

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
January 5, 2017**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I 9:00 A.M. SDAB-D-17-001

WITHDRAWN

To place a Temporary Sign for 90 days ending March 15, 2017 for THE SIGN GURU INC. (DX Medical)

10377 - 51 Avenue NW
Project No.: 235174804-001

II 10:30 A.M. SDAB-D-17-503

To comply with an Order to remove the large recreational vehicle from the front yard of the property, and refrain from parking it there between November 1 and March 31.

184 Dunluce Road NW
Project No.: 234354185-001

TO BE RAISED

III 1:00 P.M. SDAB-D-16-264

To construct exterior alterations to an approved Accessory Building (rear detached garage, 7.3 metres by 6.1 metres)

10927 - 97 Street NW
Project No.: 176981065-003

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-17-001

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

APPELLANT:
 APPLICATION NO.: 235174804-001

ADDRESS OF APPELLANT: 10377 - 51 Avenue NW

APPLICATION TO: Place a Temporary Sign for 90 days ending March 15, 2017 for THE SIGN GURU INC. (DX Medical)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: November 18, 2016

DATE OF APPEAL: December 6, 2016

NOTIFICATION PERIOD: November 24, 2016 through December 8, 2016

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10377 - 51 Avenue NW

LEGAL DESCRIPTION: Plan 0424375 Blk 1 Lot 11

ZONE: DC2-Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: N/A

WITHDRAWN



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-503

AN APPEAL FROM THE DECISION OF COMMUNITY STANDARDS

APPELLANT:

APPLICATION NO.: 234354185-001

ADDRESS OF APPELLANT: 184 Dunluce Road NW

ORDER TO: Remove the large recreational vehicle from the front yard of the property, and refrain from parking it there between November 1 and March 31.

DECISION OF COMMUNITY STANDARDS: Order Issued

ORDER DATE: November 22, 2016

DATE OF APPEAL: December 12, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 184 Dunluce Road NW

LEGAL DESCRIPTION: Plan 7822562 Blk 57 Lot 72

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the issuance of the Order:

Not blocking the street, there is no sidewalk. There is full visibility for cul de sac location. Received the paperwork on December 10, 2016.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The Board is advised that the decision of the Development Officer is dated November 22, 2016. The Notice of Appeal was filed on December 12, 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.

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.

(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.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 5 provides the following with respect to **Approval Required for Development:**

5.1 No Person:

1. shall commence, or cause or allow to be commenced, a Development without a development Permit therefor issued under the provisions of Section 12 of this Bylaw; or
2. shall carry on, or cause or allow to be carried on a development without a Development Permit therefor issued under Section 12 of this Bylaw.

Objects Prohibited or Restricted in Residential Zones

Section 45.3 states no person shall keep, in the Front Yard in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone, any large Recreational Vehicle for any longer than is reasonably necessary to load or unload such vehicle.

Section 45.4 states notwithstanding subsection 45.3, from April 1 through October 31 inclusive, on a residential Site with no rear Lane, large Recreational Vehicles may be parked to within 2.0 metres of the interior edge of the sidewalk, or within 2.0 metres of the curb if there is no sidewalk:

- a. where vehicular access is solely available through the Front Yard; or
- b. in the case of a corner Site, where vehicular access is solely available through the Front Yard or through the exterior flanking Side Yard,

subject to the discretion of the Development Officer, who may exercise his variance power to decrease this minimum Setback requirement on a Site by Site basis, given the proximity and orientation of driveways, parking areas, buildings and other physical features which may affect sight lines and amenities on the subject property and on adjacent properties.

Section 45.5 states for the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall include any motorhome, travel trailer, or fifth wheel trailer; any camper when it is not mounted on a truck, but placed on the ground, on a stand or otherwise stored; or any similar vehicles.

Section 45.6 states for the purposes of subsections 45.3 and 45.4, a "large Recreational Vehicle" shall not include: small utility trailers; camper van conversions; tent trailers; campers which are mounted in trucks; boats; snowmobiles; all-terrain vehicles; jet skis; or motorcycles and trailers to carry them.

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*.

Date: November 22, 2016

Reference/File No: 234354185-001

ORDER

(Issued Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000 c. M-26)

TO:

184 - Dunluce Road NW
Edmonton, AB T5X 4N9

AND TO:

184 - Dunluce Road NW
Edmonton, AB T5X 4N9

RE: Municipal Address: 184 - Dunluce Road, Edmonton, AB T5X 4N9

Legal Description: Plan 7822562 Block 57 Lot 72

Tax Roll Number: 6880389

(hereinafter referred to as “the property”)

As a result of an inspection of the property on November 21, 2016:

I find that the use of the land is not in accordance with the City of Edmonton Zoning Bylaw (Bylaw 12800) as follows:

45(3) No person shall keep, in the Front Yard in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone, any large Recreational Vehicle for any longer than is reasonably necessary to load or unload such vehicle.

THEREFORE YOU ARE ORDERED TO stop the use of this land for this purpose by taking the following corrective measures:

Remove the large recreational vehicle from the front yard of your property, and refrain from parking it there between November 1 and March 31.

YOU MUST COMPLY WITH THIS ORDER BEFORE: December 13, 2016

Officer: Lisa EMEO #75 Telephone: 780-423-5826

Complaints and Investigations

OFFENCE FOR NON-COMPLIANCE:

Pursuant to Section 557(a.3) of the Municipal Government Act (hereinafter referred to as the “Act”) a **person who contravenes or does not comply with an order under section 645 is guilty of an offence and liable to prosecution.**

Pursuant to Section 566(1) of the Act a person who is guilty of an offence is liable,

(a) to a fine of not more than **\$10 000**, or

(b) to **imprisonment** for not more than one year, or to **both fine and imprisonment.**

ADDITIONAL CONSEQUENCES FOR NON-COMPLIANCE:

Pursuant to Section 646(1) of the Act if a person fails or refuses to comply with an order under section 645 the municipality may, enter on the land or building **and take any action necessary to carry out the order.**

Pursuant to Section 553(1)(h.1) of the Act when an order is carried out under section 646(1) **the expenses and costs incurred in carrying out the order may be placed on the tax roll of the property** and that amount:

a) is deemed for all purposes to be a tax imposed under Division 2 of Part 10 from the date it was added to the tax roll, and

b) forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

If you fail to comply with the provisions of this order the City of Edmonton will, at its election, take action to enforce the order by removing the vehicle from the front yard of the property, all expenses of which will be placed on the tax roll of the property.

PROCEDURE FOR STARTING AN APPEAL OF THE ORDER

Pursuant to section 685(1) of the Act a person affected by an order under section 645 may appeal to the Subdivision and Development Appeal Board.

Pursuant to section 686(1) of the Act an appeal to the Subdivision and Development Appeal Board is commenced by filing a notice of the appeal, containing reasons, with the board **within 14 days after the date on which the person is notified of the order under section 645.**

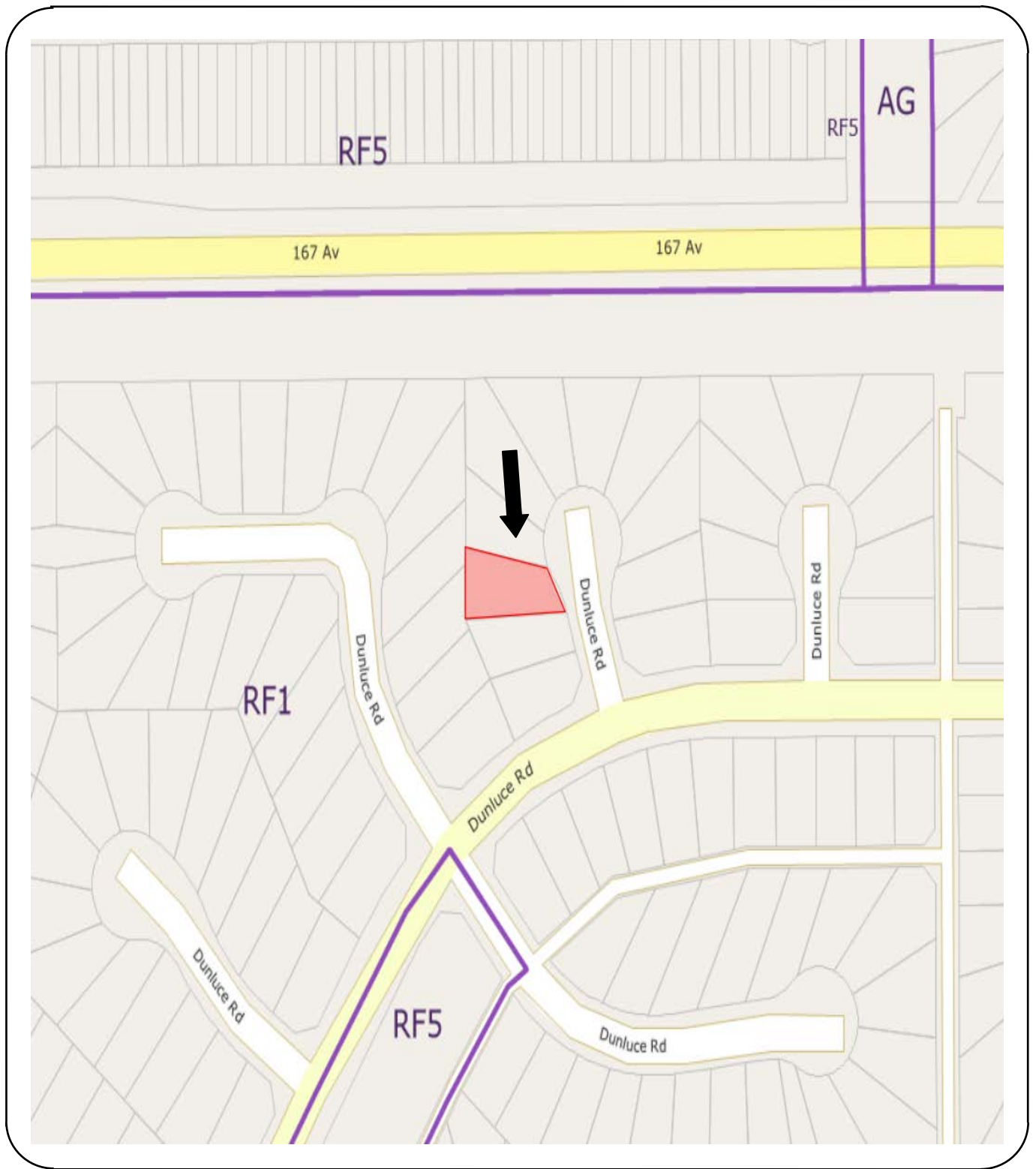
Requests for review must be received by:

Subdivision and Development Appeal Board Telephone: (780) 496-6079

Office of the City Clerk Fax: (780) 496-8175 10019 – 103 Avenue NW

Edmonton, AB T5J 0G9

The Notice of Appeal must be accompanied by a cheque or money order in the sum of \$72.00 payable to the City of Edmonton or it is not considered complete and will not be processed. If you are delivering your notice of appeal in person you may pay with cash.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-503



TO BE RAISED
ITEM III: 1:00 P.M.

FILE: SDAB-D-16-264

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 176981065-003

APPLICATION TO: Construct exterior alterations to an approved Accessory Building (rear detached Garage, 7.3 metres by 6.1 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 26, 2016

DATE OF APPEAL: October 3, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10927 - 97 Street NW

LEGAL DESCRIPTION: Plan ND Blk 34 Lot 26

ZONE: DC1 (Area 5) Northwest McCauley Direct Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Boyle Street / McCauley Area Redevelopment Plan

Grounds for Appeal

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

The Photographic Arts Society of Alberta (Camera Club) is an organization with over 100 members. Because of the large membership a larger building is required to perform all their activities. The reason they are exceeding the height restrictions of 3.7 metres is that lighting equipment that will be installed requires the extra 0.5 metres.

The reason that 14 percent of the area is required is that more members would be able to work together on their projects. Some properties in the area exceed the height and area requirements. We feel this building will be accepted and approved by residents in this area.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board, at a hearing on October 26, 2016, made and passed the following motion:

"That the hearing for SDAB-D-16-264 be tabled to November 23 or 24, 2016, at the written request of the Appellant and with the verbal consent of the Development Authority."

The Subdivision and Development Appeal Board, at a hearing on November 23, 2016, made and passed the following motion:

"That the hearing for SDAB-D-16-264 be TABLED to December 7 or 8, 2016 at the verbal request of the Appellant and in agreement with the Development Officer on the condition that the Appellant provide legible elevation drawings, a site plan, and a cross-section plan to the Development Officer on or before December 1, 2016."

The Subdivision and Development Appeal Board, at a hearing on December 8, 2016, made and passed the following motion:

"That the hearing for SDAB-D-16-264 be TABLED to January 4 or 5, 2017 at the verbal request of the Development Officer and in agreement with the Appellant and parties in attendance at the hearing."

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

Designation of direct control districts

641(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (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.

Section 2 of the *Edmonton Zoning Bylaw* concerning Repeal, Enactment and Transition Procedures states the following:

2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.

...

2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.

2.7 Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control

District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

At the time of the creation of the subject DC site, the *City of Edmonton Land Use Bylaw 5996* was in effect. An Alberta Court of Appeal decision in *Parkdale-Cromdale Community League Association v. Edmonton (City)*, 2007 ABCA 309 concluded that section 2.7 of the *Edmonton Zoning Bylaw* only applies if there is an express cross-reference in a Direct Control bylaw passed before 2001 to a provision of the old *Land Use Bylaw*. In the absence of an express reference in the Direct Control Bylaw to the *Land Use Bylaw 5996*, it does not prevail over section 2.4 of the *Edmonton Zoning 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 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 DC1 (Area 5) Northwest McCauley Direct Development Control Provision

Under section 8.4.16.3.10, **Single Detached** and Duplex **Housing** where lawfully existing on a site in this District on the effective date of this Bylaw on the same site only, is a **listed Use** in the DC1 (Area 5) Northwest McCauley Direct Development Control Provision.

Section 8.4.16.2 states that the **Rationale** of the **DC1 (Area 5) Northwest McCauley Direct Development Control Provision** is:

...To provide for a District which will promote the conservation and rehabilitation of the existing housing stock until this area is redeveloped for low intensity business uses in order to achieve the intent of Section 7.2.3 of this Plan.

General Provisions from the Edmonton Land Use Bylaw 5996

Under section 9.1(2), **Accessory** means, “when used to describe a use or building, a use or building naturally or normally incidental, subordinate, and exclusively devoted to the principal use or building, and located on the same lot or site.”

Under section 9.1(25), **Garage** means “an accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.”

Under section 9.1(28), **Height** means:

when used with reference to a building or structure, the vertical distance between the horizontal plane through grade and a horizontal plane through:

- a) the highest point of the roof in the case of a building with a flat roof or a roof having a slope of less than 20 degrees; and
- b) the average level between eaves and ridges in the case of a pitched, gambrel, mansard or hipped roof, or a roof having a slope of more than 20 degrees; provided that in such cases the ridge line of the roof shall not extend more than 1.5 m (4.9 ft.) above the maximum permitted building Height of the District.”

Under section 9.1(14), **Site Coverage** means:

the total horizontal area of all buildings or structures on a site which are located at or higher than 1.0 m (3.28 ft.) above grade, including accessory buildings or structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite

distance above all buildings and structures on the site. This definition shall not include:

- a) steps, eaves, cornices, and similar projections;
- b) driveways, aisles and parking lots unless they are part of a parking garage which extends 1.0 m (3.28 ft.) or more above grade; or
- c) unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m (3.28 ft.) above grade.

Under section 9.1(16), **District** means:

a specific group of listed Use Classes and Development Regulations which regulate the use and development of land within specific geographic areas of the City. The Use Classes and Development Regulations are contained in Parts II, IV and V of this Bylaw, and may be subject to the regulations contained in Part I of this Bylaw, while the geographic areas to which they apply are shown on the Land Use District Map, comprising Part III of the Bylaw.

Development Criteria of the DC1 (Area 5) Northwest McCauley Direct Development Control Provision

Section 8.4.16.4 states:

The following criteria shall apply to the prescribed uses pursuant to Section 710.4 of the Land Use Bylaw.

Section 8.4.16.4.2 states “The maximum building height shall not exceed 12 m (39.4 ft.) nor 3 storeys.”

Section 8.4.16.4.8 states:

Development in this district shall be evaluated with respect to compliance with the General Development Regulations of Sections 50 to 79 inclusive, of the Land Use Bylaw.

Section 8.4.16.4.9 states:

The Development Officer may grant relaxations to the regulations contained in Sections 50 through 79 of the Land Use Bylaw and the provisions of this District, if, in his opinion, such a variance would be in keeping with the general purpose of this District and would not adversely affect the amenities, use and enjoyment of neighbouring properties.

Accessory Buildings in Residential Districts of the Edmonton Land Use Bylaw 5996

Section 61.3(2) states “In a Residential District an Accessory Building or Structure shall not exceed 3.7 m (12.0 ft.) nor one storey in Height, except as provided in Sections 61.4 and 61.5.”

Section 61.3(3) states “In a Residential District the site coverage of Accessory Buildings or Structures shall not exceed 12%, except for the RPL District, where the site coverage shall not exceed 15%.”

Accessory Buildings in Non-residential Districts of the Edmonton Land Use Bylaw 5996

Section 61.2(1) states “In any District other than a Residential District, an Accessory Building or Structure is subject to the Development Regulations for that District.”

Development Officer’s Determination:

1. An Accessory Building shall not exceed 3.7 m (Section 61.3.2 of the Land Use Bylaw 5996).


**Proposed Height = 4.2 m
Exceeds by = +0.5 m**

2. The Site Coverage of Accessory Buildings shall not exceed 12% (Section 61.3.3 of the Land Use Bylaw 5996).

**Proposed Site Coverage = 14%
Exceeds by = +2%**

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: 176981065-003 Application Date: SEP 02, 2016 Printed: September 26, 2016 at 3:27 PM Page: 1 of 2																				
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Accessory Building Development and Building Permit</h3>																					
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit																					
Applicant <div style="border: 1px solid black; width: 100%; height: 40px;"></div>	Property Address(es) and Legal Description(s) 10927 - 97 STREET NW Plan ND Blk 34 Lot 26 Location(s) of Work Entryway: 10927 - 97 STREET NW Building: 10927 - 97 STREET NW																				
Scope of Application To construct exterior alterations to an approved Accessory Building (rear detached garage, 7.3 m x 6.1 m)																					
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Building Area (sq. ft.): 480 Stat. Plan Overlay/Annex Area: Boyle Street/McCauley </td> <td style="width: 50%; border: none;"> Class of Permit: Class B Type of Accessory Building: Detached Garage (010) </td> </tr> </table>		Building Area (sq. ft.): 480 Stat. Plan Overlay/Annex Area: Boyle Street/McCauley	Class of Permit: Class B Type of Accessory Building: Detached Garage (010)																		
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I/We certify that the above noted details are correct. Applicant signature: _____																					
Development Application Decision Refused Reasons for Refusal 1. An Accessory Building shall not exceed 3.7 m (Section 61.3.2 of the Land Use Bylaw 5996). Proposed Height = 4.2 m Exceeds by = +0.5 m 2. The Site Coverage of Accessory Buildings shall not exceed 12% (Section 61.3.3 of the Land Use Bylaw 5996). Proposed Site Coverage = 14% Exceeds by = +2% Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.																					
Issue Date: Sep 26, 2016 Development Authority: LIANG, BENNY Signature: _____																					
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$4.50</td> <td style="text-align: right;">\$4.50</td> <td style="text-align: right;">03579702</td> <td style="text-align: right;">Sep 06, 2016</td> </tr> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$108.00</td> <td style="text-align: right;">\$108.00</td> <td style="text-align: right;">03579702</td> <td style="text-align: right;">Sep 06, 2016</td> </tr> <tr> <td>Building Permit Fee</td> <td style="text-align: right;">\$102.00</td> <td style="text-align: right;">\$102.00</td> <td style="text-align: right;">03579702</td> <td style="text-align: right;">Sep 06, 2016</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.50	\$4.50	03579702	Sep 06, 2016	Dev. Application Fee	\$108.00	\$108.00	03579702	Sep 06, 2016	Building Permit Fee	\$102.00	\$102.00	03579702	Sep 06, 2016
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Building Permit Fee	\$102.00	\$102.00	03579702	Sep 06, 2016																	
THIS IS NOT A PERMIT																					



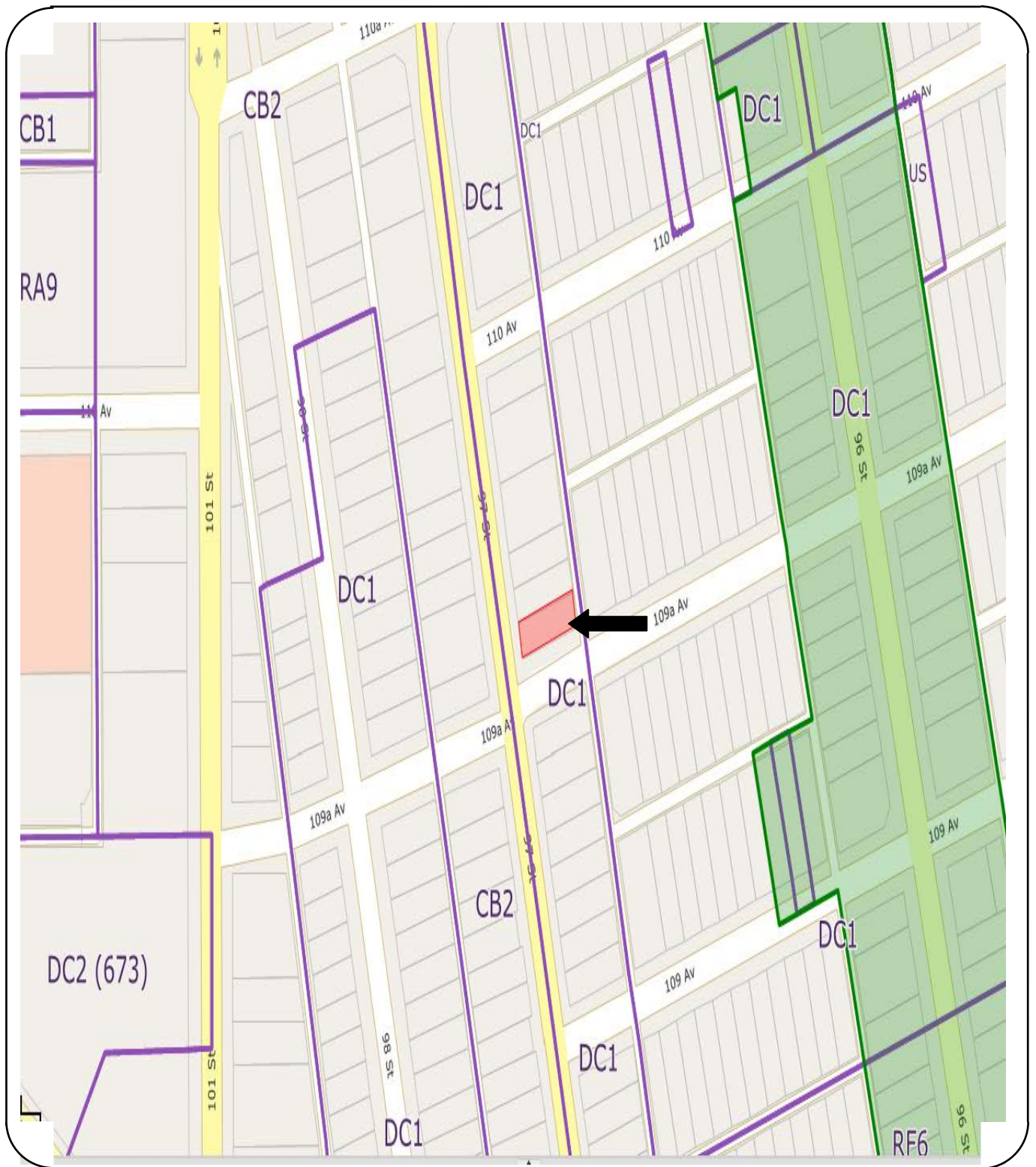
Project Number: **176981065-003**
Application Date: SEP 02, 2016
Printed: September 26, 2016 at 3:27 PM
Page: 2 of 2

**Application for
Accessory Building Development and Building Permit**

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$41.00			
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$255.50	\$214.50		
(\$41.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-264



BUSINESS LAID OVER

SDAB-D-16-292	An appeal to change the Use of a General retail Store to a Major Alcohol Sales. <i>January 11, 2017</i>
SDAB-S-16-003	An appeal to create (1) additional rural residential lot <i>January 11, or 12, 2017</i>
SDAB-D-16-294	An appeal to comply with a Stop Order to CEASE the Non-Accessory Parking, REMOVE all meters, signage, and material related to parking and REFRAIN from allowing Non-Accessory Parking. This Order is to be complied with on or before September 28, 2016. <i>January 18, 2017</i>
SDAB-D-16-295	An appeal to comply with a Stop Order to CEASE the Non-Accessory Parking, REMOVE all meters, signage, and material related to parking and REFRAIN from allowing Non-Accessory Parking. This Order is to be complied with on or before September 28, 2016. <i>January 18, 2017</i>
SDAB-S-14-001	An appeal 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 <i>January 25, 2017</i>
SDAB-D-16-316	An appeal to construct an addition and exterior alterations to an existing Religious Assembly (250-seat addition to 250-seat building and parking lot expansion)(Ethiopian Church) <i>January 18 or 19, 2017</i>
SDAB-D-16-144	An appeal to 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) <i>February 2017</i>

APPEAL HEARINGS TO BE SCHEDULED

232104801-001 LDA16-0435	An appeal to create one (1) additional single detached residential lot <i>January 11, 2017</i>
226113444-003	An appeal to operate a Major Home Based Business (Administration Office and Sandblasting Contractor k- Western Canadian Soda Blasting) <i>January 11 or 12, 2017</i>
232482794-001	An appeal to install (1) Freestanding On-premises Sign and remove (1) existing Freestanding On-premises Sign (ST. PAUL'S UNITED CHURCH). <i>January 12, 2017</i>

APPEAL HEARINGS TO BE SCHEDULED (Continued)

230469969-001	An appeal 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.) <i>January 26, 2017</i>
152674334-001	An appeal 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.) <i>February 22, 2017</i>