

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 9:00 A.M.**  
**January 27, 2021**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

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**TO BE RAISED**

I 9:00 A.M. SDAB-D-21-011

To comply with an Order to acquire a Development Permit for the Secondary Suite before January 4, 2021 or decommission the Secondary Suite before January 4, 2021

8530 - 81 Avenue NW  
Project No.: 362549567-001

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II 10:30 A.M. SDAB-D-21-022

To comply with an Order to Cease the General Industrial Use and remove all related materials by January 11, 2021

16011 - 66 Street NW  
Project No.: 367967883-002

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**TO BE RAISED**

III 1:30 P.M. SDAB-S-21-002

To create two (2) Bare Land Condominium Units

10235 - 134 Street NW  
Project No.: 306036711-001

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

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-011

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT COMPLIANCE OFFICER

APPELLANT:

APPLICATION NO.: 362549567-001

ORDER TO: Acquire a Development Permit for the Secondary Suite before January 4, 2021 or decommission the Secondary Suite before January 4, 2021

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: November 17, 2020

DATE OF APPEAL: December 4, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8530 - 81 Avenue NW

LEGAL DESCRIPTION: Plan 1389HW Blk 22 Lot 5

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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***Grounds for Appeal***

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

I would like to appeal against the issuance of the above mentioned order for the following reasons.

I bought this house in April 2014 and at that time I was given a lease by the previous owner which confirms that this house comprised of two suites.

I also checked the City of Edmonton site for and found that it indicated that the basement was developed.

The City of Edmonton website also clearly indicated that there were two separate addresses existed for this property that indicated both as 8530 81 Avenue and also another address as BSMT 8530 81 Ave.

I bought this property on the basis that it comprised of two units.

Hence, I feel now it is not fair to ask me that I should decommission the unit or to apply for a new development and building permit and comply with all the latest rules of construction on a 75 year old built house.

<b><i>General Matters</i></b>
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**On December 9, 2020, the Subdivision and Development Appeal Board made and passed the following motion:**

**“The hearing will be scheduled on January 27, 2021.”**

**Appeal Information:**

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

**Stop order**

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

**(2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or

- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

**(2.1)** A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

**(3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

### **Permit**

**683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

### **Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal 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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

#### **Hearing and Decision**

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

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

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

- (i) the proposed development would not
  - (A) unduly interfere with the amenities of the neighbourhood, or
  - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

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

Under section 140.2(7), **Semi-detached Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(7), **Semi-detached Housing** means development consisting of a building containing two principal Dwellings joined in whole or in part at the side or rear with neither of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. 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 Duplexes.

Under section 140.2(6), **Secondary Suites** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under Section 7.2(6), **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites.

Section 140.1 states that the **General Purpose** of **(RF3) Small Scale Infill Development Zone** is “to provide for a mix of small scale housing.”

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Section 5.1 states:

5.1 Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with Section 12 of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with Section 12 of this Bylaw.

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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.

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City of Edmonton  
Development and Zoning Services  
Development Compliance & Inquiries

2nd Floor, Edmonton Tower  
10111 104 Avenue NW  
Edmonton, AB T5J 0J4  
Canada  
[edmonton.ca/developmentcompliance](http://edmonton.ca/developmentcompliance)



November 17, 2020

Our File: 362549567-001



**MUNICIPAL GOVERNMENT ACT ORDER**

Dear Sir/Madam:

An Albertan Land Titles search identifies you as the registered owner(s) of the property located at 8530 - 81 AVENUE NW in Edmonton, Alberta, legally described as Plan 1389HW Blk 22 Lot 5.

This Property was inspected by Development Compliance Officer Andrew Reid, on November 13, 2020. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 542 and 624 of the Municipal Government Act.

**ZONING BYLAW INFRACTION:**

This property is zoned RF3 (Small Scale Infill Development Zone) in accordance with Section 140 of Edmonton Zoning Bylaw 12800. Our investigation revealed a Secondary Suite located in the basement has been developed without a Development Permit.

The City of Edmonton has not issued a Development Permit to develop this Secondary Suite which is contrary to Section 5.1 of Edmonton Zoning Bylaw 12800, and Section 683 of the Municipal Government Act.

Section 5.1 of Edmonton Zoning Bylaw states:  
Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with Section 12 of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with Section 12 of this Bylaw.

Secondary Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal Dwelling is in a building that is in the form of Single Detached Housing, Semi-detached Housing, Duplex Housing, or Multi-unit Housing that is built in the form of Row Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from outside the structure. This Use Class includes the Development or Conversion of Basement space or space above ground level to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing

Dwelling. A Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. This Use Class does not include Garden Suites, Lodging Houses, or Blatchford Lane Suites.

ORDER:

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, you are hereby ordered to:

1. Acquire a Development Permit for the Secondary Suite before January 4, 2021.

OR

2. Decommission the Secondary Suite before January 4, 2021. This includes:
  - removing all locking mechanisms between the upper and lower living areas in order to create free flow access between the floors
  - removing the stove, 220 volt outlet and the associated 220 breaker from the electrical panel associated with the secondary suite
  - removing any other cooking facilities (including 120 volt appliances) associated with the secondary suite
  - ensuring the occupancy is at or below the maximum of one family plus one tenant, or the building is at or below the maximum of 3 unrelated tenants
  - Schedule a decommission inspection by contacting Development Compliance by phone at 780-944-1420 or email at [developmentcompliance@edmonton.ca](mailto:developmentcompliance@edmonton.ca).

CONSEQUENCES FOR NON-COMPLIANCE:

The property will be inspected after January 4, 2021 to determine compliance with this Order.

In the event that a person fails to comply with this Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter the land and take any action necessary to carry out the Order. Section 646 authorizes the City to register a caveat under the Land Titles Act.

Section 553(1)(h.1) of the Municipal Government Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to 566(2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

Affected persons may appeal this Order by filing within the prescribed time to the Subdivision and Development Appeal Board. Visit the website at <https://sdab.edmonton.ca> or call 780-496-6079 for more information on how to file an appeal.

You can make a permit application online at [selfserve.edmonton.ca](http://selfserve.edmonton.ca).

For more information related to obtaining a Development Permit, we suggest you consult a technical advisor by phone at 780-442-5054.

Additional information is available at:  
[www.edmonton.ca/residential\\_neighbourhoods/secondary-suites.aspx](http://www.edmonton.ca/residential_neighbourhoods/secondary-suites.aspx)

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, R.S.A. 2000, c.M-26.1, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer at 780-423-5224.

Regards,

Andrew Reid  
Development and Zoning  
Development Services  
Phone Number: 780-423-5224  
Email Address: [andrew.reid@edmonton.ca](mailto:andrew.reid@edmonton.ca)

**Adding Amounts  
Owing to tax roll**

- 553(1)** A council may add the following amounts to the tax roll of a parcel of land:
- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
  - (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
  - (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
  - (d), (e) repealed 1999 c11 s35;
  - (f) costs associated with tax recovery proceedings related to the parcel;
  - (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
  - (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
  - (h) Unpaid costs awarded by a composite assessment review board under section 468.1 or the Municipal Government Board under section 501, if the composite assessment review board or the Municipal Government Board has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Municipal Government Board;
  - (h.1) the expenses and costs of carrying out an order under section 646;
  - (i) any other amount that may be added to the tax roll under an enactment.

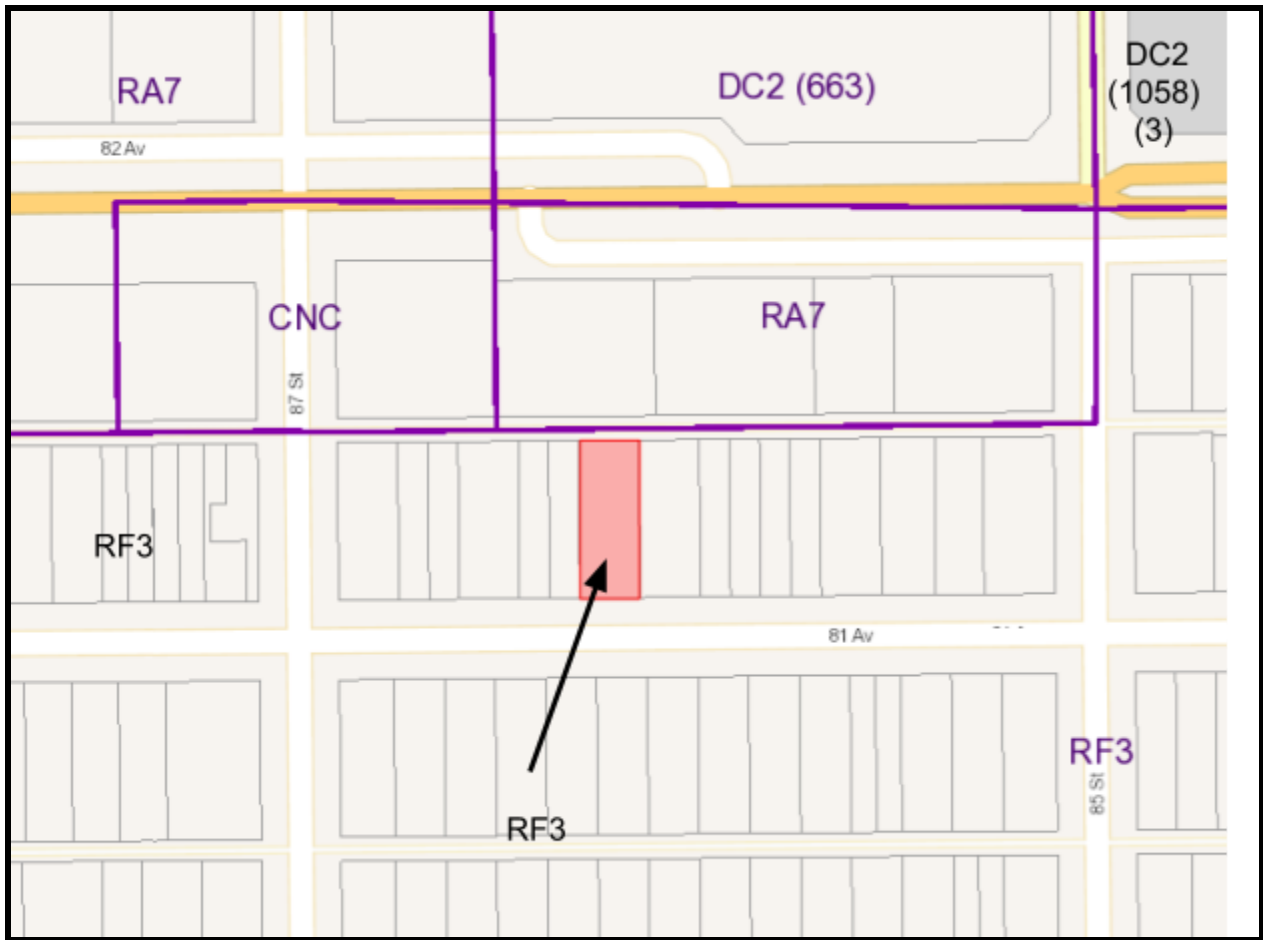
**Stop order**

- 645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).
- (2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,
- within the time set out in the notice.
- (2.1)** A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.
- (3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

<b>Enforcement of stop order</b>	<p><b>646(1)</b> If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.</p> <p><b>(2)</b> A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.</p> <p><b>(3)</b> If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.</p>
<b>Permit</b>	<p><b>683</b> Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.</p>
<b>Grounds for appeal</b>	<p><b>685(1)</b> If a development authority</p> <ul style="list-style-type: none"> <li>(a) fails or refuses to issue a development permit to a person,</li> <li>(b) issues a development permit subject to conditions, or</li> <li>(c) issues an order under section 645,</li> </ul> <p>the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.</p> <p><b>(2)</b> 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.</p> <p><b>(3)</b> Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).</p> <p><b>(4)</b> Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district</p> <ul style="list-style-type: none"> <li>(a) is made by a council, there is no appeal to the subdivision and development appeal board, or</li> <li>(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.</li> </ul>
<b>Appeals</b>	<p><b>686(1)</b> A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board</p> <ul style="list-style-type: none"> <li>(a) in the case of an appeal made by a person referred to in section 685(1) <ul style="list-style-type: none"> <li>(i) with respect to an application for a development permit, <ul style="list-style-type: none"> <li>(A) within 21 days after the date on which the written decision is given under section 642, or</li> <li>(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,</li> </ul> </li> </ul> </li> </ul> <p>or</p> <ul style="list-style-type: none"> <li>(ii) with respect to an order under section 645, within 21 days after the date on which the order is made,</li> </ul>

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2)** The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3)** The subdivision and development appeal board must give at least 5 days notice in writing of the hearing
  - (a) to the appellant,
  - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
  - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4)** The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
  - (a) the application for the development permit, the decision and the notice of appeal, or
  - (b) the order under section 645.
- (4.1)** Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).
- (5)** In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-21-011

▲  
**N**

ITEM II: 10:30 A.M.

FILE: SDAB-D-21-022

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT COMPLIANCE OFFICER

APPELLANT:

APPLICATION NO.: 367967883-002

ORDER TO: Cease the General Industrial Use and remove all related materials by January 11, 2021

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: December 11, 2021

DATE OF APPEAL: December 31, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 16011 - 66 Street NW

LEGAL DESCRIPTION: Plan 8520797 Lot A

ZONE: (AG) Agricultural Zone

OVERLAY: N/A

STATUTORY PLAN(S): Matt Berry Neighbourhood Structure Plan  
Pilot Sound Area Structure Plan

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***Grounds for Appeal***

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

This appeal is for MGA Order: 367967883-002 (this number was not searchable within this appeal form system, so a previous permit # was used instead).

The General Industrial Use of this site is a legal non-conforming use that commenced before the site was annexed into the city of Edmonton in 1980.



Although the intensity of the General Industrial Use of the site has varied recently, due to a change of ownership, the General Industrial Use of the site has not been discontinued for a period exceeding 6 months, at any time. A change of use development permit was issued for the site to a potential purchaser in 2019; however, the permit was never acted upon and therefore expired one year later.

<b><i>General Matters</i></b>
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**Appeal Information:**

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

**Non-conforming use and non-conforming buildings**

**643(1)** If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

**(2)** A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

**(3)** A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

**(4)** A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

**(5)** A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

(a) to make it a conforming building,

(b) for routine maintenance of the building, if the development authority considers it necessary, or

(c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

**Stop order**

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

(3) A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

**Permit**

**683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal 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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
  - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and Decision**

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

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

Under section 610.2 and section 610.3, a **General Industrial Use** is **neither** a Permitted **nor** Discretionary Use in the **(AG) Agricultural Zone**.

Under Section 7.5(3) states **General Industrial Uses** means development used principally for one or more of the following activities:

1. the processing of raw materials;
2. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
3. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;
4. the storage or transshipping of materials, goods and equipment;
5. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
6. the training of personnel in general industrial operations.

This Use includes vehicle body repair and paint shops and Cannabis Production and Distribution licensed and operating pursuant to provincial or federal legislation. This Use does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

Section 610.1 states that the **General Purpose** of **(AG) Agricultural Zone** is “to conserve agricultural and rural Uses”.

Section 5.1 states:

5.1 Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with Section 12 of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with Section 12 of this Bylaw.

---

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.

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City of Edmonton  
Development and Zoning Services  
Development Compliance & Inquiries

5<sup>th</sup> Floor  
10111 - 104 Ave NW  
Edmonton, AB T5J 0J4  
Canada  
[edmonton.ca/developmentcompliance](http://edmonton.ca/developmentcompliance)



December 11, 2020

Our File: 367967883-002



**MUNICIPAL GOVERNMENT ACT ORDER**

Dear Sir/Madam:

An Alberta Land Titles search identifies you as the registered owner(s) of the property located at 16011 - 66 STREET NW in Edmonton, Alberta, legally described as Plan 8520797 Lot A.

This Property was inspected by Development Compliance Officer Justin Hogberg, on December 2, 2020. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 542 and 624 of the Municipal Government Act.

**ZONING BYLAW INFRACTION:**

This property is zoned (AG) Agricultural Zone in accordance with Section 610 of Edmonton Zoning Bylaw 12800. Our investigation revealed a General Industrial Use (storage of vehicles) has been developed without a Development Permit.

The City of Edmonton has not issued a Development Permit to develop a General Industrial Use which is contrary to Section 5.1 of Edmonton Zoning Bylaw 12800, and Section 683 of the Municipal Government Act.

Section 5.1 of Edmonton Zoning Bylaw states:  
Requirement for a Development Permit

1. No person shall commence, or cause or allow to be commenced, a development without a Development Permit issued in accordance with Section 12 of this Bylaw.
2. No person shall carry on, or cause or allow to be carried on a development without a Development Permit issued in accordance with Section 12 of this Bylaw.

General Industrial Use means development used principally for one or more of the following activities:

- a) the processing of raw materials;

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[edmonton.ca/developmentcompliance](http://edmonton.ca/developmentcompliance)



- b) the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;
- d) the storage or transshipping of materials, goods and equipment;
- e) the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
- f) the training of personnel in general industrial operations.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, you are hereby ordered to:

Cease the General Industrial Use and remove all related materials by January 11, 2021.

**CONSEQUENCES FOR NON-COMPLIANCE:**

The property will be inspected after January 11, 2021 to determine compliance with this Order.

In the event that a person fails to comply with this Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter the land and take any action necessary to carry out the Order. Section 646 authorizes the City to register a caveat under the Land Titles Act.

Section 553(1)(h.1) of the Municipal Government Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to 566(2), a person who is found guilty of an offence under this Act is liable to a



City of Edmonton  
Development and Zoning Services  
Development Compliance & Inquiries

5<sup>th</sup> Floor  
10111 - 104 Ave NW  
Edmonton, AB T5J 0J4  
Canada  
[edmonton.ca/developmentcompliance](https://edmonton.ca/developmentcompliance)



fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

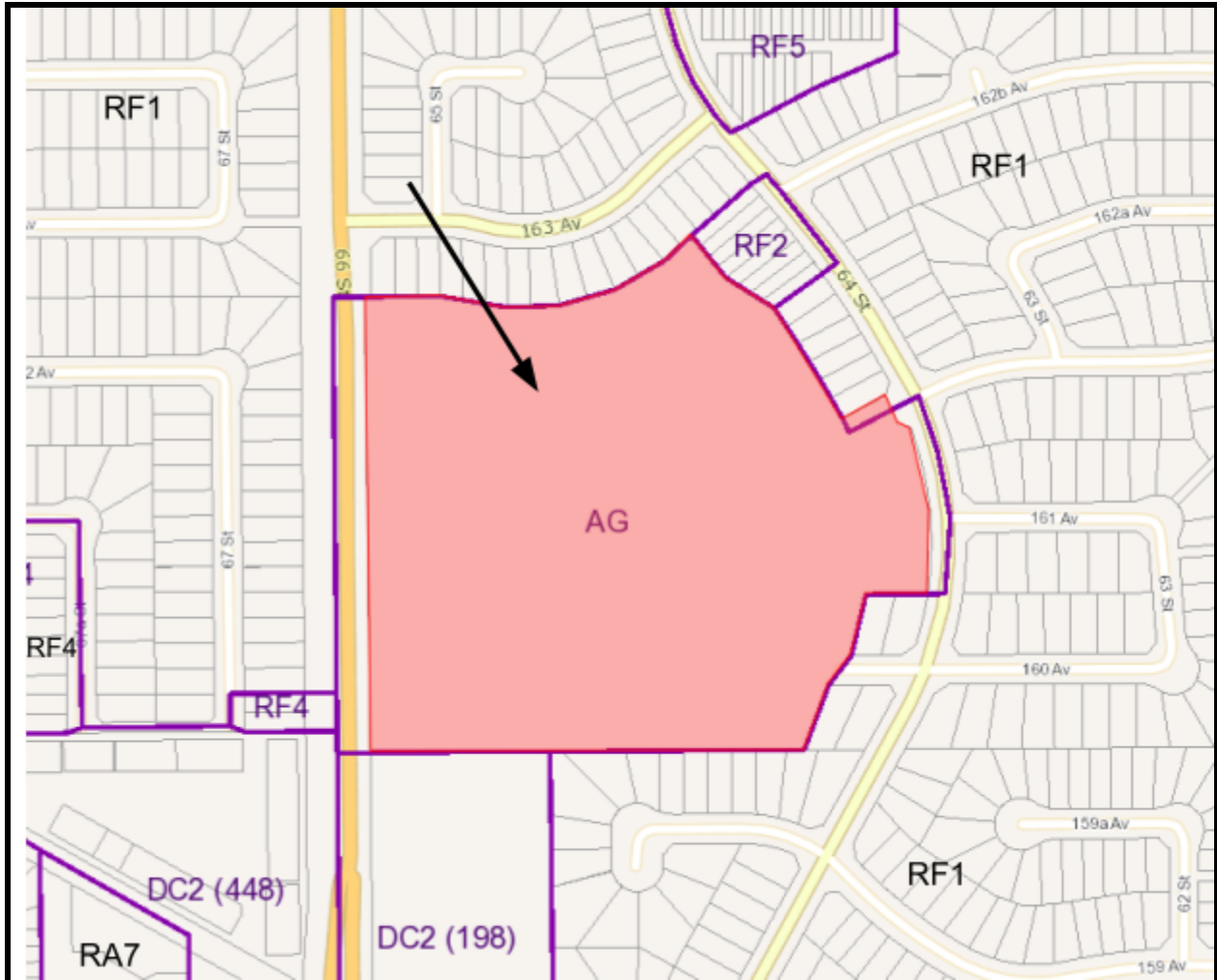
Affected persons may appeal this Order by filing within the prescribed time to the Subdivision and Development Appeal Board. Visit the website at <https://sdab.edmonton.ca> or call 780-496-6079 for more information on how to file an appeal.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, R.S.A. 2000, c.M-26.1, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer.

Regards,

Justin Hogberg  
Development Compliance Officer  
780-496-6220  
[justin.hogberg@edmonton.ca](mailto:justin.hogberg@edmonton.ca)



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-21-022

▲  
**N**

**TO BE RAISED**

**ITEM III: 1:30 P.M.**

**FILE: SDAB-S-21-002**

**AN APPEAL FROM THE DECISION OF THE SUBDIVISION AUTHORITY**

APPELLANT:

APPLICATION NO.: 306036711-001

APPLICATION TO: Create two (2) Bare Land Condominium Units

DECISION OF THE  
SUBDIVISION AUTHORITY: Refused

DECISION DATE: December 3, 2020

DATE OF APPEAL: December 8, 2020

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10235 - 134 Street NW

LEGAL DESCRIPTION: Plan 2803AF Blk 114 Lots 6,OT

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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***Grounds for Appeal***

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

The respondent requests that the board approve the proposed subdivision. We submit that the subdivision aligns with Section 654(2) of the *Municipal Government Act*; the proposed subdivision would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

A detailed appeal document will be prepared and submitted at a later date.

***General Matters***

**Appeal Information:**

**The Subdivision and Development Appeal Board at a hearing on December 9, 2020, made and passed the following motion:**

**“The hearing will be scheduled on January 27, 2020.”**

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

**Appeals**

**678(1)** The decision of a subdivision authority on an application for subdivision approval may be appealed

- (a) by the applicant for the approval,
- (b) by a Government department if the application is required by the subdivision and development regulations to be referred to that department,
- (c) by the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- (d) by a school board with respect to
  - (i) the allocation of municipal reserve and school reserve or money in place of the reserve,
  - (ii) the location of school reserve allocated to it, or
  - (iii) the amount of school reserve or money in place of the reserve.

**(2)** An appeal under subsection (1) may be commenced by filing a notice of appeal within 14 days after receipt of the written decision of the subdivision authority or deemed refusal by the subdivision authority in accordance with section 681

- (a) with the Municipal Government Board
  - (i) if the land that is the subject of the application is within the Green Area as classified by the Minister responsible for the Public Lands Act,

- (ii) if the land that is the subject of the application contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site, or
- (iii) in any other circumstances described in the regulations under section 694(1)(h.2),

or

- (b) in all other cases, with the subdivision and development appeal board.

**(2.1)** Despite subsection (2)(a), if the land that is the subject-matter of the appeal would have been in an area described in subsection (2)(a) except that the affected Government department agreed, in writing, to vary the distance under the subdivision and development regulations, the notice of appeal must be filed with the subdivision and development appeal board.

**(3)** For the purpose of subsection (2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

**(4)** A notice of appeal under this section must contain

- (a) the legal description and municipal location, if applicable, of the land proposed to be subdivided, and
- (b) the reasons for appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

**(5)** If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

#### **Hearing and decision**

**680(1)** The board hearing an appeal under section 678 is not required to hear from any person or entity other than

- (a) a person or entity that was notified pursuant to section 679(1), and
- (b) each owner of adjacent land to the land that is the subject of the appeal,

or a person acting on any of those persons' behalf.

**(1.1)** For the purposes of subsection (1), “adjacent land” and “owner” have the same meanings as in section 653.

**(2)** In determining an appeal, the board hearing the appeal

- (a) must act in accordance with any applicable ALSA regional plan;
- (a.1) must have regard to any statutory plan;
- (b) must conform with the uses of land referred to in a land use bylaw;
- (c) must be consistent with the land use policies;
- (d) must have regard to but is not bound by the subdivision and development regulations;
- (e) may confirm, revoke or vary the approval or decision or any condition imposed by the subdivision authority or make or substitute an approval, decision or condition of its own;
- (f) may, in addition to the other powers it has, exercise the same power as a subdivision authority is permitted to exercise pursuant to this Part or the regulations or bylaws under this Part.

#### **Approval of application**

**654(1)** A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and

- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.

**(1.1)** Repealed 2018 c11 s13.

**(1.2)** If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

**(2)** A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

**(3)** A subdivision authority may approve or refuse an application for subdivision approval.

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

Under section 110.2(7), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Section 110.4(1) states Site regulations for Single Detached Housing:

- a. the minimum Site area shall be 250.8 m<sup>2</sup>
- b. the minimum Site Width shall be 7.5 m; and
- c. the minimum Site depth shall be 30.0 m.

Under section 110.2(1), **Duplex Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Section 110.4(2) states Site regulations for Duplex Housing:

- a. the minimum Site area shall be 300 m<sup>2</sup>
- b. the minimum Site Width shall be 10.0 m; and
- c. the minimum Site depth shall be 30.0 m.

Under section 110.2(7), **Semi-detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Section 110.4(3) states Site regulations for Semi-detached Housing:

- a. the minimum Site area shall be 488.4 m<sup>2</sup>;
- b. on a non-Corner Site, the minimum Site Width shall be 14.8 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be 12.0 m;
- c. on a Corner Site, the minimum Site Width shall be 14.8 m; and
- d. the minimum Site depth shall be 30.0 m.

Section 814.3(17) states “Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.”

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, Garden Suites, Semi-detached Housing and Duplex Housing.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.



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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.

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Subdivision Authority

7th Floor, Edmonton Tower  
 10111 – 104 Avenue NW  
 Edmonton, Alberta T5J 0J4

December 3, 2020

File No. LDA19-0107

RE: Tentative plan of subdivision to create two (2) Bare Land Condominium units from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW;  
**GLENORA**

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The Subdivision by Plan is REFUSED on December 3, 2020 for the following reasons:

1. The proposed units do not support section 5.2.1.1 of *The City Plan*, Edmonton's Municipal Development Plan (pending Regional review and third reading from Edmonton City Council), since they would not "[e]ncourage the identification and preservation of historic resources and cultural and natural landscapes". This intentional lot layout from 1911 preserves a historic and established development time period that is an exceptional example of the "Garden City" concept. This type of lot layout is rare in the Glenora neighbourhood, Edmonton and Canadian contexts.

The subject lot functions as an entryway to Alexander Circle Park, a prominent park space with an ornate fountain, and is one out of eight properties that share the same irregular lot configuration which guards the park's unique design. This deliberate layout can be described as a grid street pattern that surrounds a circular block. This vicinity's original design is a valuable example of the "Garden City" movement and can be identified by the following characteristics:

- a. Irregular shaped lots with a strong focus around park spaces (i.e. Alexander Circle Park), in order to accommodate larger setbacks between buildings that preserve views;
- b. Street and lot layouts that incorporate natural topography and rolling greenbelts (i.e. Ramsay Ravine);
- c. Tree lined boulevards;
- d. Vehicular access limited primarily to rear lanes; and
- e. Front street landscapes that support walkable pedestrian environments.

The proposed subdivision results in two units that are overdeveloped, since they will have smaller setbacks in comparison to adjacent lots that generously exceed minimum Site Development regulations. The proposed site accesses contravene City requirements (i.e. Residential Infill Guidelines and the Mature Neighbourhood Overlay) that seek to preserve rear lane access. The additional front driveway for proposed Unit 2 physically interrupts the sidewalk, impacting the street's safety and walkability. The proposed subdivision dismantles the intentional "Garden City" lot design and character that are established in Glenora.

2. This proposal results in units with Site depths that are uncharacteristically small, in comparison to adjacent properties. For example, the Site depths of adjacent lots are greater than 40.0 metres and therefore not only meet but exceed the minimum required Site depth.
3. The proposed subdivision introduces two non-conforming units that do not meet development regulations in the City of Edmonton Zoning Bylaw 12800 (see Enclosures I and II). The proposed units create unnecessary development hardship for the current and future property owners. Landowners seeking to further develop or redevelop must apply for Development Permit variances to the Edmonton Zoning Bylaw 12800 development regulations.
  - a. Proposed Unit 1
    - i. Site depth is deficient for future Single Detached Housing, Duplex Housing and Semi-detached Housing uses; and
    - ii. Site Access is non-conforming, since vehicular access is required from the existing rear lane to conform to Section 814.3.(17) of the Mature Neighbourhood Overlay.
  - b. Proposed Unit 2
    - i. Site area is deficient for future Duplex and Semi-detached Housing uses;
    - ii. Site Width is non-conforming for future Semi-detached Housing;
    - iii. Site depth is insufficient for future Single Detached Housing, Duplex Housing and Semi-detached Housing; and
    - iv. There is an existing 3.5 m wide Utility Right of Way (URW) for Telus and a 3.0 m wide URW for ATCO Gas. Development is not permitted within these URWs and further constrains this small building pocket.
4. Access to proposed Unit 2 and the existing access to Unit 1 do not comply with the general intent of the Residential Infill Guidelines, which “should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods” (City of Edmonton Policy C551, General Principle #8). This concept is regulated through the Mature Neighbourhood Overlay, which serves to maintain the streetscape’s pedestrian-oriented design and requires vehicular access from a lane when one is present (section 814.3(17)).

Given the absence of a rear lane, site access to proposed Unit 2 could be located at 103 Avenue NW which potentially requires the removal of a boulevard tree and/or relocation of a power pole. Alternatively, the access could be situated at 134 Street NW and traverse an existing sidewalk.

It is important to reiterate that the existing access to proposed Unit 1 will remain in non-conformance with section 814.3(17) of the Mature Neighbourhood Overlay, since it will continue to exist at 134 Street NW instead of the abutting lane.

Additional front driveways can negatively impact mature neighbourhoods by:

- a. Compromising pedestrian walkability and safety by increasing the interaction between private vehicle space and public pedestrian space along the sidewalk;
- b. Disrupting the streetscape by expanding the amount of hard surface along the boulevard. Landscaped boulevards help to demarcate the pedestrian realm from vehicular traffic;

- c. Decreasing public landscaping by removing mature trees, their root systems, and/or turf on boulevards;
- d. Limiting front yard landscaping opportunities for proposed Unit 2; and
- e. Reducing the availability of existing on-street parking in the community since vehicles cannot park in front of driveways.

Enclosure I is a map of this subdivision refusal. Enclosure II is a comparison chart of the Edmonton Zoning Bylaw Development Regulations and the proposed subdivision.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members who shared concerns about preserving the unique lot layout around the Alexander Circle vicinity, the deficiency in Site depth of the proposed units, and the potential overdevelopment of Unit 2. The application does not comply with the regulations set out in the Edmonton Zoning Bylaw and will create hardship for current and future landowners. The land can be serviced through common property, but with upgraded water infrastructure. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is not suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

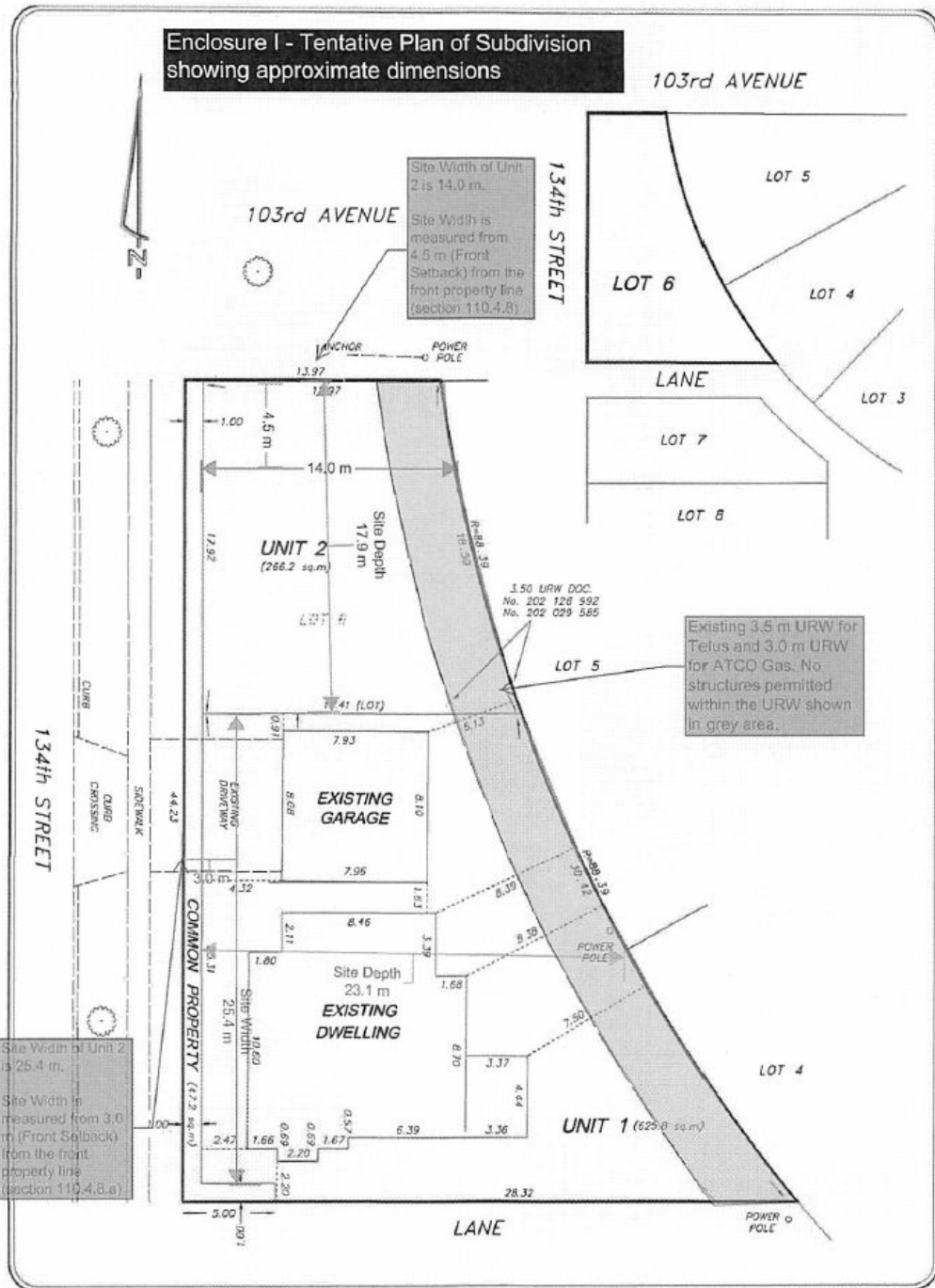
Regards,




Blair McDowell  
Subdivision Authority

BM/sm/Posse #306036711-001

Enclosures



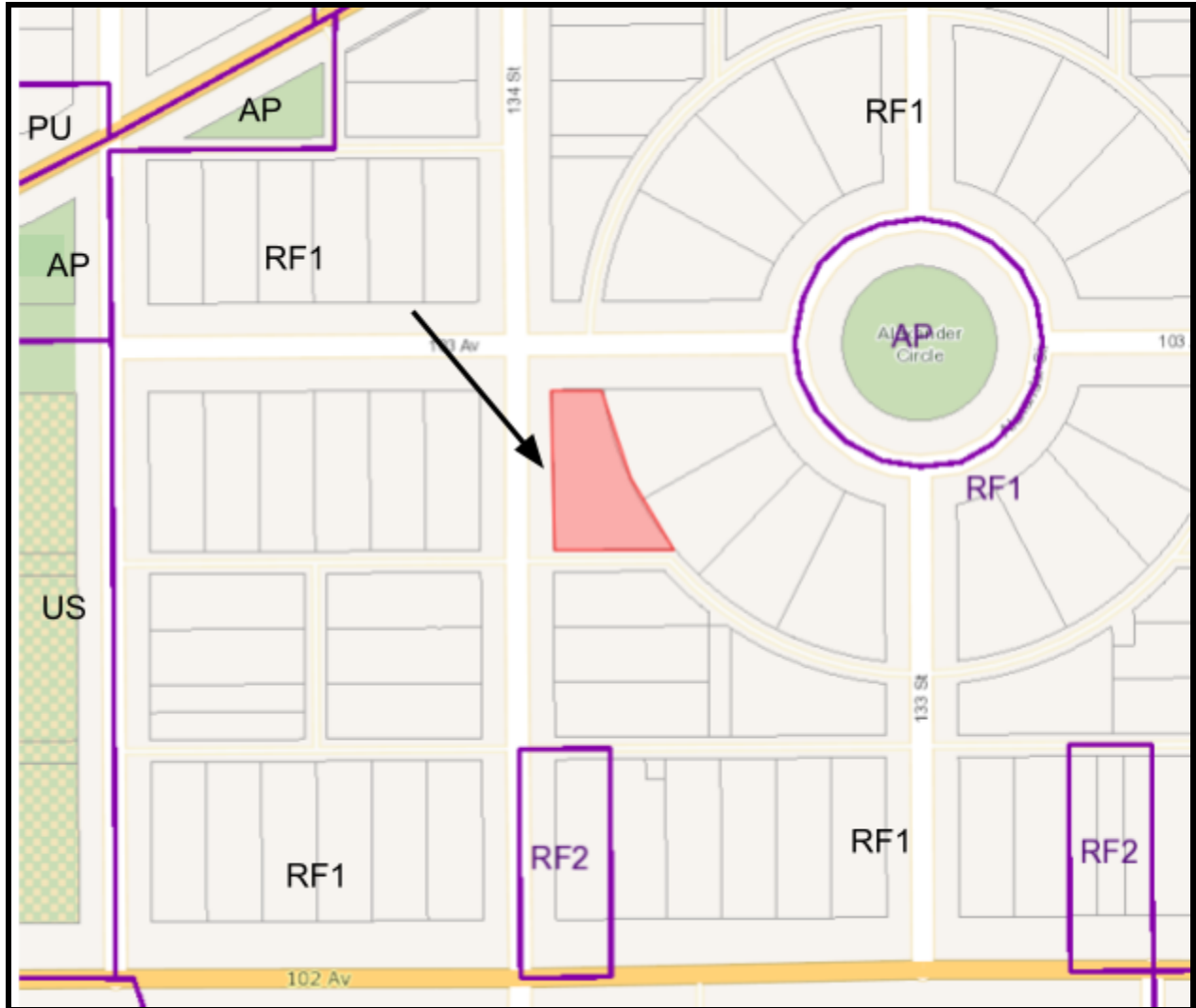
## BARELAND CONDOMINIUM

<p>5908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: <a href="mailto:obgeo@telus.net">obgeo@telus.net</a> or: <a href="mailto:info@albertageo.com">info@albertageo.com</a> website: <a href="http://www.albertageo.com">www.albertageo.com</a> PH: (780) 437-8033 FAX: (780) 437-8024</p>		<p><b>NOTE:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 UNIT 1 = 625.8 sq.m UNIT 2 = 266.2 sq.m COMMON PROPERTY = 47.2 sq.m TOTAL AREA = 939.2 sq.m THIS PROPERTY IS SUBJECT TO CAVEAT RE: RESTRICTIVE COVENANT REG. No. 4387 AT ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
<p>LOT: 6 &amp; CLOSED LANE BLOCK, 114 PLAN: 2803 AF</p>		
<p>SUBDIVISION: GLENORA ADDRESS: 10235 - 134 STREET</p>		
<p>BUILDER/OWNER: M. TACIUK EDMONTON</p>		<p>ZONING: RFI</p>
<p>FILE: E15259</p>	<p>LOT AREA: 0.094ha.</p>	<p>SCALE: 1:250</p>
<p>DRAWN BY: J.K.</p>		<p>CHECKED BY: P.S.</p>
<p>2020-10-27</p>		

**Enclosure II - Comparison of the Proposed Subdivision and the Single Detached Residential Zone (RF1) Development Regulations**

Proposed Subdivision	Unit 1	Unit 2
Site area	625.8 m <sup>2</sup>	266.2 m <sup>2</sup>
Site Width (approximate)	25.4 m	14.0 m
Site depth (approximate)	23.1 m	17.92 m
RF1 Zone - Edmonton Zoning Bylaw 12800		
Single Detached Housing	Unit 1	Unit 2
250.8 m <sup>2</sup> Site area 110.4.(1)(a)	✓	✓
7.5 m Site Width 110.4.(1)(b)	✓	✓
30.0 m Site depth 110.4.(1)(c)	X -23%	X -40%
Duplex Housing	Unit 1	Unit 2
300 m <sup>2</sup> Site area 110.4.(2)(a)	✓	X -11%
10.0 m Site Width 110.4.(2)(b)	✓	✓
30.0 m Site depth 110.4.(2)(c)	X -23%	X -40%
Semi-detached Housing	Unit 1	Unit 2
488.4 m <sup>2</sup> Site area 110.4.(3)(a)	✓	X -46%
14.8 m Site Width 110.4.(3)(b)	✓	X -5%
30.0 m Site depth 110.4.(3)(d)	X -23%	X -40%

Note: The Site will be subject to the Mature Neighbourhood Overlay (section 814) at the time of Development Permit



**SURROUNDING LAND USE DISTRICTS**

Site Location ←      File: SDAB-S-21-002      ▲  
N