

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
December 16, 2015**

**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-15-304	Convert a Single Detached House to a Limited Group Home for 4 residents. 664 - 173A Street SW Project No.: 180707910-001
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II	2:00 P.M.	SDAB-D-15-305	Convert a half of Semi-Detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, 2 Dwellings below grade) 8563 - 89 Street NW, 8561 - 89 Street NW Project No.: 176406166-003
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WITHDRAWN

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-15-304

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN
ADJACENT PROPERTY OWNER and LEGAL COUNSEL ON BEHALF OF A
GROUP OF PROPERTY OWNERS

APPELLANT 1:

APPELLANT 2:

APPLICATION NO.: 180707910-001

ADDRESS OF APPELLANT 1: 656 - 173A Street SW

ADDRESS OF APPELLANT 2: 2900 – 10180 - 101 Street

APPLICATION TO: Convert a Single Detached House to a
Limited Group Home for 4 residents.

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: November 2, 2015

DATE OF APPEALS: November 18, 2015 and November 23,
2015

RESPONDENT:

ADDRESS OF RESPONDENT: 664 - 173A Street SW

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 664 - 173A Street SW

LEGAL DESCRIPTION: Plan 0740386 Blk 4 Lot 42

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Windermere Area Structure Plan
Windermere Neighbourhood Structure
Plan

<i>Grounds for Appeal</i>

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

Appellant 1:

I am opposed to the Development Permit with respect to the above project number for the following reasons:

-Safety and security risks to my family and property due to potentially unpredictable and unmanageable activities and behaviors of residents.

-There will be additional Strains put on parking and access to all the homes in the cul de sac. In the winter months there is even less parking due to the giant snow pile in the middle of the cul de sac and the seasonal parking restrictions on the nearest street that has street side parking. I front of the 13 homes in the cul de sac there is (marginally) enough street parking for 2 cars.

-Decrease of my property, now and in the future, due to frequent visits by emergency services, accessibility and possible maintenance issues expected with this type of use of a residential property.

[unedited]

Appellant 2:

On behalf of the Appellants, we hereby appeal the above-referenced development permit for a group home at 664— 173A Street, Edmonton, AB on the following grounds:

1. The proposed use is a discretionary use;
2. The proposed development does not comply with the provisions of the Zoning Bylaw respecting Group Homes;
3. The proposed use is inappropriate for the location and will have a detrimental effect on the amenities of the neighbourhood and will materially interfere with or affect the use, enjoyment and value of neighbouring properties;
4. The parking variance granted is inappropriate for the location and proposed use;
5. The developer commenced construction without a development permit;
6. Such further and other grounds as may become apparent upon review of the entire file for this application.

[unedited]

General Matters

Appeal Information:

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

Grounds for Appeal

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

(a) ...

(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 decision of the Development Authority was dated November 2, 2015, and the Notices of Appeal were filed on November 18 and 23, 2015 by Appellant 1 and 2, respectively.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 115.1 states that the **General Purpose** of the **RSL Residential Small Lot Zone** is:

...to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

Under Section 115.2(1), **Limited Group Homes** is a **Permitted Uses** in RSL Residential Small Lot Zone.

Section 7.3(4) states:

Limited Group Home means a building used for Congregate Living with not more than six residents, excluding staff, who have moderate and non-severe physical, cognitive or behavioral health issues and who require on-site professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in the event of an emergency..

A Limited Group Home is a home which:

- a. provides continuous (24 hours, seven days a week) on-site professional care and supervision by staff licensed or certified to provide such care;
- b. can reasonably expect two or fewer visits by emergency services per month; and
- c. is located in a purpose-built freestanding structure or Single Detached Housing converted for that purpose.

This Use Class does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Lodging Houses.

Parking: Tandem Parking and Loading Spaces

Tandem Parking

The *Edmonton Zoning Bylaw* states:

54.1 Off-street Parking and Loading Regulations

...

2. General Requirements

- f. Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.

Schedule 1(A) to Section 54.2 states:

Schedule 1(A) Areas outside of the Downtown Special Area	
Use of Building or Site	Minimum Number of Parking Spaces or Garage Spaces Required
Residential and Residential-Related Uses	
6. Limited Group Home	<p><i>Bylaw 17422 November 16, 2015 Effective Date: December 1, 2015</i></p> <p>Limited Group Home shall require a minimum of 3 parking spaces, on[e] of which may be in tandem.</p>

Loading Spaces

The *Edmonton Zoning Bylaw* states:

54.4 Off-street Vehicular Loading Facilities

1. Number of Spaces
 - a. The number of off-street loading spaces, required for each Use is specified in Schedule 3.

Schedule 3 to Section 54.4 states:

Schedule 3 - Loading Spaces Requirement

*Bylaw 17422
November 16, 2015
Effective Date: December 1, 2015*

Use of Building or Site	Total Floor Area of Building	Minimum Number of loading Spaces Required
1. Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465 m ²	1
	465 m ² to 2 300 m ²	2
	Each additional 2 300 m ² , or fraction thereof	1 additional
2. Any development within the Residential-Related, Basic Services or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Office Support Services, excluding Limited Group Homes	Up to 2 800 m ²	1
	Each additional 2 800 m ² or fraction thereof	1 additional

Development Officer’s Determination

- Parking :
- Tandem parking for 2 vehicles instead of 0. (Section 54.1(2)(f))
 - Loading space is 0 instead of 1. (Section 54.4 and Schedule 3.2)
- [unedited]

Board Officer's Comments

On November 16, 2015, City Council signed and passed Bylaw 17422, which amended portions of the *Edmonton Zoning Bylaw*, including Schedule 1(A) to Section 54.1 and Schedule 3 to Section 54.4.

The amendments became effective on December 1, 2015, and the relevant amended Bylaw provisions have been provided above.

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: **180707910-001**
Application Date: OCT 09, 2015
Printed: December 8, 2015 at 2:10 PM
Page: 2 of 3

Major Development Permit

Subject to the Following Conditions

This Development Permit authorizes the proposed development to convert a Single Detached House to a Limited Group Home for 4 residents.

When an application for a Development Permit has been approved by the Development Officer, the Development Permit shall not be valid unless and until:

- a. any conditions of approval, except those of a continuing nature, have been fulfilled; and
- b. the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in subsection 21.1 of this Bylaw and the Municipal Government Act has passed.

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21(1). (Reference Section 17(1))

No new site accesses are included in this application. Any change to access locations and curb crossings shall have the approval of the City Transportation Services prior to start of construction. (Section 53)

No Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of the Limited Group Home development or on the Site of such development. (Section 79.1(c))

Signs shall comply with the regulations of Schedule 59A of this Bylaw. (Reference 110.4(18))

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00.

ADVISEMENTS:

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

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

A Building Permit is Required for any construction or change in 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 for further information.

Signs require separate Development Applications.

NOTE: 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. 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.

Variations

Parking :

- Tandem parking for 2 vehicles instead of 0. (Section 54.1(2)(f))
- Loading space is 0 instead of 1. (Section 54.4 and Schedule 3.2)

NOTE: Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

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.

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



Project Number: **180707910-001**
Application Date: OCT 09, 2015
Printed: December 8, 2015 at 2:10 PM
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Major Development Permit

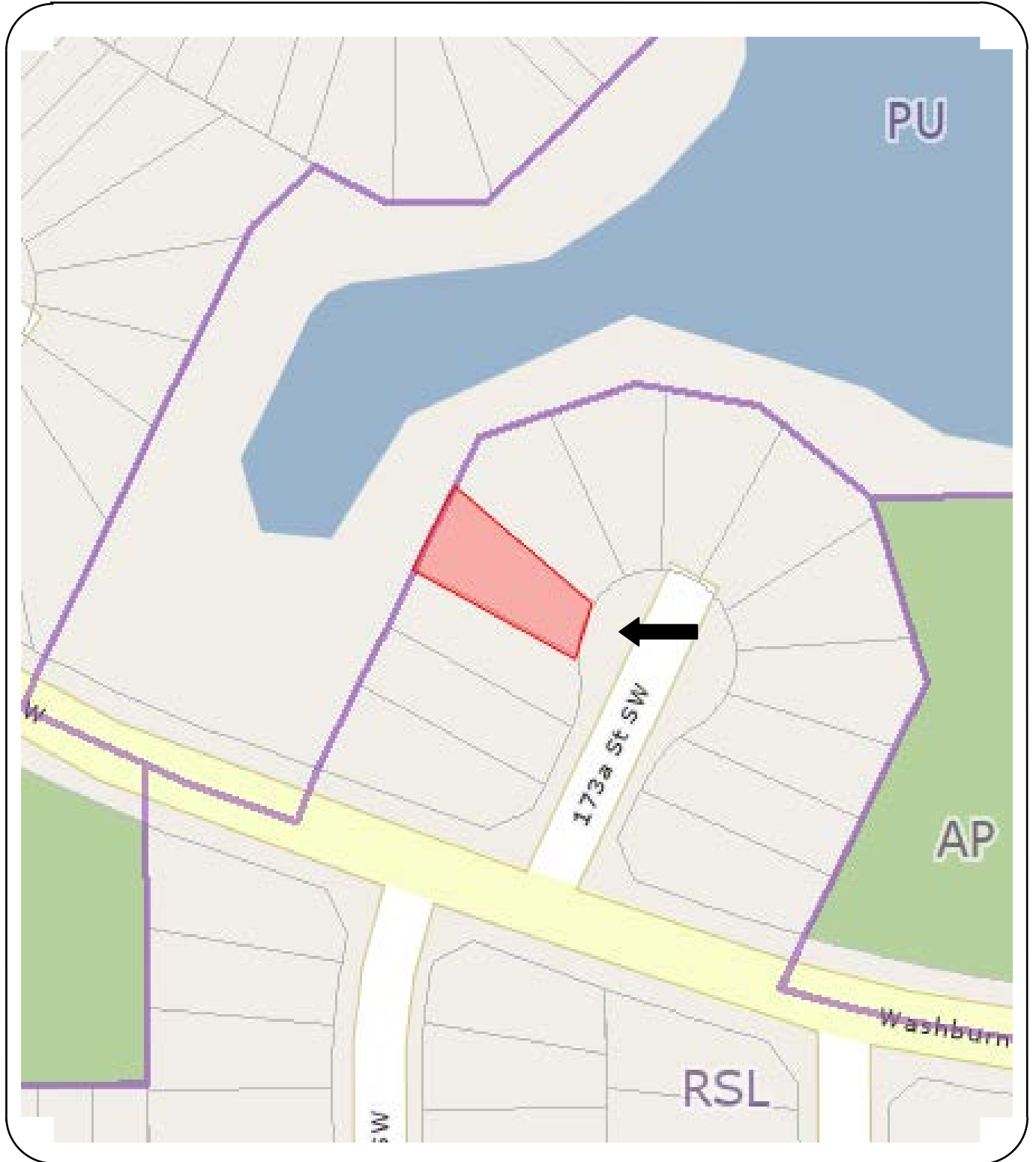
Issue Date: Nov 02, 2015 **Development Authority:** ANGELES, JOSELITO
Notice Period Begins: Nov 10, 2015 **Ends:** Nov 23, 2015

Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$254.00	\$254.00	02809917	Oct 09, 2015
DP Notification Fee	\$100.00	\$100.00	02867994	Nov 03, 2015
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$354.00	\$354.00		

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



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-304



ITEM II: 2:00 P.M.

FILE: SDAB-D-15-305

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 176406166-003

ADDRESS OF APPELLANT: 8563 - 89 Street NW
8561 - 89 Street NW

APPLICATION TO: Convert a half of Semi-Detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, 2 Dwellings below grade)

WITHDRAWN

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 4, 2015

DATE OF APPEAL: November 17, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8563 - 89 Street NW
8561 - 89 Street NW

LEGAL DESCRIPTION: Plan 8321130 Unit 1
Condo Common Area (Plan 8321130)

ZONE: RF3 Small Scale Infill Development 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:

Both primary and secondary suites have been rental suites for over 10 years. To my knowledge there have been no issues with either utilities or parking.

The secondary suites have been in operation prior to bylaw 14760 (December 12, 2007) regarding secondary suites (section 7.2 (7)) and bylaw 16271 (March 18, 2013) regarding duplex housing (section 7.2 (2)).

If a development permit is awarded, there will be only a primary (top floor suite) and a secondary suite (back basement suite). The other secondary suite (front basement suite) is currently vacant and will be decommissioned.

The property has three parking spaces in the back. Two spaces are allocated for the primary suite (top suite) and one space is allocated for the secondary suite (back basement suite).

There is currently one family consisting of 2 parents and one teenager living in the primary suite (top suite). There is one individual living in the secondary suite (back basement suite).

In summary, the rental suites situation has been working for over 10 years. The rental property provides affordable housing for one family of three and for one individual.

[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, or

...

The decision of the Development Authority was dated November 4, 2015, and the Notice of Appeal was filed on November 17, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 140.1 states that the **General Purpose** of the **RF3 Small Scale Infill Development Zone** is:

...to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

Under Section 140.2(1), **Apartment Housing** is a **Permitted Use** under the RF3 Small Scale Infill Development Zone.

Section 7.2(1) 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.

Section 814.1 states that 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.

<p><i>Site Area and Site Width</i></p>

The *Edmonton Zoning Bylaw* states:

140.4 Development Regulations for Permitted and Discretionary Uses

1. Site regulations for Apartment Housing and Stacked Row Housing:
 - a. the minimum Site area shall be 750 m²;
 - b. the minimum Site Width shall be 17.0 m; and
 - c. the minimum Site depth shall be 30.0 m

Development Officer's Determination

Required: 750m²
Proposed: 696.02m²
short by: 53.98m²
Reference Section 140.4(5)(a)

Site Width
Required: 17.0m
Proposed: 15.24m
Short by 1.76m
Reference Section 140.4(5)(b)
[unedited]

Location Criteria

The *Edmonton Zoning Bylaw* states:

140.4 Development Regulations for Permitted and Discretionary Uses

...

7. Apartment Housing or Stacked Row Housing shall be located:
- a. on Corner Sites,
 - b. on Sites abutting an arterial or service road,
 - c. where both Side Lot Lines abut existing Apartment Housing or Stacked Row Housing, or
 - d. where a minimum of one Side Lot Line:
 - i. abuts a Site where a commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or
 - ii. is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

Development Officer's Determination

Location criteria:
Required to meet 4 location criteria
Proposed does not meet any of these criteria
Reference Section 140.4(7)
[unedited]

Parking

The *Edmonton Zoning Bylaw* states:

54.1 Off-street Parking and Loading Regulations

...

2. General Requirements

- f. Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.

Schedule 1(A) to Section 54.2 states:

Schedule 1(A) Areas outside of the Downtown Special Area						
Use of Building or Site	Minimum Number of Parking Spaces or Garage Spaces Required					
Residential and Residential-Related Uses						
	Minimum	Maximum	TOD minimum	TOD maximum		
1. Apartment Housing Row Housing Stacked Row Housing	Bed Sitting Room	1	N/A	0.7	1	
	Bachelor Suite	1	N/A	0.7	1	
	1 Bedroom Dwelling	1	N/A	0.8	1	
	2 Bedroom Dwelling	1.5	N/A	1	1.5	
	3 or more Bedroom Dwelling	1.7	N/A	1.25	1.75	
	Visitor Parking	1 per 7 Dwellings	N/A	1 per 7 Dwellings	N/A	

Development Officer’s Determination

Parking
Required 5 parking spaces

Proposed 3 parking spaces, one in detached garage, one in tandem, one at rear of site.
 Short 2 parking spaces
 Reference Section 52.Schedule 1(1), 54.1.2(f)
 [unedited]

Board Officer Comments

The Development Permit references Section 52, which addresses Height and Grade regulations. The Permit also references Schedule 1(1), but no such Schedule exists with respect to parking regulations.

The Development Officer likely intended to reference Section 54 with respect to Parking, Loading and Passenger Drop-off regulations, as well as Schedule 1(A) to Section 54.2, both of which have been provided above.

Site Coverage

140.4 Development Regulations for Permitted and Discretionary Uses

...
 10. Maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached and Duplex Housing - Site area 300 m ² or greater	28%	12%	40%	40%
b. Single Detached and Duplex Housing - Site area less than 300 m ²	28%	14%	42%	42%
c. Semi-detached Housing - Site area 600 m ² or greater	28%	12%	40%	40%
d. Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%

e. Row Housing	32%	17%	45%	45%
<i>f. All other Uses</i>	28%	12%	40%	40%

Development Officer’s Determination

The principal building is non-conforming for as the principal building is over Site Coverage.

Maximum: 28%

Proposed: 28.65%

Reference Section 140.4(10)(f)

[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: **176406166-003**
Application Date: OCT 23, 2015
Printed: December 11, 2015 at 1:06 PM
Page: 1 of 2

Application for Major Development Permit

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

Applicant

KREBS, WILFRED


Property Address(es) and Legal Description(s)

8561 - 89 STREET NW
Condo Common Area (Plan 8321130)
8563 - 89 STREET NW
Plan 8321130 Unit 1

Specific Address(es)

Entryway: 8563 - 89 STREET NW
Building: 8561 - 89 STREET NW

Scope of Application

To convert a half of Semi-Detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, 2 Dwellings below grade).

Permit Details

Class of Permit: Class A
Gross Floor Area (sq.m.):
New Sewer Service Required: Y
Site Area (sq. m.): 696

Contact Person:
Lot Grading Needed?: N/A
NumberOfMainFloorDwellings: 1
Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

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

Applicant signature: _____

Development Application Decision

Refused

THIS IS NOT A PERMIT



Project Number: **176406166-003**
 Application Date: OCT 23, 2015
 Printed: December 11, 2015 at 1:06 PM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

Site Area
 Required: 750m²
 Proposed: 696.02m²
 short by: 53.98m²
 Reference Section 140.4(5)(a)

Site Width
 Required: 17.0m
 Proposed: 15.24m
 Short by 1.76m
 Reference Section 140.4(5)(b)

Location criteria:
 Required to meet 4 location criteria
 Proposed does not meet any of these criteria
 Reference Section 140.4(7)

Parking
 Required 5 parking spaces
 Proposed 3 parking spaces, one in detached garage, one in tandem, one at rear of site.
 Short 2 parking spaces
 Reference Section 52.Schedule 1(1), 54.1.2(f)

The principal building is non-conforming for as the principal building is over Site Coverage.
 Maximum: 28%
 Proposed: 28.65%
 Reference Section 140.4(10)(f)

Note there was no note of support for the development or against from the neighbourhood.

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: Nov 04, 2015 **Development Authority:** BAUER, KERRY **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund 2012+	\$2,860.00			
Major Dev. Application Fee	\$508.00	\$508.00	02841587	Oct 23, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,368.00	\$508.00		
(\$2,860.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-305



BUSINESS LAID OVER

SDAB-D-15-280	An appeal by <u>EPCOR</u> to construct a Minor Impact Utility Services Use Building (EPCOR Training facility) <i>January 6, 2016</i>
SDAB-D-15-293	An appeal by <u>Kennedy/Agrios LLP</u> to construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion – Proposed New Parking Lot Layout) <i>January 7, 2016</i>
SDAB-D-15-298	An appeal by <u>Peter Rausch VS Davut Gokce</u> to erect an over height Fence (5.44 m in length on west property line at 2.44 m in Height) in the Rear Yard of a Single Detached House <i>January 13 or 14, 2016</i>
SDAB-D-15-247	An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i>
SDAB-D-15-236 to 241	An appeal by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i>
SDAB-D-15-252	An appeal by <u>Southwest Muslim Community Centre</u> to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i>
SDAB-D-15-268	An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <i>Date to be determined</i>

APPEAL HEARINGS TO BE SCHEDULED

176994655-002	An appeal by <u>Permit Masters</u> to install a Freestanding On-premises Sign/Minor Digital On-premises Sign (LaZboy) <i>December 3, 2015</i>
176406166-003	An appeal by <u>Wilfred Krebs</u> to convert a half of Semi-detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, Dwellings below grade). <i>December 16, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED- Continued

160474324-004	An appeal by <u>1319416 Alberta Ltd.</u> to replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.) <i>December 16, 2015</i>
174864823-001	An appeal by <u>Dean and Jade Gronemeyer VS Imelda Calapre</u> to convert a Single Detached House into a Limited Group Home (6 Residents). <i>December 10, 2015</i>
163727651-001	An appeal by <u>Harrison Wolfe</u> to operate a Temporary Non-Accessory Parking Lot for two years (December 2015 to December 2017) <i>January 6 or 7, 2016</i>
176013858-001	An appeal by <u>Abington Homes Ltd.</u> to construct a Single Detached House with a rear attached Garage, a front veranda, fireplace, basement development (NOT to be used as an additional Dwelling) <i>January 13 or 14, 2016</i>
171838918-001	An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <i>January 13 or 14, 2016</i>
159269966-003	An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <i>January 21, 2016</i>