

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
January 25, 2017**

**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-17-017	Construct a Semi-Detached House with front verandas, front balconies, rear uncovered decks (2.90m x 2.74m), and to demolish an existing Single Detached House and Accessory Building (rear detached Garage)  9538 - 73 Avenue NW Project No.: 231644800-001
<hr/>			
II	11:00 A.M.	SDAB-D-17-018	Construct a 2 Storey Accessory Building (Garage Suite on 2nd floor; Garage on main floor, irregular-shaped), and to demolish the existing Accessory Building (rear detached Garage)  13207 - 105 Street NW Project No.: 233876119-001
<hr/>			
III	1:30 P.M.	SDAB-D-17-019	Change the use from General Industrial to a Religious Assembly (maximum 80 seats) and to construct an interior alteration (extend mezzanine adding 149.4 sq.m. of floor area)  WITHDRAWN  3140 / 3104 - Parsons Road NW Project No.: 228171237-001

---

**NOTE:** *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-17-017

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

APPELLANT:

APPLICATION NO.: 231644800-001

APPLICATION TO: Construct a Semi-Detached House with front verandas, front balconies, rear uncovered decks (2.90m x 2.74m), and to demolish an existing Single Detached House and Accessory Building (rear detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: December 8, 2016

DATE OF APPEAL: December 29, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 9538 - 73 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9538 - 73 Avenue NW

LEGAL DESCRIPTION: Plan 426HW Blk 19 Lot T

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: Ritchie Neighbourhood Improvement Plan/Area Redevelopment Plan

---

***Grounds for Appeal***

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

Lot width is not adequate for semi-detached buildings whereby the development will negatively impact my property and property value. The city planners have not demonstrated that the building aligns with infill

policies ensuring that this semi-detached build has an asymmetrical construction design. [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.

**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 December 8, 2016. Notice of the development was published in the Edmonton Journal on December 15, 2016. The Notice of Appeal was filed on December 29, 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 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(8), **Semi-Detached Housing** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Section 7.3(8) states:

**Semi-detached Housing** means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Secondary Suites or Duplexes.

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.

***Minimum Site Width***

Section 140.4(3)(b) states that “on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m”.

**Development Officer’s Determination**

Site Width - The width of the site is 12.9m instead of 13.4m (Section 140.4.3.b).

---

**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: **231644800-001**  
Application Date: SEP 29, 2016  
Printed: December 8, 2016 at 12:10 PM  
Page: 1 of 3

### Minor 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> 9538 - 73 AVENUE NW Plan 426HW Blk 19 Lot T  <b>Specific Address(es)</b> Entryway: 9538 - 73 AVENUE NW Entryway: 9540 - 73 AVENUE NW Building: 9538 - 73 AVENUE NW
---	--

**Scope of Permit**  
To construct a Semi-Detached House with front verandas, front balconies, rear uncovered decks (2.90m x 2.74m), and to demolish an existing Single Detached House and Accessory Building (rear detached Garage).

<b>Permit Details</b>  # of Dwelling Units Add/Remove: 2 Client File Reference Number: Minor Dev. Application Fee: Semi-Detached House Secondary Suite Included?: N	Class of Permit: Class B Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
--	--

I/We certify that the above noted details are correct.  
Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
Approved

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





Project Number: **231644800-001**  
 Application Date: SEP 29, 2016  
 Printed: December 8, 2016 at 12:10 PM  
 Page: 2 of 3

## Minor Development Permit

### Subject to the Following Conditions

This Development Permit is not valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

This Development Permit is not valid until all outstanding fees are paid in accordance with Section 19 of the Edmonton Zoning Bylaw 12800.

The Development Permit Notification Sign must be posted on-site prior to any demolition or construction activity and within 14 days after the Notification Period expires with no appeal .

This Development Permit authorizes the development of a Single Detached House with a front veranda, fireplace, a rear uncovered deck (5.18m x 3.05m), and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

1. The maximum Height shall not exceed 8.6m, in accordance with Section 52 of the Edmonton Zoning Bylaw 12800.
2. Platform Structures greater than 1.0 m above Grade shall provide privacy screening to prevent visual intrusion into adjacent properties. (Reference Section 814.3(8))
3. The maximum number of Dwellings per Site shall be as follows: a maximum of one Single Detached Dwelling per Site, and, where the provisions of this Bylaw are met, up to one Secondary Suite, Garage Suite or Garden Suite. (Reference Section 140.4(17)(a))
4. Single Detached Housing/Semi-detached housing requires 2 parking spaces per dwelling; parking may be in tandem as defined in Section 6.1(100) (Reference Schedule 1 of Section 54.2).
5. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.1(4).
6. Except for the hardsurfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw.
7. Landscaping shall be provided on a Site within 18 months of the occupancy of the Single Detached House. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of the Single Detached House (Reference Section 55.2.1).
8. Two deciduous tree with a minimum Caliper of 50 mm, two coniferous tree with a minimum Height of 2.5 m and eight shrubs shall be provided on the property. Deciduous shrubs shall have a minimum Height of 300 mm and coniferous shrubs shall have a minimum spread of 450 mm (Reference Section 55.2.1).
9. All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. Seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens (Reference Section 55.2.1).
10. Existing vegetation shall be preserved and protected unless removal is demonstrated, to the satisfaction of the Development Officer, to be necessary or desirable to efficiently accommodate the proposed development. (Reference Section 55.4(8)).
11. Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established Landscaping context in the area. (Reference Section 140.4(16))
12. For Single-detached Housing, Semi-detached Housing and Duplex Housing, a minimum Private Outdoor Amenity Area shall be designated on the Site plan. Neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within any Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions. (Reference Section 47)

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



Project Number: **231644800-001**  
 Application Date: SEP 29, 2016  
 Printed: December 8, 2016 at 12:10 PM  
 Page: 3 of 3

## Minor Development Permit

**NOTES:**

1. Any future deck enclosure or cover requires a separate development and building permit approval.
2. Any future basement development requires development and building permit approvals.
3. Note that Secondary Suite Use Class does not include Semi-detached Housing.
4. The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.
5. Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.
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. (Reference Section 5.2)
7. Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

**Variations**

Site Width - The width of the site is 12.9m instead of 13.4m (Section 140.4.3.b).

**Rights of Appeal**

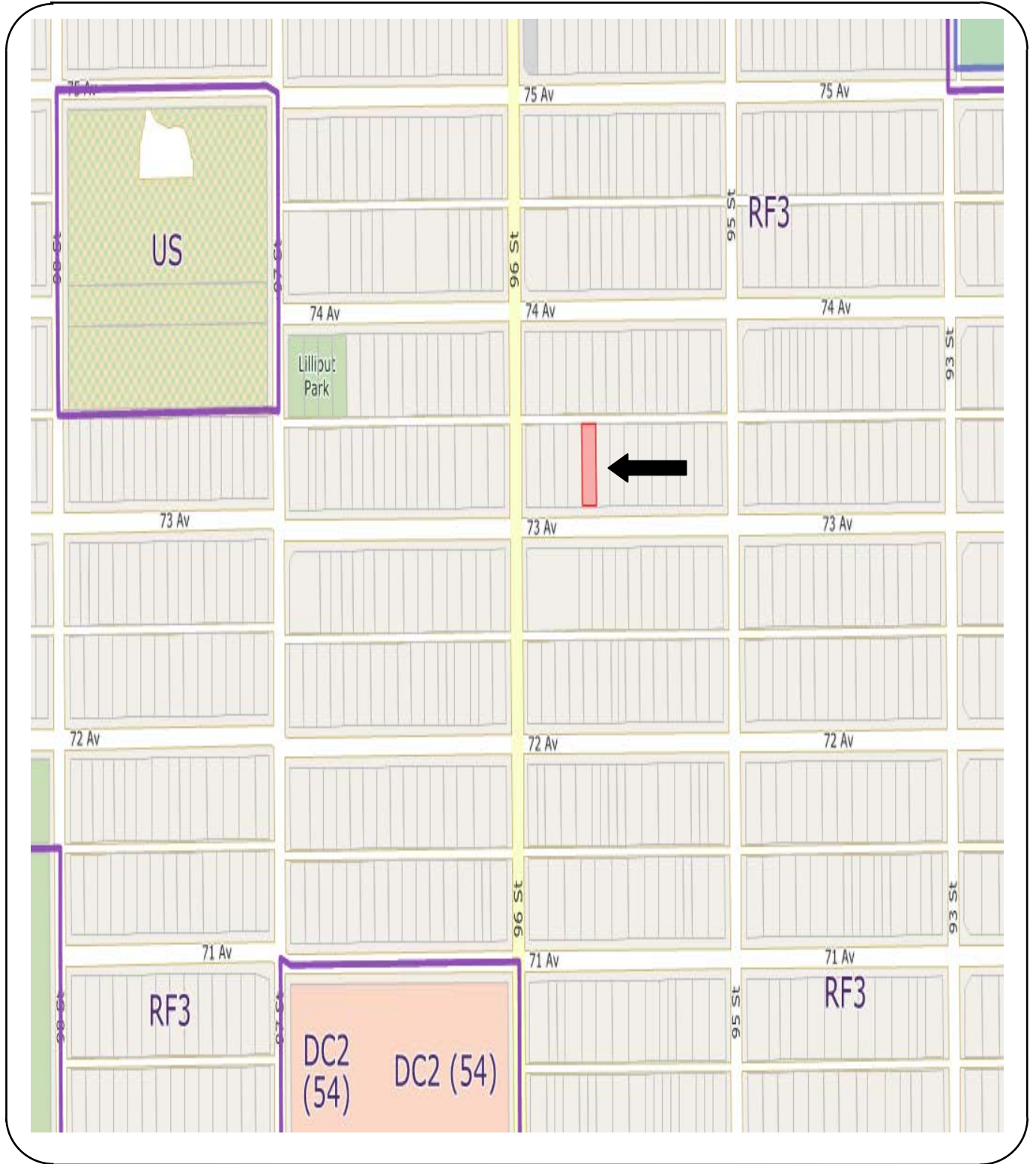
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Dec 08, 2016    **Development Authority:** YEUNG, KENNETH    **Signature:** \_\_\_\_\_  
**Notice Period Begins:** Dec 15, 2016    **Ends:** Dec 29, 2016

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03640135	Sep 29, 2016
Dev. Application Fee	\$456.00	\$456.00	03640135	Sep 29, 2016
Lot Grading Fee	\$270.00	\$270.00	03640135	Sep 29, 2016
DP Notification Fee	\$41.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,333.00	\$2,292.00		
( \$41.00 outstanding )				

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



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-017



ITEM II: 11:00 A.M.

FILE: SDAB-D-17-018

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

APPELLANT:

APPLICATION NO.: 233876119-001

APPLICATION TO: Construct a 2 Storey Accessory Building (Garage Suite on 2nd floor; Garage on main floor, irregular-shaped), and to demolish the existing Accessory Building (rear detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: December 21, 2016

DATE OF APPEAL: January 1, 2017

RESPONDENT:

ADDRESS OF RESPONDENT: 13207 - 105 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13207 - 105 Street NW

LEGAL DESCRIPTION: Plan 6490KS Blk 19 Lot 8

ZONE: RF1 Single Detached Residential Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

---

***Grounds for Appeal***

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

We are the owners of the property to the north of the property in question. We are appealing the Development Permit approved for a garage with an upstairs suite (irregular-shaped) as we believe such a development will materially interfere with and affect our use, enjoyment and value of our neighbouring property.

Furthermore, several neighbours, including ourselves, successfully appealed File #184004621-001 on April 6, 2016 (decision dated April 21, 2016). At that time, there was a concern that the home may be used as a lodging house with several non-related persons residing in it. Since that appeal, the property owner has rented the property to a family of approximately eight people.

Despite this revised application and change in occupancy, we believe our reasons for appealing the first development permit are still relevant for this development permit.

#### 1. Potential for Decrease in Property Value of Surrounding Houses

This is a mature neighbourhood of generally well-kept single family dwellings. Should a taller structure be added to this property, we are concerned this could have a negative impact on our property value. Quite frankly, such a structure will be a misfit in the midst of bungalow-style homes with low-scale detached garages.

#### 2. Parking

The house is currently a rental property, occupied by a family of approximately eight people. At present, we believe there are 3-4 vehicles associated with the property. There is room for 2 to 3 vehicles to park on the property while the remainder park on the street. During the winter months, the present occupiers do not use their driveway for parking and instead park on the street in front of the house.

As the lots in this neighbourhood are not large, street parking is often at a premium. Should an additional suite be added with no additional parking capacity, we are concerned the availability of street parking will become an issue, especially if the occupiers choose not to use the available driveway. This will especially be an issue if the home and the proposed suite are rented to unrelated parties. The availability of parking, or rather lack thereof, may also negatively impact our property value.

#### 3. Homeowner's Lack of Maintenance

Due to the homeowner's current lack of maintenance, we are concerned that the proposed structure may not be completed so as to fit in with the rest of the neighbourhood properties. We have been told by George Robinson that the City of Edmonton has no control over how and when the building is finished. We are also concerned with proper maintenance and clean up during the construction process.

#### 4. Privacy

Finally, we are concerned about our privacy. As mentioned, the neighbourhood is composed of low-scale housing. The proposed garage and suite would mean the occupants in the suite would have direct views of our entire backyard, and those of many of our neighbours. We would

not be concerned if every house in the neighbourhood was two-stories and aligned, as everyone then has limited viewing access into everyone else's backyard. However, the two-story garage is situated such that it will have 360 degree views of all of the neighbours. This makes us uncomfortable, especially as there are no tall trees or natural barriers to prevent such an intrusion on our space and enjoyment of our backyard.  
[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.

**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 December 21, 2016. Notice of the development was published in the *Edmonton Journal* on December 27, 2016. The Notice of Appeal was filed on January 1, 2017.

**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 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 110.3(3), **Garage Suites** are a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Section 7.2(3) states:

**Garage Suite** means 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 does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

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.

*Discretionary Use*

No variances were required and the Development Officer stated in his approval decision: "Discretionary Use - Garage Suite is approved as a Discretionary Use (Section 110.3.3)."

---

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: 233876119-001  
Application Date: OCT 28, 2016  
Printed: December 21, 2016 at 4:08 PM  
Page: 1 of 3

## Application for House Development and Building Permit

This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

<b>Applicant</b>  	<b>Property Address(es) and Legal Description(s)</b> 13207 - 105 STREET NW Plan 6490KS Blk 19 Lot 8
--------------------------	---

**Scope of Application**  
To construct a 2 Storey Accessory Building (Garage Suite on 2nd floor; Garage on main floor, irregular-shaped), and to demolish the existing Accessory Building (rear detached Garage).

<b>Permit Details</b>	
Affected Floor Area (sq. ft.): 780 Class of Permit: Class B Front Yard (m): 32.59 Rear Yard (m): 3.05 Side Yard, left (m): 5.46 Site Area (sq. m.): 679.65 Site Width (m): 15.25	Building Height to Midpoint (m): 5.63 Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.25 Site Depth (m): 44.89 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

I/We certify that the above noted details are correct.  
Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
Approved

**THIS IS NOT A PERMIT**



Project Number: **233876119-001**  
 Application Date: OCT 28, 2016  
 Printed: December 21, 2016 at 4:08 PM  
 Page: 2 of 3

## Application for House Development and Building Permit

### Subject to the Following Conditions

Note: This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$102.00.

This Development Permit authorizes the development of a 2 Storey Accessory Building (Garage Suite on 2nd floor; Garage on main floor, irregular-shaped), and to demolish the existing Accessory Building (rear detached Garage). The development shall be constructed in accordance with the stamped and approved drawings.

1. An accessory building or structure containing a Garage Suite shall not exceed 5.64m in height. (Reference Section 6.1(49) and 87.2(a).)
2. Eave projections shall not exceed 0.46m into required yards or Separations spaces less than 1.2m. (Reference Section 44.1(b))
3. Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
4. A Garage Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
5. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite shall not exceed three.
6. The Garage Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
7. Frosted or opaque glass treatment shall be used on windows as indicated on the drawings to minimize overlook into adjacent properties (Reference Section 814.3(4)).

### ADVISEMENTS:

1. Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Planning and Engineering at 780-496-5576 or [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for lot grading inspection inquiries.
2. The driveway access must maintain a minimum clearance of 1.5m from all surface utilities.
3. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: [http://www.edmonton.ca/bylaws\\_licences/licences\\_permits/oscam-permit-request.aspx](http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx)
4. 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.
5. Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

### Variances

No variance is granted. Garage Suite is approved as a Discretionary Use (Section 110.3.3).

**THIS IS NOT A PERMIT**



Project Number: **233876119-001**  
 Application Date: OCT 28, 2016  
 Printed: December 21, 2016 at 4:08 PM  
 Page: 3 of 3

## Application for House Development and Building Permit

**Variations**

Discretionary Use - Garage Suite is approved as a Discretionary Use (Section 110.3.3).

**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:** Dec 21, 2016    **Development Authority:** YEUNG, KENNETH

**Signature:** \_\_\_\_\_

**Notice Period Begins:** Dec 27, 2016

**Ends:** Jan 10, 2017

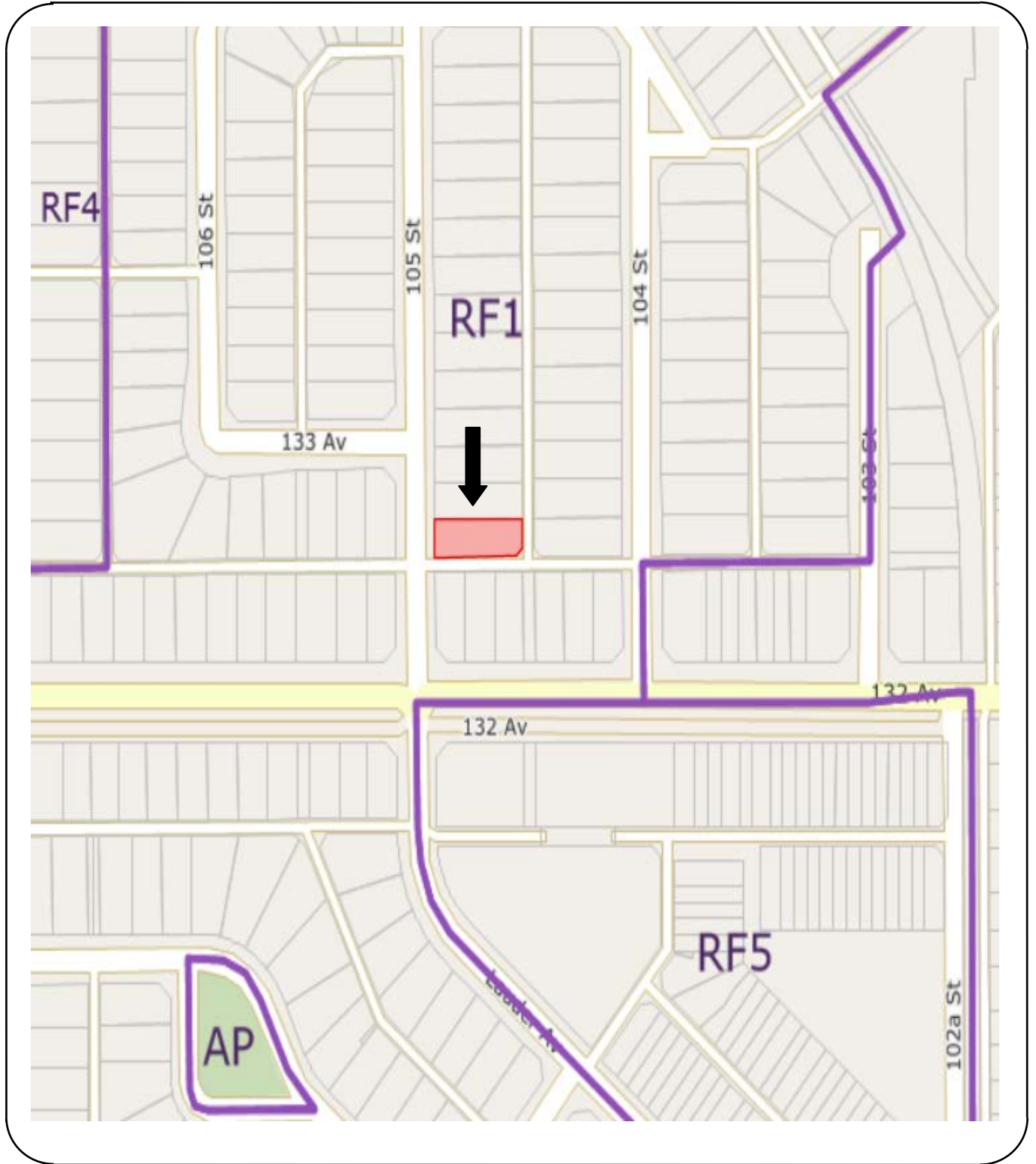
**Building Permit Decision**

No decision has yet been made.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03710189	Oct 28, 2016
Electrical Safety Codes Fee	\$13.22	\$13.22	03710189	Oct 28, 2016
Electrical Fees (House)	\$218.00	\$218.00	03710189	Oct 28, 2016
Lot Grading Fee	\$135.00	\$135.00	03710189	Oct 28, 2016
Water Usage Fee	\$25.41	\$25.41	03710189	Oct 28, 2016
Safety Codes Fee	\$41.72	\$41.72	03710189	Oct 28, 2016
Sanitary Sewer Trunk Fund	\$693.00	\$693.00	03710189	Oct 28, 2016
Building Permit Fee	\$1,043.00	\$1,043.00	03710189	Oct 28, 2016
DP Notification Fee	\$102.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,348.35	\$2,246.35		
(\$102.00 outstanding)				

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-018



ITEM III: 1:30 P.M.

FILE: SDAB-D-17-019

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

APPELLANT:

APPLICATION NO.: 228171237-001

APPLICATION TO: Change the use from General Industrial to a Religious Assembly (maximum 80 seats) and to construct an interior alteration (extend mezzanine adding 149.4 sq.m. of floor area)

DECISION OF THE DEVELOPMENT OFFICER: Approved with Notices

DECISION DATE: December 8, 2016

DATE OF APPEAL: December 21, 2016

NOTIFICATION PERIOD: Dec 8, 2016 through Dec 22, 2016

RESPONDENT: Allstyle Finishingb (Fitzroy Barnett)

ADDRESS OF RESPONDENT: 3104 - PARSONS ROAD NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3140 / 3104 - Parsons ROAD NW

LEGAL DESCRIPTION: Plan 0122871 Unit 9, Condo Common Area (Plan 0125639, 0220604, 0122871, 0323928, 0227621, 0729486)

ZONE: IB-Industrial Business Zone

**WITHDRAWN**

***BUSINESS LAID OVER***

SDAB-D-17-007	An appeal by <u>1223382 Alberta Ltd.</u> to comply with an Order to revert the building back to a Single Detached House AND acquire a Development Permit for interior alterations to complete the work AND reduce the number of occupants living in the building down to a single Household. This Order must be complied with before January 17, 2017. <b><i>February 8, 2017</i></b>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <b><i>February 15, 2017</i></b>
SDAB-S-14-001	An appeal by <u>Stantec Consulting Ltd.</u> to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; Desrochers; located at 3304 – 127 Street SW <b><i>July 19, 2017</i></b>

***APPEAL HEARINGS TO BE SCHEDULED***

230469969-001	An appeal by <u>Pattison Outdoor Advertising / Ogilvie LLP</u> to install (1) freestanding Minor Digital Off-premises Sign (14.6m x 4.3m digital panel facing South, and static panel facing North); and to remove an existing Freestanding Off-premises Sign on 2920-101 Street, existing Freestanding Off-premises Signs on 2303 Gateway Boulevard NW, and existing Freestanding Off-premises Sign on 2950 Calgary Trail NW as shown on plans submitted. (PATTISON - KBR CANADA LTD.) <b><i>January 26, 2017</i></b>
152674334-001	An appeal by <u>A&amp;E Architectural &amp; Engineering Group Inc.</u> to construct an Auctioneering Establishments building and operate an Auctioneering Establishment on the entire Site (including existing storage building and shed), and demolish an existing storage building (Osman Auction Inc.) <b><i>February 22, 2017</i></b>
223289173-005	An appeal by <u>Kennedy Agrios LLP</u> to change the Use from a General Retail Store to a Child Care Service (part of the main floor), construct alterations to the building exterior (new doors and canopies and facade changes) and interior (create two Professional, Financial and Office Support Services tenant spaces on the second floor ); Building 1. <b><i>March 2, 2017</i></b>