

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
February 23, 2017**

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

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

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I	9:00 A.M.	SDAB-D-17-040	Construct Exterior Alterations (Driveway Extension) to an existing Single Detached House, existing without permits  4203 - Westcliff Court SW Project No.: 231953918-002
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II	10:30 A.M.	SDAB-D-17-041	Construct a 371.61m2 second floor mezzanine addition and to increase the number of children from 92 to 120 children in an existing Child Care Services (Summerside Childcare Center)  1109 - Summerside Drive SW Project No.: 087584643-006
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**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-17-040

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 231953918-002

APPLICATION TO: Construct Exterior Alterations (Driveway Extension) to an existing Single Detached House, existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 19, 2017

DATE OF APPEAL: January 31, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4203 Westcliff Court SW

LEGAL DESCRIPTION: Plan 1026123 Blk 12 Lot 14

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN(S): Windermere Area Structure Plan  
Windermere Neighbourhood Structure Plan

***Grounds for Appeal***

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

Appeal against refusal of minor development permit for driveway extension existing without permit  
Project#: 231953918-002, 4203 Westcliff Court SW

1. Access: Transportation Department provided their comments (sheet 1 of exhibit 1) based on the following mark-ups added by Transportation on the RPR drawing submitted for approval/ compliance (sheet 2 of exhibit 1)

a. the driveway shown touching the curb ramp and

b. the driveway shown encroaching the public walkway and the corner widening of the curb ramp.

Both these mark-ups seem to be incorrect. We recently deployed the area surveyors Pals Geomatics to show the exact location of the curb ramp on the RPR drawing. As per this drawing (submitted as exhibit 2), the curb ramp is more than 2 meters away from the edge of driveway. Also, the driveway does not encroach the public walkway or the corner widening of the curb ramp. This is evident from the enclosed picture also (submitted as exhibit 3).

All the comments of Transportation department and the measures proposed by them are to ensure that no vehicle drives over the curb ramp to access the Westcliff Court SW roadway.

This is ensured by landscaping already existing between the driveway and the curb ramp as evident from the picture taken recently (submitted as exhibit 3 – another picture taken in clear weather showing the landscaping is submitted as exhibit 4). No vehicle will drive over landscaped area from the driveway and then over the curb ramp to access the roadway or vice versa. Hence we feel that any barricade/ landscaping/ modification on the driveway is not required and will negatively impact the visual appeal of the house.

The allowed width of the driveway not including the walkway is 3.1 meters times the side by side parking spaces in the garage (three in our case). Considering 1.8 m walkway (on the edge of the driveway bordering the landscaped area as visible in exhibit 3 & 4 pictures), the total width calculates to 11.1 meters. The Architectural guidelines (exhibit 5) for the area allows for the maximum width of the driveway to be equal to the width of the garage (section 7 of exhibit 5), which in our case is 11.21 meters. However, the maximum width of our driveway including walkway does not exceed 11.0 meters. The width of driveway including walkway at the front (adjoining public walkway) is 9.4 meters.

If the driveway width is restricted, lot of maneuvering (repeated forwarding & reversing) is required for entering the vehicle and coming out for garage, which is unsafe. Excerpts from a study “Child death & injuries in Driveways” are enclosed (exhibit 6) which shows that significant child deaths / injuries occur in residential driveways due to reversing vehicles. Many vehicles owned by Albertans are Utility Trucks, ranging from 19 - 23 feet length and require curb to curb turning radius of 20 – 25 feet. Exhibit 7 shows one of the most popular F-150 specifications charts. A mid- range F-150 (highlighted yellow) will require about 43 feet (13.1 Meters) wide driveway for entering our garage (consisting of three garage doors) without reversing. More and more maneuvering will be required for decreasing widths.

2. Landscaping: The landscaping was completed in accordance with Architectural guidelines (exhibit 5) issued for the area. Landscaping of

the whole house including the front yard was completed, inspected and approved as per section 15.2 of architectural guidelines (exhibit 8). It is further submitted that most of the houses in this area (Upper Windermere) are landscaped in the similar manner. The front yard landscaping is shown in the picture (exhibit 9) which prevents any vehicle to be parked on the front yard – another requirement mentioned by transportation.

In wake of facts submitted above, our appeal may kindly be allowed and the driveway/ extension approved.

<b><i>General Matters</i></b>
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**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 Officer is dated January 19, 2017. The Notice of Appeal was filed on January 31, 2017.

**Determining an Appeal**

**Hearing and decision**

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

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 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(4), **Single Detached Housing** is a **Permitted Use** in the RSL Residential Small Lot 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 in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

***Transportation Services Approval***

Section 53(1) states that “All access locations and curb crossings shall require the approval of Transportation Services.”

**Development Officer’s Determination**

1. Access -Transportation Services disapproves of the access location and curb crossing (Section 53.1).

***Landscaping***

Section 55.2(1) states:

**55.2 Landscaping Requirements for Low Density Residential Developments**

1. Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing and Stacked Row Housing, shall be Landscaped in accordance with the following:

...

- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded;

**Development Officer’s Determination**

2. Landscaping - The Front Yard has not been landscaped (seeded or sodded) in accordance with Section 55 (Section 55.2.1(g))

Notes



- a. The approved Driveway had sufficient aisle width for 90 degree parking.
- b. The Driveway extension is located over the corner cut between Westcliff Court SW and Westcliff Way SW [unedited]

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**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*.

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	Project Number: <b>231953918-002</b> Application Date: OCT 17, 2016 Printed: February 8, 2017 at 4:05 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.																
<b>Applicant</b>  	<b>Property Address(es) and Legal Description(s)</b> 4203 - WESTCLIFF COURT SW Plan 1026123 Blk 12 Lot 14															
<b>Scope of Application</b> To construct Exterior Alterations (Driveway Extension) to an existing Single Detached House, existing without permits.																
<b>Permit Details</b> <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 B                      Lot Grading Needed?: N                      New Sewer Service Required: N                      Stat. Plan Overlay/Annex Area: (none)                 </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 B Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)													
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I/We certify that the above noted details are correct.  Applicant signature: _____																
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Access -Transportation Services disapproves of the access location and curb crossing (Section 53.1).</li> <li>2. Landscaping - The Front Yard has not been landscaped (seeded or sodded) in accordance with Section 55 (Section 55.2.1(g))</li> </ol> Notes <ol style="list-style-type: none"> <li>a. The approved Driveway had sufficient aisle width for 90 degree parking.</li> <li>b. The Driveway extension is located over the corner cut between Westcliff Court SW and Westcliff Way SW</li> </ol> <b>Rights of Appeal</b> 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.																
<b>Issue Date:</b> Jan 19, 2017 <b>Development Authority:</b> McARTHUR, JORDAN <b>Signature:</b> _____																
<b>Fees</b> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Existing Without Permit Penalty Fee</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right;">03681236</td> <td style="text-align: right;">Oct 17, 2016</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$41.00</td> <td style="text-align: right;">\$41.00</td> <td style="text-align: right;">03681236</td> <td style="text-align: right;">Oct 17, 2016</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Existing Without Permit Penalty Fee	\$159.00	\$159.00	03681236	Oct 17, 2016	DP Notification Fee	\$41.00	\$41.00	03681236	Oct 17, 2016
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<b>THIS IS NOT A PERMIT</b>																





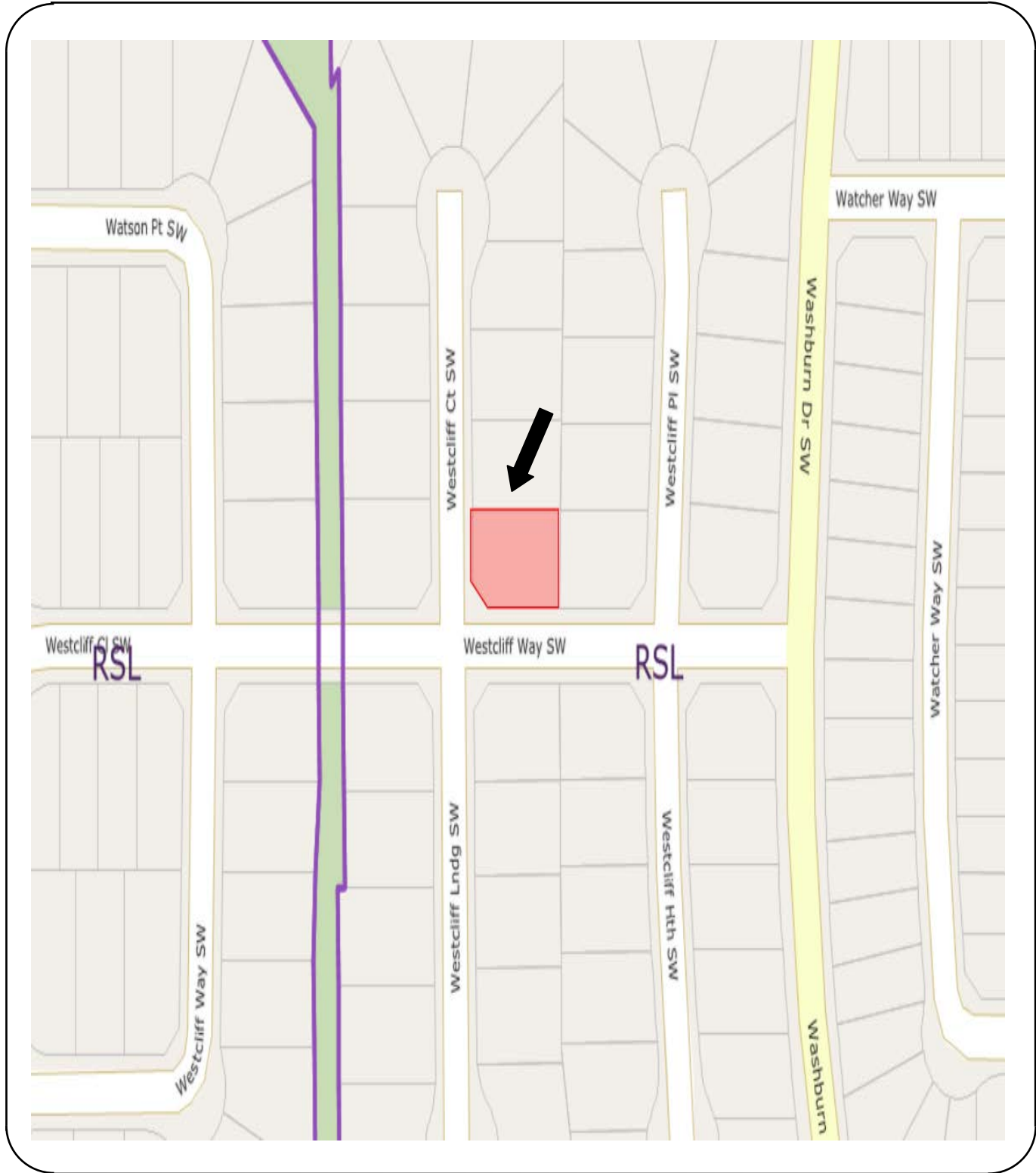
Project Number: **231953918-002**  
Application Date: OCT 17, 2016  
Printed: February 8, 2017 at 4:05 PM  
Page: 2 of 2

## Application for Minor Development Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$159.00	\$159.00	03681236	Oct 17, 2016
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$359.00	\$359.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-040



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-041

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

APPELLANT:

APPLICATION NO.: 087584643-006

APPLICATION TO: Construct a 371.61m2 second floor  
mezzanine addition and to increase the  
number of children from 92 to 120  
children in an existing Child Care Services  
(Summerside Childcare Center)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: January 5, 2017

DATE OF APPEAL: January 26, 2017

RESPONDENT:

ADDRESS OF RESPONDENT: 1109 Summerside Drive SW

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 1109 Summerside Drive SW

LEGAL DESCRIPTION: Condo Common Area (Plan 0721898)

ZONE: CNC Neighbourhood Convenience  
Commercial Zone

OVERLAY: N/A

STATUTORY PLAN(S): Ellerslie Area Structure Plan  
Summerside Neighbourhood Structure  
Plan

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***Grounds for Appeal***

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

1) The condominium corporation was not notified of this decision, including via the address listed with Land Titles. We received 2nd-hand notice less than 48 hours ago, via another unit owner/tenant. We therefore have not had sufficient time to speak with the Development Officer or owner applicant, or investigate possible concerns.

2) The regular conditions of the permit include the unit owner's provision of a certain number of parking stalls for drop-off/pick-up, and employees. All parking stalls are the property of the condominium corporation and stalls have not been provided to the applicant owner for these purposes, and is unlikely they will be.

3) The applicant property is adjacent a drive-thru speed lane (not used for this purpose at this moment).

4) the applicant property is adjacent to (and we believe within the minimum distance) of a gas bar operation.

[5] The applicant has not consulted with or advised the condominium corporation of the intentions sought in the Development Permit.

[6] Other potential issues, that if provided sufficient notice and time to investigate, will be shared with the Tribunal upon our opportunity to speak to the development Officer, and as soon as practical following. [content unedited; formatting altered for clarity]

<i>General Matters</i>
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**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.

**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,

...

(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*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

**20. Notification of Issuance of Development Permits**

**20.2 Class B Development**

1. Within seven days of the issuance of a Development Permit for a Class B Discretionary Development, the Development Officer shall dispatch a written notice by ordinary mail to all relevant parties listed below that are wholly or partially within 60.0 m of the boundaries of the Site which is the subject of the Development Permit:
  - a. each assessed owner of the Site or a part of the Site of the development;
  - b. each assessed owner of land;
  - c. the President of each Community League; and
  - d. the President of each Business Revitalization Zone.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Within 10 days of the issuance of a Development Permit for Class B Discretionary Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating their decision, and the right to appeal therefrom.
4. Where, in the opinion of the Development Officer, a proposed development is likely to affect other owners of land beyond 60.0 m, the Development Officer shall notify owners of land at such additional distance and direction from the Site as, in the opinion of the Development Officer, may experience any impact attributable to the development.

The decision of the Development Officer is dated January 5, 2016. Notice of the development was published in the Edmonton Journal on January 12, 2016. The Notice of Appeal was filed on January 26, 2016.

**Determining an Appeal**

The *Municipal Government Act* states the following:

**Hearing and decision**

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

...

(a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 310.1 states that the **General Purpose** of the **CNC Neighbourhood Convenience Commercial Zone** is:

... to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

Under Section 310.3(3), **Child Care Services** is a **Discretionary Use** in the CNC Neighbourhood Convenience Commercial Zone.

Section 7.8(2) states:

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

***Discretionary Use***

Section 12.4(1) states:

**12.4 Class B Discretionary Development**

1. This class includes all developments for which applications are required and are for a Discretionary Use or require a variance to any of the regulations of this Bylaw. This class of Development Permit also includes all applications on Sites designated Direct Control not noted in Section 12.3.

**Development Officer's Determination**

Section 12.4.1: Discretionary Development - Development for a Discretionary Use (Child Care Services) in CNC Zone (Neighbourhood Convenience Commercial Zone).

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**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*.


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Project Number: **87584643-006**  
Application Date: SEP 14, 2016  
Printed: February 9, 2017 at 9:52 AM  
Page: 1 of 3

### Major Development Permit

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.

<b>Applicant</b>  	<b>Property Address(es) and Legal Description(s)</b> 1109 - SUMMERSIDE DRIVE SW Condo Common Area (Plan 0721898)  <b>Specific Address(es)</b> Entryway: 1, 1109 - SUMMERSIDE DRIVE SW Building: 1, 1109 - SUMMERSIDE DRIVE SW
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**Scope of Permit**  
To construct a 371.61m2 second floor mezzanine addition and to increase the number of children from 92 to 120 children in an existing Child Care Services (Summerside Childcare Center).

<b>Permit Details</b>  Class of Permit: Class B Gross Floor Area (sq.m.): 371.19 New Sewer Service Required: N Site Area (sq. m.): 3903	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.  
Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
Appealed to SDAB

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





Project Number: 87584643-006  
Application Date: SEP 14, 2016  
Printed: February 9, 2017 at 9:52 AM  
Page: 2 of 3

## Major Development Permit

### Subject to the Following Conditions

1) No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required Yard and loading, storage, parking and trash collection areas shall be screened from view from any adjacent site and public roadway in accordance with Section 55 of the Zoning Bylaw.

2) 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 of the Edmonton Zoning Bylaw 12800.)

3) Exterior lighting shall be developed to provide a safe lit environment in accordance with Sections 51 and 58 and to the satisfaction of the Development Officer.

4) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1(1.c))

5) Parking spaces for the disabled shall be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. (Reference Section 54.1(3))

6) Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.

7) All access locations and curb crossings shall have the approval of the City Transportation and Streets Department prior to the start of construction. (Reference Section 53(1))

### TRANSPORTATION CONDITIONS:

1. Access from the site to Summerside Drive SW exists, as shown on Enclosure I. Any modification to the existing access requires the review and approval of Transportation Planning and Engineering.

### TRANSPORTATION ADVISEMENTS:

1. According to Section 54.2, Schedule 1 – Vehicular Parking of Edmonton Zoning Bylaw 12800, the proposed change of use will result in an increased parking deficiency of 1 parking stalls for the unit (20 existing stalls; 21 required stalls) and of an overall parking deficiency of 23 parking stalls for the entire site (44 existing stalls; 67 required stalls). Based on the attached parking justification submitted by the applicant (see Enclosure II) indicating that the maximum number of stalls occupied by the existing businesses on the site is 35, the existing 44 stalls are sufficient to satisfy the needs of the existing and proposed businesses on the site. The parking justification is based on observations made by the applicant. Transportation Planning and Engineering has no objection to the parking deficiency. There is also on-street parking available along 11 Avenue SW.

2. Any further change of use or development on the subject parcel will require a parking justification report to confirm the parking scenario.

### NOTES:

1) 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 (Ref. Section 17.1).

2) This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

3) Signs require separate Development Applications.

4) 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.

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



Project Number: **87584643-006**  
 Application Date: SEP 14, 2016  
 Printed: February 9, 2017 at 9:52 AM  
 Page: 3 of 3

## Major Development Permit

5) The City of Edmonton does not conduct independent environmental checks or 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.

6) 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.

**Variances**

Section 12.4.1: Discretionary Development - Development for a Discretionary Use (Child Care Services) in CNC Zone (Neighbourhood Convenience Commercial Zone).

**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.

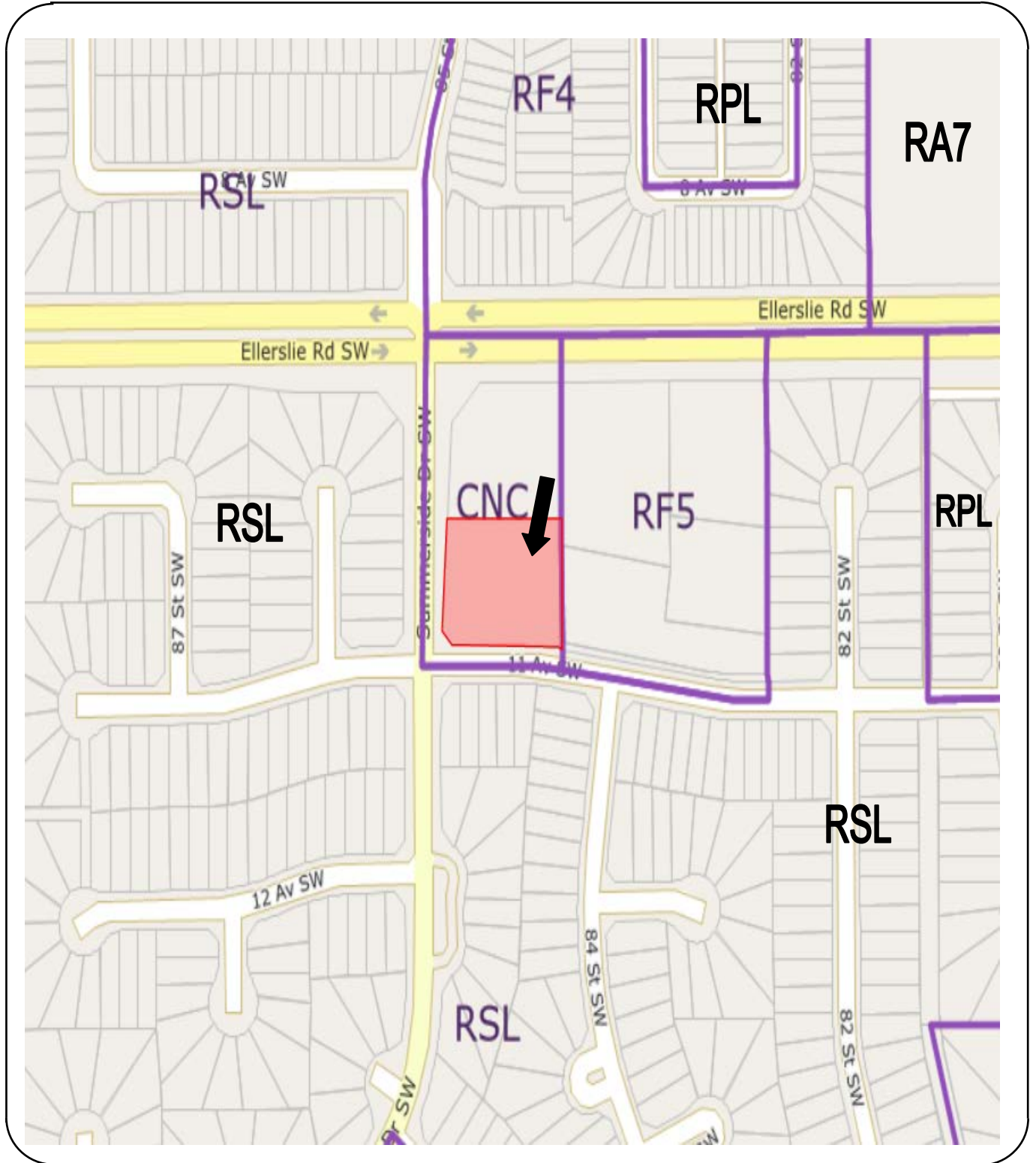
**Issue Date:** Jan 05, 2017    **Development Authority:** LI, CINDY    **Signature:** \_\_\_\_\_

**Notice Period Begins:** Jan 12, 2017    **Ends:** Jan 26, 2017

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$102.00	\$102.00	03601644	Sep 14, 2016
Major Dev. Application Fee	\$893.00	\$893.00	03601644	Sep 14, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$995.00	\$995.00		

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



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-041

