

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Tuesday, 9:00 A.M.
December 14, 2021

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-21-202

To install a Minor Digital On-premises Off-premises Freestanding Sign (10.36 metres by 3.05 metres facing East/West)(DOMINIC GALLO FREESTANDING)

21811 - Stony Plain Road NW
Project No.: 407104489-002

II 1:30 P.M. SDAB-D-21-203

To convert a Single Detached House to a Child Care Service (Out of School Care - maximum 25 children) with Outdoor Play area, and construct interior and exterior alterations

3226 - 108 Street NW
Project No.: 411938301-002

NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-202

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 407104489-002

APPLICATION TO: Install a Minor Digital On-premises Off-premises Freestanding Sign (10.36 metres by 3.05 metres facing East/West)(DOMINIC GALLO FREESTANDING)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 18, 2021

DATE OF APPEAL: November 25, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 21811 - Stony Plain Road NW

LEGAL DESCRIPTION: Plan 4717RS Lots 4A,5

ZONE: (IB) Industrial Business Zone

OVERLAY: Major Commercial Corridors Overlay

STATUTORY PLAN(S): Lewis Farms Area Structure Plan
Secord Neighbourhood Structure Plan

Grounds for Appeal

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

On November 18, the development officer refused an application for Minor Digital On-Premises/OffPremises Sign. The development officer cited two reasons for the refusal related to proximity of residential development and

setback. Throughout, the permit application process, we tried to work with the development officer to address both of these concerns by providing a variety of options that include moving the location of the sign to other locations on the property, changing the design of the sign, installing screening, and adjusting the setback. Although we did our best to provide sensible, practical and reasonable options that would and could alleviate and mitigate any concerns, our application was still refused. We are appealing the decision because we believe that our proposed development 1) conforms with the use prescribed for the lands 2) would not unduly interfere with the amenities of the neighbourhood 3) would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.

Such further and other grounds as may be raised at the hearing of the appeal.

<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 the decision in accordance with subsection (2.1).

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 board hearing the appeal referred to in subsection (1)

...

- (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 (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*:

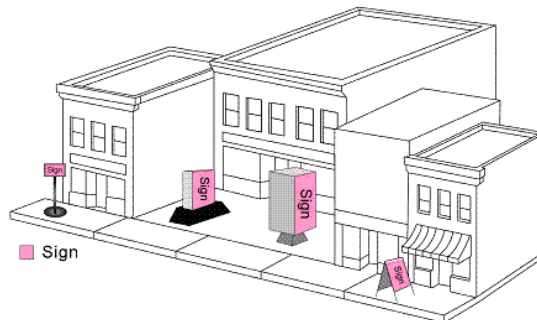
Under section 400.3(44), a **Minor Digital On-premises Off-premises Sign** is a **Discretionary Use** in the **(IB) Industrial Business Zone**.

Under section 7.9(7), a **Minor Digital On-premises Off-premises Sign** means:

a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays On-premises Advertising and/or Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

Under section 6.2, a **Freestanding Sign** means:

means a Sign supported independently of a building.



Section 400.4(6) states “Signs shall comply with the regulations found in Schedule 59F.”

Section 400.1 states that the **General Purpose** of the **(IB) Industrial Business Zone** is:

to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

<i>Sign Regulations - General Provisions</i>

Section 59.2(7) states:

For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.

Development Officers Determination

1. Section 59.2(7) - For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points.

In the opinion of the Development Officer the location of the proposed Sign will impact the homes located to the South of the Sign; because of the Signs scale in proximity to the residential development it will cause the intrusion of unwanted light within the residential units.

[unedited]

<i>Setback</i>

Schedule 59F.3(6)(j) states “proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback.”

Section 813.4(6) states:

- a) Setbacks with a minimum Width of 7.5 m shall be provided adjacent to Major Arterial Roads within the Major Commercial Corridors and adjacent Arterial Roads that directly intersect such Major Arterial Roads. However, the Development Officer may use variance power to reduce this Setback requirement to a minimum Width of 4.5 m, provided that:
 - i. the average Width of the Setback is not less than 6.0 m; and
 - ii. this Setback width relaxation is required to allow for a more efficient utilization of the Site and the relaxation shall result in an articulation of the Setback width that shall enhance the overall appearance of the Site.
- b) within the Setback areas specified above, a minimum of five deciduous trees (with a minimum Caliper of 6 cm), three coniferous trees (with a minimum Height of 3.0 m), and 20 shrubs shall be required for each 35.0 m of lineal Yard Frontage. A continuous screen, an average of 0.75 m in Height, shall be provided within the required Setback, through a combination of berming and shrub planting.

Under section 6.1, **Sign Area** means:

the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.

Under section 6.1, **Setback** means “the distance that a development or a specified portion of it, must be set back from a property line. A Setback is not a Yard, Amenity Space, or Separation Space.”

Development Officers Determination

2. 59F.3(6)(j) - proposed Signs with an Area greater than 8.0 m² shall not be located within any Setback; (Section 813.4(6)(a) Setbacks with a minimum Width of 7.5 m shall be provided adjacent to Major Arterial Roads within the Major Commercial Corridors and adjacent Arterial Roads that directly intersect such Major Arterial Roads. However, the Development Officer

may use variance power to reduce this Setback requirement to a minimum Width of 4.5 m.)

Proposed: 4.5m

Deficient by: 3.0 m



[unedited]

<i>Previous Subdivision and Development Appeal Board Decisions</i>
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Application Number	Description	Decision
SDAB-D-07-187	To extend the duration of a freestanding Off-Premises sign (two sided - facing East/West)	August 2, 2007; Appeal withdrawn
SDAB-D-00-121	To construct a freestanding general advertising sign (two sided - facing East/West)	May 15, 2000; "that the appeal be ALLOWED and the DEVELOPMENT GRANTED.

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.

	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: 407104489-002 Application Date: AUG 31, 2021 Printed: November 18, 2021 at 9:31 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) 21811 - STONY PLAIN ROAD NW Plan 4717RS Lots 4A,5	
Scope of Application To install a Minor Digital On-premises Off-premises Freestanding Sign (10.36 m x 3.05 m Facing E/W)(DOMINIC GALLO FREESTANDING)		
Permit Details		
ASA Sticker No./Name of Engineer: Construction Value: 300000	Class of Permit: Expiry Date:	
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 2	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0	
Development Application Decision		
Refused		
Issue Date: Nov 18, 2021 Development Authority: MERCIER, KELSEY		
Reason for Refusal		
1. Section 59.2(7) - For all Sign Applications for Major Digital Sign, Minor Digital On-premises Signs, Minor Digital Off-premises Signs, and Minor Digital On-premises Off-premises Signs, the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points.		
In the opinion of the Development Officer the location of the proposed Sign will impact the homes located to the South of the Sign; because of the Signs scale in proximity to the residential development it will cause the intrusion of unwanted light within the residential units.		
2. 59F.3(6)(j) - proposed Signs with an Area greater than 8.0 m ² shall not be located within any Setback; (Section 813.4(6)(a) Setbacks with a minimum Width of 7.5 m shall be provided adjacent to Major Arterial Roads within the Major Commercial Corridors and adjacent Arterial Roads that directly intersect such Major Arterial Roads. However, the Development Officer may use variance power to reduce this Setback requirement to a minimum Width of 4.5 m.)		
Proposed: 4.5m Deficient by: 3.0 m		
THIS IS NOT A PERMIT		



Application for Sign Permit

Project Number: **407104489-002**
Application Date: AUG 31, 2021
Printed: November 18, 2021 at 9:31 AM
Page: 2 of 2

Rights of Appeal

THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee - Digital Signs	\$1,800.00	\$1,800.00	14493800536J001	Aug 31, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$1,800.00</u>	<u>\$1,800.00</u>		

THIS IS NOT A PERMIT

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 411938301-002

APPLICATION TO: Convert a Single Detached House to a Child Care Service (Out of School Care - maximum 25 children) with Outdoor Play area, and construct interior and exterior alterations

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: November 10, 2021

DATE OF APPEAL: November 28, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3226 - 108 Street NW

LEGAL DESCRIPTION: Plan 4786TR Blk 4 Lot 1

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:

The Appellant submitted a copy of SDAB-D-18-127 from a hearing that was held on August 29, 2018 to convert a Single Detached House to a Child Care Service (maximum 36 children) and to construct interior

alterations at this location. The appeal was allowed and the decision of the Development Authority was revoked. The development was refused.

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.

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(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 the decision in accordance with subsection (2.1).

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 board hearing the appeal referred to in subsection (1)

...

- (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 (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*:

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** means:

a development intended to provide temporary care and supervision for children. This Use typically includes early learning and child care programs that are facility-based such as daycares, out-of-school care, and preschools.

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.

<i>Parking</i>

Section 54.1(5)(c) states:

Vehicle Parking space type	Length	Width (no obstructions)	Width with obstruction on one side (including two or more car garages)	Width with obstruction on both sides (including on car garage)	Vertical Clearance	Special consideration
i) Standard spaces and Visitor Parking spaces	A) 5.5 m	B) 2.6 m	C) 2.7 m	D) 3.0 m	E) 2.1 m	F) Includes passenger pick-up and drop-off spaces if they are designated with signs to reserve the Vehicle Parking spaces

						<p>for pick-up and drop-off.</p> <p>G) Where visitor Vehicle Parking is provided, it must be readily available to an entrance of the building and be clearly identified as visitor Vehicle Parking.</p>
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Development Officer’s Determination

1) Parking - The proposed 3 pick-up/drop-off parking spaces on the existing driveway are 2.60m wide x 5.20m long, instead of 2.60m wide x 5.50m long (Section 54.1.4(c)).

[unedited]

Section 80 - Child Care Services

A Child Care Service shall comply with the following:

1. Child Care Services Site Plan and Development Application Content:
 - a. In addition to the requirements of Section 13, every application for a Development Permit for a Child Care Services Use shall include a Site plan and floor plan that combined, includes all information required in the Child Care Services Checklist.

2. Location requirements:
 - a. No portion of a Child Care Services Use, including the building bay and on-Site outdoor play space, where provided, shall be located adjacent to a building bay with an approved development permit for the following Uses:
 - i. Automotive and Equipment Repair Shops
 - ii. Fleet Services

- iii. Funeral, Cremation and Internment Services
 - iv. General Industrial Uses
 - v. Rapid Drive-through Vehicle Services, or
 - vi. Vehicle and Equipment Sales/Rentals.
- b. No portion of a Child Care Services Use, including the building, building bay or on-Site outdoor play space, where provided, shall be located on a Site or adjacent to a Site with an approved development permit for the following Uses:
- i. Land Treatment
 - ii. Major Impact Utility Services, or
 - iii. Minor Impact Utility Services.
- c. No portion of a Child Care Services Use, including the building, building bay and on-Site outdoor play space, where provided, shall be located within 50 m of a Major Service Station, a Minor Service Station or a Gas Bar. This distance shall be measured from the closest pump island, fill pipes, vent pipes, or service station or gas bar building, to the Child Care Services Use.
- d. Where Site conditions exist which may negatively impact the Child Care Services Use, including but not limited to trash collection areas, large parking lots, loading docks, rail lines, or arterial public roadways, the applicant shall design the building, entrances, playspaces, landscaping, and Fencing, or similar, to mitigate these conditions to the satisfaction of the Development Officer.
- e. Where Child Care Services is proposed on a Site zoned (IB) Business Industrial Zone, (IL) Light Industrial Zone, or (EIB) Ellerslie Business Industrial Zone, it shall only be allowed if the Site development forms part of an office park development or commercial strip mall.
3. Playspace requirements
- a. Where outdoor play space is provided at ground level it shall be allowed in any Yard. It shall be Fenced on all sides and all gates shall be self-latching. Fencing shall not be required where outdoor play space is proposed to share existing play equipment on Sites zoned (US) Urban Services Zone or (AP) Public Parks Zone, or if an

exemption is permitted by the Government of Alberta.

- b. Where outdoor play space is provided above the first level such as on a Rooftop Terrace, balcony, or similar, the following regulations shall apply:
 - i. Perimeter guard rails, or parapet walls, or a combination thereof that is at least 1.83 m in Height and provides a secure perimeter shall be installed and shall be consistent with the architectural materials and style of the building.
 - ii. Mechanical equipment and exhaust systems shall be designed to be integrated into the play space so the Development Officer is satisfied that it does not create adverse effects related to noise, fumes or safety, or shall be located a minimum of 2 m outside of the perimeter of the outdoor play space.

4. Development in Residential Zones

- a. Where a Child Care Services Use is proposed in a converted Single Detached Housing, the Use shall only be located:
 - i. on a Corner Lot; or
 - ii. on a Site Abutting a Site that is actively used for a Community, Educational, Recreational and Cultural Service Use Class; or
 - iii. Abutting a Site with zoning that lists Multi-unit Housing, General Retail Stores or Convenience Retail Stores as a permitted Use.
- b. A converted Dwelling shall not change the principal character or external appearance of the Dwelling in which it is located.
- c. If a new building is constructed for a Child Care Services Use, it shall retain the external appearance of a residential Dwelling, unless it is built as part of a development where the primary use is a Religious Assembly Use.

5. Sign Requirements


- a. Signs shall conform to the regulations found in the Sign Schedule for the underlying zone.


Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-18-127	To convert a Single Detached House to a Child Care Service (maximum 36 children) and to construct interior alterations	September 11, 2018; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.

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: 411938301-002 Application Date: OCT 20, 2021 Printed: November 10, 2021 at 2:01 PM Page: 1 of 3												
<h2>Major Development Permit</h2>													
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	<table border="1"> <tr> <td colspan="2" data-bbox="808 443 1211 470">Property Address(es) and Legal Description(s)</td> </tr> <tr> <td colspan="2" data-bbox="841 470 1089 522">3226 - 108 STREET NW Plan 4786TR, Blk 4 Lot 1</td> </tr> <tr> <td colspan="2" data-bbox="808 533 984 560">Specific Address(es)</td> </tr> <tr> <td data-bbox="800 560 878 588">Suite:</td> <td data-bbox="886 560 1101 588">3226 - 108 STREET NW</td> </tr> <tr> <td data-bbox="800 588 878 615">Entryway:</td> <td data-bbox="886 588 1101 615">3226 - 108 STREET NW</td> </tr> <tr> <td data-bbox="800 615 878 642">Building:</td> <td data-bbox="886 615 1101 642">3226 - 108 STREET NW</td> </tr> </table>	Property Address(es) and Legal Description(s)		3226 - 108 STREET NW Plan 4786TR, Blk 4 Lot 1		Specific Address(es)		Suite:	3226 - 108 STREET NW	Entryway:	3226 - 108 STREET NW	Building:	3226 - 108 STREET NW
Property Address(es) and Legal Description(s)													
3226 - 108 STREET NW Plan 4786TR, Blk 4 Lot 1													
Specific Address(es)													
Suite:	3226 - 108 STREET NW												
Entryway:	3226 - 108 STREET NW												
Building:	3226 - 108 STREET NW												
Scope of Permit To convert a Single Detached House to a Child Care Service (Out of School Care - maximum 25 children) with Outdoor Play area, and construct interior and exterior alterations.													
Permit Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="264 810 461 909"> Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.): </td> <td data-bbox="800 810 1060 909"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Attnes Area: (none) </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Attnes Area: (none)										
Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Attnes Area: (none)												
Development Permit Decision Approved Issue Date: Nov 10, 2021 Development Authority: SHAH, NIKHIL Subject to the Following Conditions The proposed Child Care Services is listed as a Discretionary Use and is subject to the right appeal in accordance to Section 21. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 20.2. (Reference Section 17.1) ZONING BYLAW CONDITIONS: The proposed Child Care Service (outdoor play space) shall be Fenced on all sides and all gates shall be self-latching (Reference Section 80.3(a)) Passenger pick-up/drop-off spaces for the proposed Child Care Service shall be identified by the sign for each passenger pick-up and drop-off spaces to indicate that the spaces are reserved for passenger pick-up and drop-off, and specify a maximum duration for a single visit, to the satisfaction of the Development Officer (Reference Section 54.7(3(c)). The development shall be constructed in accordance with the stamped and approved drawings. Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices (Reference Section 51). All provided Vehicle Parking space and loading spaces shall be clear of any obstructions, including access driveways, aisles, ramps, columns, signs, pedestrian passageways, building door swing area, and other similar obstructions. It shall not be used for Driveways, entrances or exits, commercial repair work, display, sale, or storage of goods of any kind (Reference Section 54.1(5)). All designated barrier-free Vehicle Parking stalls shall be constructed and identified in accordance with the applicable building code													

	Project Number: 411938301-002 Application Date: OCT 20, 2021 Printed: November 10, 2021 at 2:01 PM Page: 2 of 3
<h2>Major Development Permit</h2>	
<p>(Reference Section 54.2(4)).</p>	
<p>All outdoor trash collection areas shall be located and screened from view from any public roadway other than a Lane, and from adjacent Sites, to the satisfaction of the Development Officer in accordance with Sections 55.</p>	
<p>ADVISEMENT:</p>	
<p>This Development Permit is not a Business Licence. A separate application must be made for a Business Licence. You may require Building permit approvals prior to issue a Business Licence.</p>	
<p>Any proposed Signs shown under this development permit applications, if any, are not reviewed or approved. Signs require separate Development Applications. A separate application must be made for all types of Signs. You must require Development and Building permit approvals prior to installing /construct any Signs.</p>	
<p>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 ERCB Directive 079, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)</p>	
<p>The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Reference Section 17.1).</p>	
<p>A subject development permit will expire in accordance with the provision of Section 22 of the Edmonton Zoning Bylaw 12800 as amended.</p>	
<p>A Building Permit is required for any construction or change in the use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre (780-442-5311) for further information.</p>	
<p>The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews.</p>	
<p>The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.</p>	
<p>The applicant/property owner is strongly encouraged to comply with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City.</p>	
<p>Unless otherwise stated, all the above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800 as amended.</p>	
<p>Variances</p>	
<p>1) Parking - The proposed 3 pick-up/drop-off parking spaces on the existing driveway are 2.60m wide x 5.20m long, instead of 2.60m wide x 5.50m long (Section 54.1.4(c)).</p>	
<p>Rights of Appeal</p>	
<p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>	
<p>Notice Period Begins: Nov 18, 2021 Ends: Dec 09, 2021</p>	

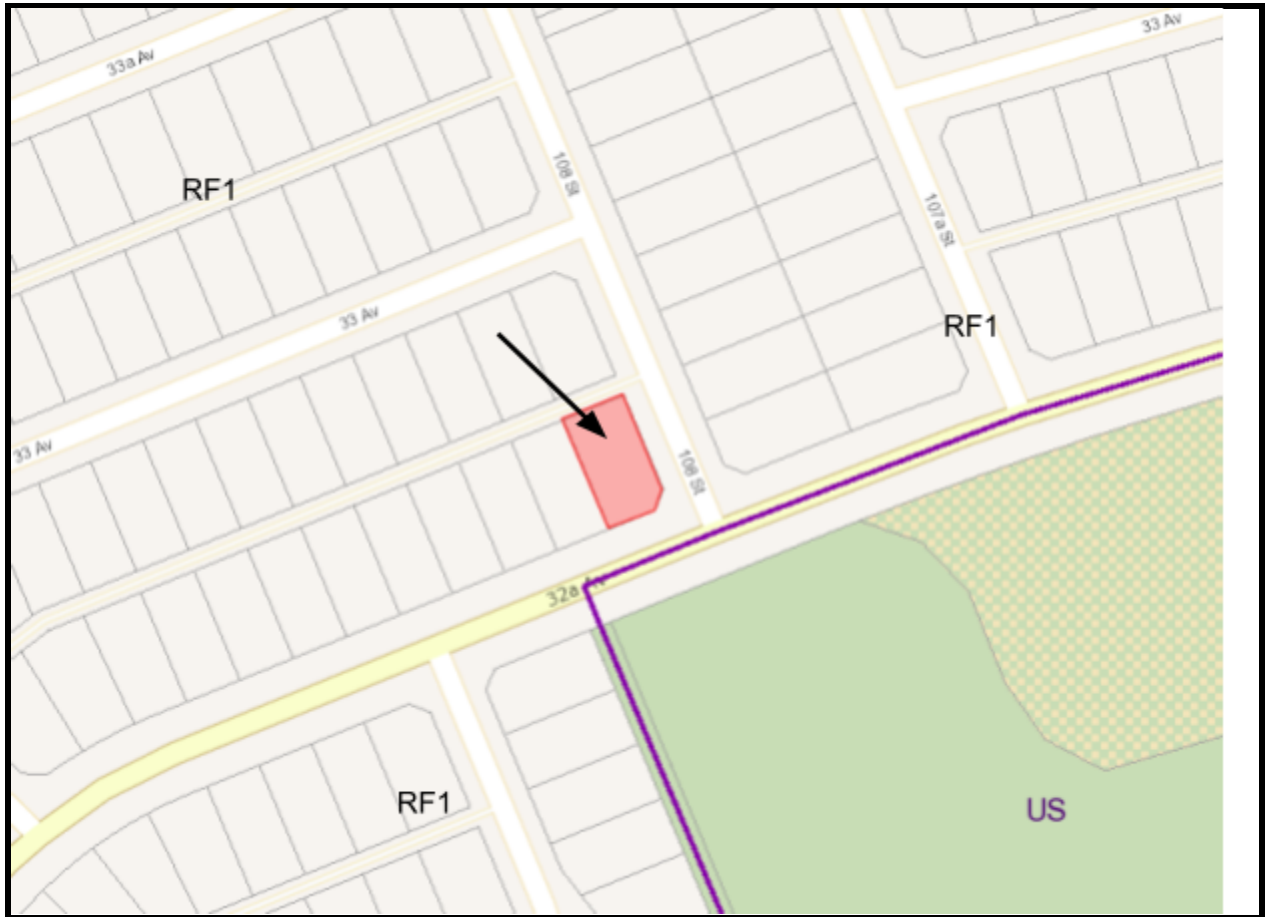


Project Number: **411938301-002**
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Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$375.00	\$375.00	1794770459410010	Oct 28, 2021
Development Permit Inspection Fee	\$528.00	\$528.00	1794770459410010	Oct 28, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$903.00</u>	<u>\$903.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-203

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