i>
SDAB-D-16-204	An appeal 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 to change the Use from General Retail to Minor Alcohol Sales (AKP Liquors) <i>September 21 or 22, 2016</i>
SDAB-S-14-001	An appeal to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <i>October 31, 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

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>
183991152-001	An appeal to construct 88 Dwellings of Apartment Housing (4-storey building with underground parkade) <i>September 7 or 8, 2016</i>
178340926-011	An appeal to construct a two-storey Accessory Building (rear detached Garage - 8.99 metres by 9.60 metres) <i>September 21 or 22, 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>
188282372-001	An appeal to change the use from general Retail to a Bar and Neighbourhood Pub (maximum of 400 occupants and 691 square metres of Public Space) <i>November 2 or 3, 2016</i>
188283359-001	An appeal to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <i>November 23 or 24, 2016</i>