

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
December 17, 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-15-309	Construct a 2 storeyed Accessory Building (rear detached Garage on main floor and a Garage Suite on upper floor) to an existing Single Detached House and to demolish an existing rear detached Garage 11920 - 129 Street NW Project No.: 179679997-001
<hr/>			
II	11:00 A.M.	SDAB-D-15-310	Construct exterior alterations (Driveway extension, 8.23m x 2.44m), to a Single Detached House. 3015 - 105 Street NW Project No.: 180404478-001
<hr/>			
III	1:30 P.M.	SDAB-D-15-311	Construct an Accessory Building (rear detached Garage 7.92m x 8.53m) 17928 - 93 Avenue NW Project No.: 177150861-002
<hr/>			
<hr/>			

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-15-309

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 179679997-001

ADDRESS OF APPELLANT: 11920 - 129 Street NW

APPLICATION TO: Construct a 2 storeyed Accessory Building (rear detached Garage on main floor and a Garage Suite on upper floor) to an existing Single Detached House and to demolish an existing rear detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 19, 2015

DATE OF APPEAL: November 24, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11920 - 129 Street NW

LEGAL DESCRIPTION: Plan 4807HW Blk 18 Lot 5

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

Our customer would like to build his garage suite to a floor area of 66.3 m2, as well as have a balcony that would put the total area of the suite to 70 m2, these both exceed the maximum permitted.
[unedited]

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 decision of the Development Officer is dated November 19, 2015. The Notice of Appeal was filed on November 24, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Pursuant to Section 110.1, 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.

Under Section 110.3, **Garage Suites** are a **Discretionary Use** within the RF1 Single Detached Residential Zone.

Section 7.2(3) defines **Garage Suites** as:

... an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or

rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

Section 11.2(6) provides that the Development Officer may:

...refuse or approve, with or without conditions, with or without changes in the design of the development, or with or without the imposition of regulations more restrictive than those required by the specific Zone or General Development Regulations of this Bylaw, an application for development of a Discretionary Use, having regard to the regulations of this Bylaw and the provisions of any applicable Statutory Plan.

<i>Maximum Floor Area</i>

With respect to the Maximum Floor Area allowable for Garage and Garden Suites, Section 87(3) states:

3. the maximum Floor Area shall be:
 - a. 60 m² for a Garage Suite (above Grade).
 - b. 50 m² for a Garden Suite and for a Garage Suite (at Grade).
 - c. notwithstanding (a) and (b) above, the maximum Floor Area may be increased by up to 7.5 m², only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.

Development Officer's Determination:

1. A Garage Suite is a Discretionary Use in the RF1 zone, and is refused pursuant to sections 11.2.6 and 11.3.1 of the Zoning Bylaw. In the opinion of the Development Officer, the proposed development has the potential to materially interfere with or affect the use, enjoyment or value of neighbouring properties.
2. The proposed suite has a floor area of 66.3 m², which exceeds the 60 m² maximum permitted by Section 87.3.a of the Zoning Bylaw.

3. The proposed suite + balcony account for a total floor area of 70 m², which exceeds the 67.5 m² maximum permitted by Section 87.3.c of the Zoning Bylaw.

4. The Garage Suite requirements of Section 87 of the Zoning Bylaw are intended to ensure that the proposed new building remains accessory to the principal dwelling and to limit the scale of development in rear yards and the impacts that they may have on surrounding residents. The additional floor area threatens to push the massing of the proposed new building out of scale with its surroundings.

5. The impact of the proposed additional floor area is compounded by the additional common spaces on the ground floor and stairway, which contribute to the overall massing of the building. These spaces were not considered by the Development Officer to be part of the Garage Suite, but if counted along with the 70 m² of the Garage Suite + balcony, the total floor area of these spaces combined would be 95.8 m². [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: 179679997-001 Application Date: SEP 22, 2015 Printed: December 10, 2015 at 12:19 PM Page: 1 of 2		
<h2 style="margin: 0;">House Development and Building Permit</h2>			
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit			
Applicant JILLIANS BUILDERS 	Property Address(es) and Legal Description(s) 11920 - 129 STREET NW Plan 4807HW Blk 18 Lot 5 Location(s) of Work Entryway: 11920 - 129 STREET NW Building: 11920 - 129 STREET NW		
Scope of Application To construct 2 storeyed Accessory Building (rear detached Garage on main floor and a Garage Suite on upper floor) to an existing Single Detached House and to demolish an existing rear detached Garage.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 1757 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m): </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: </td> </tr> </table>		Affected Floor Area (sq. ft.): 1757 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area:
Affected Floor Area (sq. ft.): 1757 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area:		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal <ol style="list-style-type: none"> 1. A Garage Suite is a Discretionary Use in the RF1 zone, and is refused pursuant to sections 11.2.6 and 11.3.1 of the Zoning Bylaw. In the opinion of the Development Officer, the proposed development has the potential to materially interfere with or affect the use, enjoyment or value of neighbouring properties. 2. The proposed suite has a floor area of 66.3 m2, which exceeds the 60 m2 maximum permitted by Section 87.3.a of the Zoning Bylaw. 3. The proposed suite + balcony account for a total floor area of 70 m2, which exceeds the 67.5 m2 maximum permitted by Section 87.3.c of the Zoning Bylaw. 4. The Garage Suite requirements of Section 87 of the Zoning Bylaw are intended to ensure that the proposed new building remains accessory to the principal dwelling and to limit the scale of development in rear yards and the impacts that they may have on surrounding residents. The additional floor area threatens to push the massing of the proposed new building out of scale with its surroundings. 5. The impact of the proposed additional floor area is compounded by the additional common spaces on the ground floor and stairway, which contribute to the overall massing of the building. These spaces were not considered by the Development Officer to be part of the Garage Suite, but if counted along with the 70 m2 of the Garage Suite + balcony, the total floor area of these spaces combined would be 95.8 m2. 			



Project Number: **179679997-001**
 Application Date: SEP 22, 2015
 Printed: December 10, 2015 at 12:19 PM
 Page: 2 of 2

House Development and Building Permit

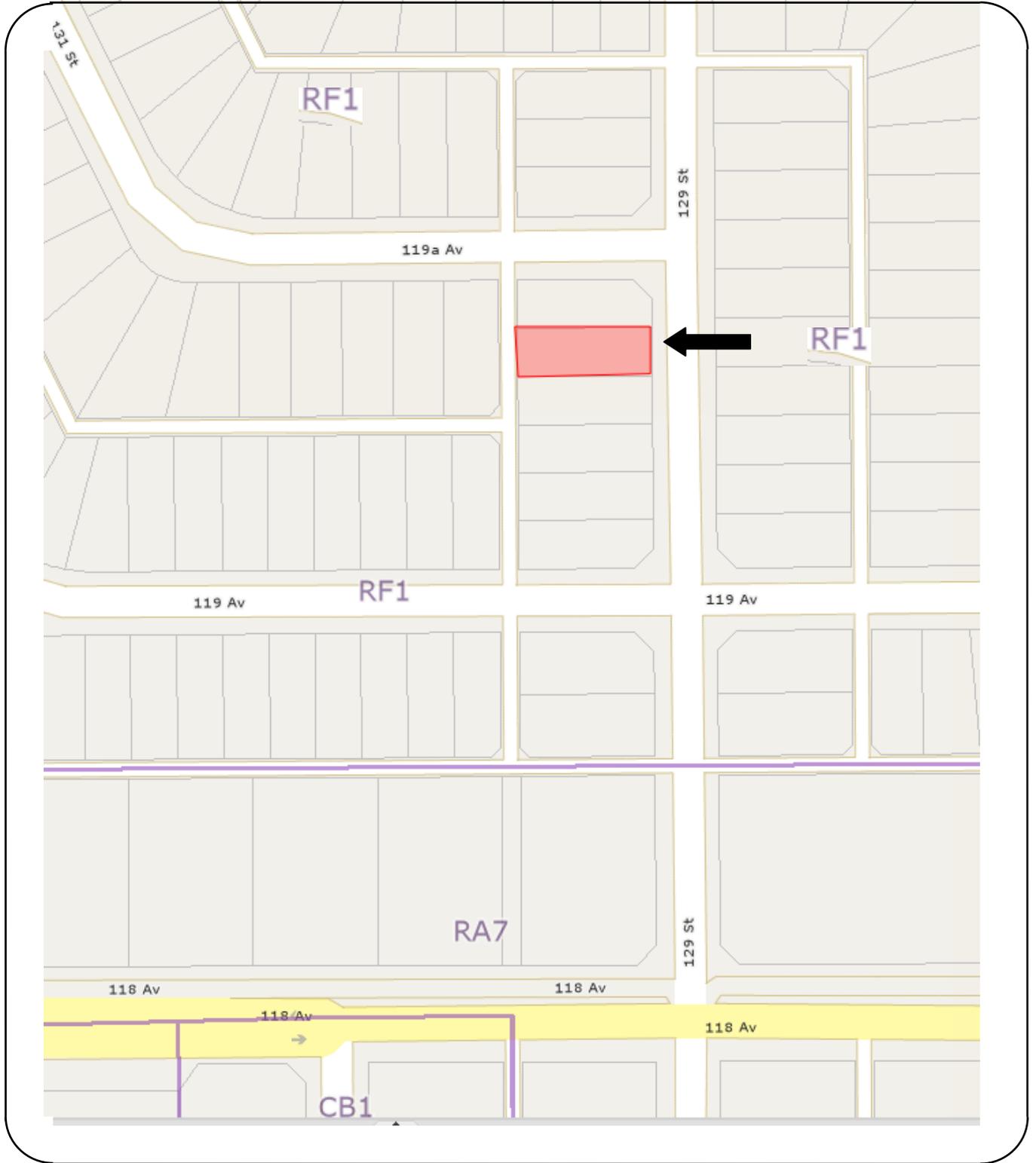
Rights of Appeal

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 19, 2015 **Development Authority:** ILLINGWORTH, TREVOR **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$135.00	\$135.00	02765175	Sep 22, 2015
Electrical Fee (Service)	\$75.00	\$75.00	02765175	Sep 22, 2015
Safety Codes Fee	\$63.12	\$63.12	02765175	Sep 22, 2015
Sanitary Sewer Trunk Fund	\$633.00	\$633.00	02765175	Sep 22, 2015
Electrical Safety Codes Fee	\$14.86	\$14.86	02765175	Sep 22, 2015
Water Usage Fee	\$44.77	\$44.77	02765175	Sep 22, 2015
Building Permit Fee	\$1,578.00	\$1,578.00	02765175	Sep 22, 2015
Electrical Fees (House)	\$259.00	\$259.00	02765175	Sep 22, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,802.75	\$2,802.75		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-309



ITEM II: 11:00 A.M.

FILE: SDAB-D-15-310

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 180404478-001

ADDRESS OF APPELLANT: 3015 - 105 Street NW

APPLICATION TO: construct exterior alterations (Driveway extension, 8.23m x 2.44m), to a Single Detached House.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 12, 2015

DATE OF APPEAL: November 23, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3015 - 105 Street NW

LEGAL DESCRIPTION: Plan 4884TR Blk 16 Lot 28

ZONE: RF1 Single Detached Residential Zone

OVERLAY: None

STATUTORY PLANS IN EFFECT: None

Grounds for Appeal

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

- Extension of existing sidewalk
- Green space still available
- Finished product is under 10 m.
- Original driveway was oversized
- Still available parking in front [unedited]

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 decision of the Development Authority is dated November 12, 2015. The Notice of Appeal was filed on November 23, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states that the **General Purpose** of the **RF1 Single Detached Residential Zone** is:

...to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.2(4), **Single Detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential Zone.

Section 7.2(9) states:

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.

Maximum Width

Section 54.1 states:

54.1 Off-street Parking and Loading Regulations

...

4. The Front Yard of any at Grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for a Driveway, not including the area used as a walkway, shall have:
 - a. a minimum width of 3.1m; and
 - b. a maximum width that shall be calculated as the product of 3.1m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage;
 - c. for a Site Zoned RF1 and less than 10.4m wide, have a maximum width of 3.1 m.
5. The Driveway shall lead directly from the roadway to the required Garage or Parking Area.

Development Officer's Determination:

1. Proposed driveway does not comply with s.54.1.4.ii of the zoning bylaw - it is 10.3 m wide; 4.1 m wider than the maximum width of 6.2 m.
2. Proposed driveway does not comply with s.54.1.4.iv of the zoning bylaw - proposed new space does not lead to the garage.
3. Wider driveways increase the proportion of impervious surfaces, which can have drainage implications, decrease the amount of green space within the neighbourhood, and restrict on-street parking opportunities.
4. In the opinion of the Development Officer there is no unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone (reference s.11.4.1). [unedited]

Board Officer's Comments:

The Development Officer referenced Section 54.1.4.ii and Section 54.1.4.iv of the *Edmonton Zoning Bylaw* in the Reasons for Refusal. The Board Officer notes that the relevant provisions are Section 54.1(4) and Section 54.1(5).

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: 180404478-001 Application Date: OCT 05, 2015 Printed: December 10, 2015 at 12:47 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for Minor Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant JEETHAN, BHAGWATH 	Property Address(es) and Legal Description(s) 3015 - 105 STREET NW Plan 4884TR Blk 16 Lot 28 Specific Address(es) Suite: 3015 - 105 STREET NW Entryway: 3015 - 105 STREET NW Building: 3015 - 105 STREET NW		
Scope of Application To construct exterior alterations (Driveway extension, 8.23m x 2.44m), to a Single Detached House.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N </td> <td style="width: 50%; border: none;"> Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: </td> </tr> </table>		# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area:
# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area:		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal <ol style="list-style-type: none"> 1. Proposed driveway does not comply with s.54.1.4.ii of the zoning bylaw - it is 10.3 m wide; 4.1 m wider than the maximum width of 6.2 m. 2. Proposed driveway does not comply with s.54.1.4.iv of the zoning bylaw - proposed new space does not lead to the garage. 3. Wider driveways increase the proportion of impervious surfaces, which can have drainage implications, decrease the amount of green space within the neighbourhood, and restrict on-street parking opportunities. 4. In the opinion of the Development Officer there is no unnecessary hardship or practical difficulties peculiar to the Use, character, or situation of land or a building, which are not generally common to other land in the same Zone (reference s.11.4.1). 			
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 12, 2015 Development Authority: ILLINGWORTH, TREVOR Signature: _____			
THIS IS NOT A PERMIT			



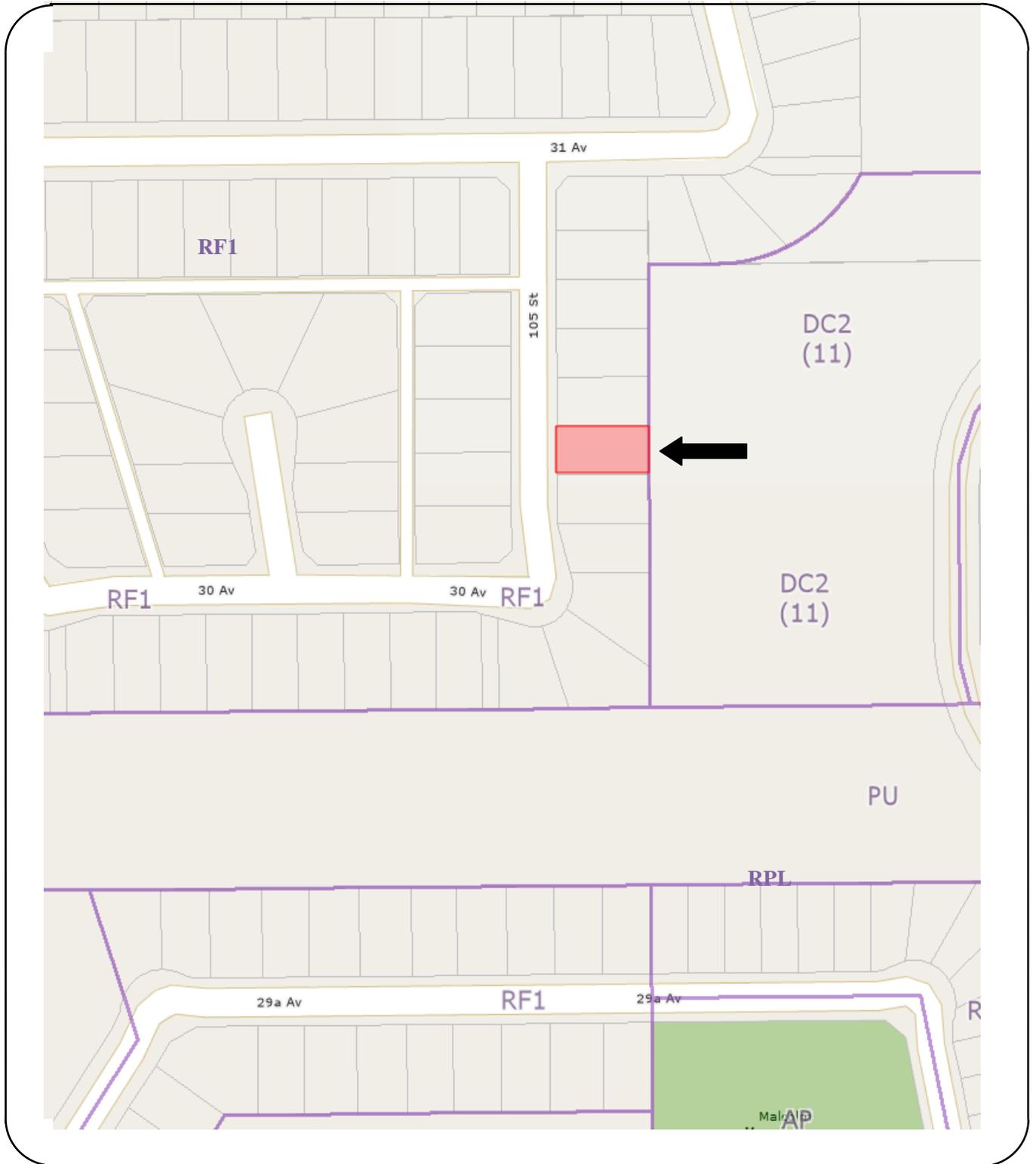
Project Number: **180404478-001**
Application Date: OCT 05, 2015
Printed: December 10, 2015 at 12:47 PM
Page: 2 of 2

Application for Minor Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$155.00	\$155.00	02799415	Oct 05, 2015
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$155.00	\$155.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-15-310



ITEM III: 1:30 P.M.

FILE: SDAB-D-15-311

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

APPELLANT:

APPLICATION NO.: 177150861-002

ADDRESS OF APPELLANT:

APPLICATION TO: construct an Accessory Building (rear detached Garage 7.92m x 8.53m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: November 4, 2015

DATE OF APPEAL: November 26, 2015

NOTIFICATION PERIOD: Nov 4, 2015 through Nov 18, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 17928 - 93 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 17928 - 93 Avenue NW

LEGAL DESCRIPTION: Plan 7521610 Blk 40 Lot 13

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:

- A. The Applicant is attempting to do indirectly, that which he was not permitted to do directly by the decision in writing dated August 6, 2015, of the Edmonton Subdivision and Development Appeal Board.
- B. The manner in which the driveway was installed creates a drainage problem on my neighboring property, which is not solved by the trench.

C. The concrete in the front yard of the Applicant's yard, which is significantly sloped to drain into my neighboring yard, reduces the value of my property.

D. The current approval presumes a change of use of the garage to an apparent living area, which the Applicant had provided information was intended for church activities, which is not a permitted use.

E. The current portion of the front yard which is apparently intended as a driveway to the backyard garage is sloped to such an extent as to be unsuitable as a driveway.

[unedited]

Board Officer Comments

The Appellant refers to a decision of the Subdivision and Development Appeal Board, dated August 6, 2015. That decision is in reference to Appeal File No. SDAB-D-15-158, wherein the Board denied the applicant's appeal and upheld the Development Authority's decision to refuse the development (Driveway extension, existing without permits).

<i>General Matters</i>

Appeal Information:

The decision of the Development Authority was appealed by an adjacent property owner.

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 issued on November 4, 2015. The Notice of Appeal was filed on November 26, 2015.

Board Officer Comments

With respect to notice requirements, whether actual or constructive, parties are referred to the following Alberta Court of Appeal decisions:

- *World Health Edmonton Inc. v Edmonton (City)*, 2015 ABCA 377;
- *Masellis v Edmonton (Subdivision and Development Appeal Board)*, 2011 ABCA 157; and
- *Coventry Homes Inc. v Beaumont (Town of) Subdivision and Development Appeal Board*, 2001 ABCA 49.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states that the **General Purpose** of the **RF1 Single Detached Residential Zone** is:

...to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.2(4), **Single Detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential Zone.

Section 7.2(9) states:

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.

Decision of the Development Officer

The Development Officer approved this Class A Development with no variances, subject to standard development regulations as follows:

1. An accessory building or structure shall not exceed 4.3m nor one storey in height. (Reference Section 6.1(49) and 50.3(2).)
2. Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))
3. An Accessory building or structure shall not be used as a Dwelling. (Reference Section 50.3(1))

4. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6. The driveway shall be located in accordance with the stamped approved site plan.

5. 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.

6. Any future interior and exterior alterations to the front attached Garage requires a separate development and building approval. Should the front attached Garage be removed, the curb crossing shall be filled in and the driveway area for the front attached Garage shall be removed and landscaped.
[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: **177150861-002**
Application Date: SEP 23, 2015
Printed: November 4, 2015 at 4:18 PM
Page: 1 of 2

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

CALAPRE, IMELDA AND PAUL


Property Address(es) and Legal Description(s)

17928 - 93 AVENUE NW
Plan 7521610 Blk 40 Lot 13

Scope of Permit

To construct an Accessory Building (rear detached Garage 7.92m x 8.53m).

Permit Details

Building Area (sq. ft.): 728
Stat. Plan Overlay/Annex Area: (none)

Class of Permit: Class A
Type of Accessory Building: Detached Garage (010)

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

Applicant signature: _____

Development Permit Decision

Approved

THIS IS NOT A PERMIT



Project Number: **177150861-002**
 Application Date: SEP 23, 2015
 Printed: November 4, 2015 at 4:18 PM
 Page: 2 of 2

Accessory Building Development and Building Permit

Dev. Permit Conditions

This Development Permit authorizes the development of an Accessory Building (rear detached Garage 7.92m x 8.53m). The development shall be constructed in accordance with the stamped and approved drawings.

1. An accessory building or structure shall not exceed 4.3m nor one storey in height. (Reference Section 6.1(49) and 50.3(2).)
2. Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))
3. An Accessory building or structure shall not be used as a Dwelling. (Reference Section 50.3(1))
4. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6. The driveway shall be located in accordance with the stamped approved site plan.
5. 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.
6. Any future interior and exterior alterations to the front attached Garage requires a separate development and building approval. Should the front attached Garage be removed, the curb crossing shall be filled in and the driveway area for the front attached Garage shall be removed and landscaped.

NOTES:

1. The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.
2. Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.
3. 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.
4. 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.

Issue Date: Nov 04, 2015 **Development Authority:** YEUNG, KENNETH **Signature:** _____

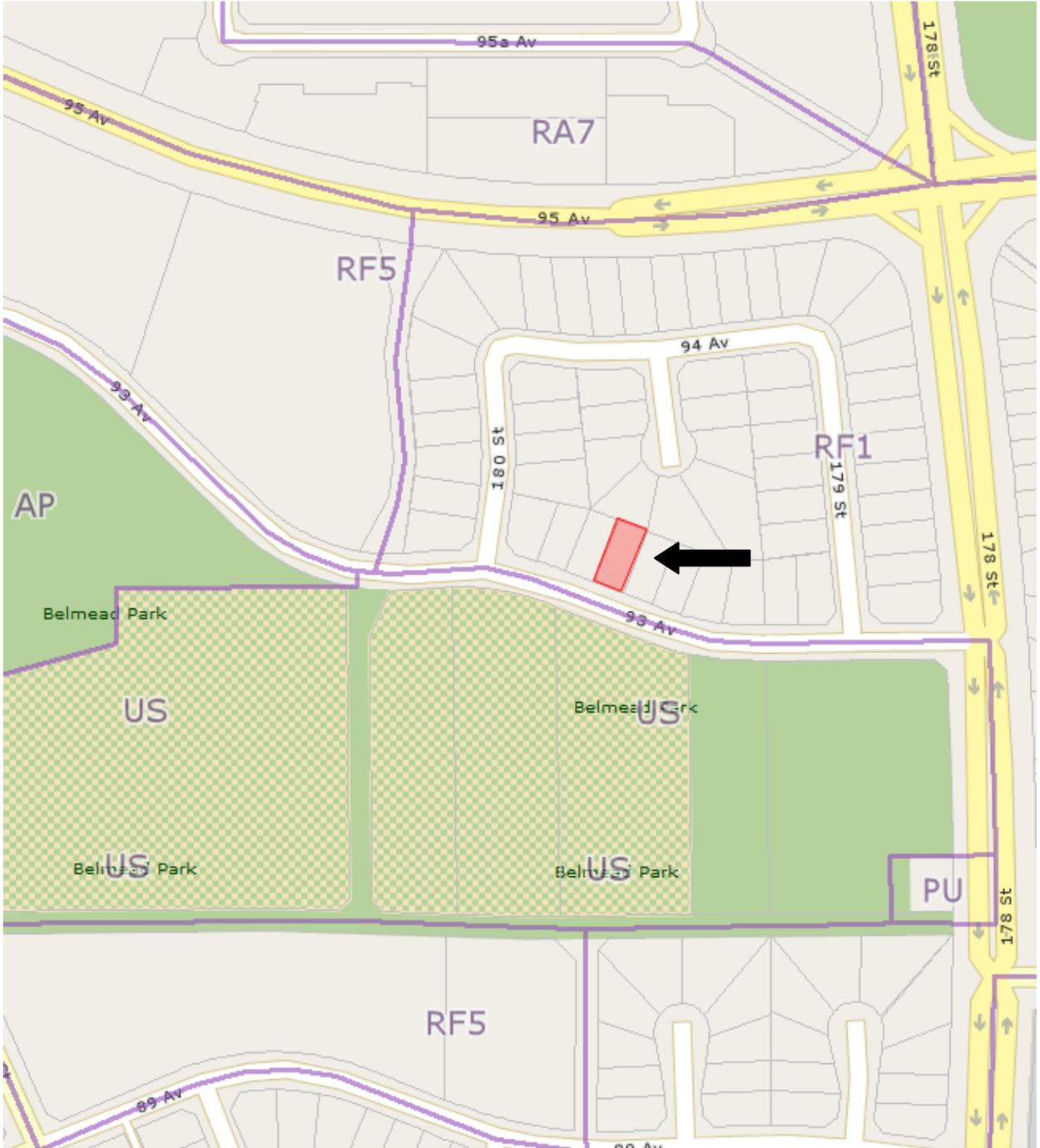
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$4.50	\$4.50	02768653	Sep 23, 2015
Dev. Application Fee	\$105.00	\$105.00	02768653	Sep 23, 2015
Building Permit Fee	\$100.00	\$100.00	02768653	Sep 23, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$209.50	\$209.50		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-311



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>