

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
January 7, 2016**

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

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

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I	9:00 A.M.	SDAB-D-15-293	Construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion - Proposed New Parking Lot Layout)  1420 Parsons Road SW Project No.: 174611200-002
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II	11:00 A.M.	SDAB-D-16-010	Operate a Temporary Non Accessory Parking Lot for 2 Years (December 2015 - December, 2017)  11540 Jasper Avenue NW, 11558 Jasper Avenue NW Project No.: 163727651-001
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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.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-15-293

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 174611200-002

ADDRESS OF APPELLANT: 1420 Parsons Road SW

APPLICATION: Construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion - Proposed New Parking Lot Layout)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 3, 2015

DATE OF APPEAL: November 13, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1420 Parsons Road SW

LEGAL DESCRIPTION: Plan 0320869 Blk 9 Lot 3

ZONE: EIB Ellerslie Industrial Business Zone

OVERLAY: Special Area Ellerslie Industrial

STATUTORY PLAN: Ellerslie Area Structure Plan

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***Grounds for Appeal***

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

1. The site meets the Zoning Bylaw requirements for parking stalls. The owners have determined that the Zoning Bylaw requirements do not satisfy the parking demand on site. Therefore, the purpose of this proposal is to provide additional onsite parking beyond that required by the Zoning Bylaw.
2. Due to the location of the site, there are no opportunities for on-street parking or the ability to lease parking nearby. The site is located at the

intersection of two collector roads that do not offer street parking. There are no other parking opportunities nearby. The owner has conducted research to determine if any parking stalls for lease were available within 500 metres of the site. None were available.

3. The site is already developed and the building is fully occupied. The owner is endeavouring to provide additional parking stalls on the site while still maintaining the esthetics and functioning of the site. The proposal therefore is to endeavour to satisfy the need for additional parking on the site by encroaching into the setback.

4. While the proposal is for parking within the setback, there is a large grass boulevard between the site, Parsons Road and 91 Street.

5. The owner has developed a landscape plan to provide the maximum amount of landscaping on site.

6. The reduction in the setback will not materially affect the use, enjoyment and value of neighbouring properties nor will it detract from the amenities of the neighbourhood. If anything, it will have a positive effect as it will provide the site with additional capacity to meet its parking demand on site.

7. Such further and other grounds as may be raised at the hearing of the appeal. [unedited]

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

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

**Grounds for Appeal**

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

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

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

**Appeals**

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

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

The decision of the Development Authority was dated November 3, 2015. The Notice of Appeal was filed on November 17, 2015.

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

Section 930.1 states that the **General Purpose** of the **Special Area Ellerslie Industrial** designation is:

...to designate a portion of the Ellerslie Area Structure Plan as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area in order to achieve the objectives of the Ellerslie Area Structure Plan, as adopted under Bylaw 11870, as amended.

Section 930.4 states that the **General Purpose** of the **EIB Ellerslie Industrial Business Zone** is:

... to provide for light industrial businesses and high technology development that carries out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent Non-industrial Zone.

Under Section 930.4(2)(7), **Professional, Financial and Office Support Services** is a **Permitted Use** in the EIB Ellerslie Industrial Business Zone.

Section 7.4(42) states:

**Professional, Financial and Office Support Services** means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses.

***Sideback Uses***

Section 930.4(4)(5) states that “no parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback”.

**Development Officer's Determination**

1. Section 930.4(4)(5) - No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

- *Vehicular parking is proposed within the required 6.0 m Setback, abutting Parsons Road and 91 Street, reducing the Setback to a minimum of 0.0 m.* [emphasis added]

***Tandem Parking***

Section 54.1(2)(f) states that “unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking”.

**Development Officer's Determination**

2. Section 54.1(2)(f) - Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.



- *One tandem parking space is proposed at the corner of the building.* [emphasis added]

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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	Project Number: <b>174611200-002</b> Application Date: AUG 17, 2015 Printed: January 4, 2016 at 3:07 PM Page: 1 of 2										
<h2 style="margin: 0;">Application for Major Development Permit</h2>											
This document is a Development Permit Decision for the development application described below.											
<b>Applicant</b>  HODGSON SCHILF ARCHITECTS INC., ROGER 	<b>Property Address(es) and Legal Description(s)</b> 1420 - PARSONS ROAD SW Plan 0320869 Blk 9 Lot 3										
<b>Scope of Application</b> To construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion - Proposed New Parking Lot Layout)											
<b>Permit Details</b> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; vertical-align: top;">                             Class of Permit:                              Gross Floor Area (sq.m.): 2812                              New Sewer Service Required: N                              Site Area (sq. m.):                         </td> <td style="width: 50%; vertical-align: top;">                             Contact Person:                              Lot Grading Needed?: Y                              NumberOfMainFloorDwellings:                              Stat. Plan Overlay/Annex Area: (none)                         </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 2812 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)								
Class of Permit: Gross Floor Area (sq.m.): 2812 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)										
I/We certify that the above noted details are correct.  Applicant signature: _____											
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Section 930.4(4)(5) - No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.                         <ul style="list-style-type: none"> <li>- Vehicular parking is proposed within the required 6.0 m Setback, abutting Parsons Road and 91 Street, reducing the Setback to a minimum of 0.0 m.</li> </ul> </li> <li>2. Section 54.1(2)(f) - Unless otherwise specified in this Bylaw, no required parking spaces shall be provided as Tandem Parking.                         <ul style="list-style-type: none"> <li>- One tandem parking space is proposed at the corner of the building.</li> </ul> </li> </ol>											
<b>Rights of Appeal</b> The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.											
Issue Date: Nov 03, 2015    Development Authority: PEACOCK, ERICA    Signature: _____											
<b>Fees</b> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%;">Fee Amount</th> <th style="width: 15%;">Amount Paid</th> <th style="width: 15%;">Receipt #</th> <th style="width: 25%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$220.00</td> <td style="text-align: right;">\$220.00</td> <td style="text-align: right;">02674621</td> <td style="text-align: right;">Aug 17, 2015</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$220.00	\$220.00	02674621	Aug 17, 2015
	Fee Amount	Amount Paid	Receipt #	Date Paid							
Lot Grading Fee	\$220.00	\$220.00	02674621	Aug 17, 2015							
<b>THIS IS NOT A PERMIT</b>											



Project Number: **174611200-002**  
Application Date: AUG 17, 2015  
Printed: January 4, 2016 at 3:07 PM  
Page: 2 of 2

## Application for Major Development Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Major Dev. Application Fee	\$333.00	\$333.00	02674621	Aug 17, 2015
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$553.00	\$553.00		

**THIS IS NOT A PERMIT**





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-15-293



ITEM II: 11:00 A.M.

FILE: SDAB-D-16-010

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 163727651-001

ADDRESS OF APPELLANT: 11540 Jasper Avenue NW  
11558 Jasper Avenue NW

APPLICATION TO: Operate a Temporary Non Accessory  
Parking Lot for 2 Years (December 2015 -  
December, 2017)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 20, 2015

DATE OF APPEAL: November 26, 2015

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 11540 Jasper Avenue NW  
11558 Jasper Avenue NW

LEGAL DESCRIPTION: Plan B3 Blk 15 Lot 81  
Plan B3 Blk 15 Lots 82-83

ZONE: DC1 Direct Development Control  
Provision

OVERLAY: N/A

STATUTORY PLAN: Oliver Area Redevelopment Plan

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***Grounds for Appeal***

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

Contrary to the position of the Development Authority, the landscaping plan that was submitted to the City satisfies the intent of the landscaping requirements of the City of Edmonton.

<b><i>Grounds for Appeal</i></b>
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**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

**Appeals**

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

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

The decision of the Development Authority was dated November 20, 2015. The Notice of Appeal was filed on November 26, 2015.

**Direct Control Districts**

The *Municipal Government Act* states:

**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) is made by a council, there is no appeal to the subdivision and development appeal board, or
- (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.

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

Section 710.1 states:

The purpose of this [DC1 Direct Development Control] Provision is to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- a. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or
- b. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

**Board Officer Comments**

The subject property is located on the northeast corner of 116 Street and Jasper Avenue, and falls under the Oliver Area Redevelopment Plan ("ARP"), Bylaw 11618 (as amended), which was adopted by City Council on December 9, 1997.

In May 2001, Section 15.9 DC1 (Area 8) – Direct Development Control ("DC1 (Area 8)") was added to the ARP through Bylaw 12801.

DC1 (Area 8) states:

**15.9.1 Area of Application**

A portion of Sub Area 4 and Sub Area 5, centered on Jasper Avenue, extending from 110 Street to 121 Street designated DC1 in the Zoning Bylaw and shown as DC1 (Area 8) in Map 21.

**15.9.2 Rationale**

To provide for a range of uses, with the objective of promoting the continuing development of a pedestrian oriented commercial strip in terms of land use activities and design elements. The District also provides opportunity for the inclusion of residential uses above the ground floor level.

**Non-accessory Parking** is a listed Use under Section 15.9.3(hh) of DC1 (Area 8).

Section 7.4(39) of the *Edmonton Zoning Bylaw* states:

**Non-accessory Parking** means development providing vehicular parking which is not primarily intended for the use of residents,

employees or clients of a particular development. Typical uses include surface parking lots and parking structures located above or below

Section 15.9.4 of DC1 (Area 8) lists various Development Regulations. The following were not specifically addressed in the Development Permit, but relate to parking:

**15.9.4 Development Regulations**

- ...
- k) Vehicular parking shall be located to the rear of the development and shall be assessed from the abutting rear lane, where a rear lane abuts a site;
  - l) Where required vehicular parking is located to the rear of a development, edge treatment design elements, such as wrought iron fencing, shall be provided to the satisfaction of the Development Officer in accordance with CPTED (Crime Prevention Through Environmental Design) principles, as identified in the Zoning Bylaw;

<p><b><i>Landscaping: General Requirements</i></b></p>
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The *Edmonton Zoning Bylaw* states:

**55. Landscaping**

55.4 General Requirements

- 1. All open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.
- 2. Hardsurfaced areas such as walkways and plazas shall be enhanced with Landscaping, at the discretion of the Development Officer. Provision shall be made for adequate on-site pedestrian circulation, by means of sidewalks or walkways, to connect with public sidewalks and walkways adjacent to roadways or within right-of-ways abutting the Site.

**Development Officer's Determination**

Lack of Landscaping creates a potential negative visual impact (Section 55.4.1)

Perimeter Planting insufficient to provide substantial interruption of the parking area. (Section 55.4.2) [unedited]

***Landscaping: Additional Regulations for Specific Land Uses***

The *Edmonton Zoning Bylaw* states:

**55.5 Additional Landscaping Regulations for Specific Land Uses**

...

2. The additional Landscaping that may be required at the discretion of the Development Officer may include, but is not limited to, the following:
  - a. additional Separation Space between incompatible Use Classes;
  - b. the use of trees, shrubs, fences, walls and berms to buffer or screen Use Classes that generate negative impacts; and,
  - c. the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.

**55. Landscaping**

**55.4 General Requirements**

...

7. For development consisting of Non-residential Use Classes, the number of trees and shrubs provided shall be determined on the basis of the following:
  - a. one tree for each 25 m<sup>2</sup> and one shrub for each 15 m<sup>2</sup> of Setback at Grade; and
  - b. one tree for each 20 m<sup>2</sup> and one shrub for each 10 m<sup>2</sup> of required parking area islands. In no case shall there be less than one tree per required parking area island

**Development Officer's Determination**

Use of trees, shrubs, fences to buffer the Non Accessory Parking that generates an undesirable view are not adequate (Section 55.5.2.b)

No Trees provided, 7 Required (Section 55.4.7.b) [unedited]

***Parking Requirements: Spaces for the Disabled***

Section 54.1.3 states:

**54.1 Off-street Parking and Loading Regulations**

...

3. Parking for People with Disabilities
  - a. Parking spaces for the disabled shall:
    - i. be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists;
    - ii. be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and
    - iii. be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards.

**Development Officer's Determination**

No Handicap Parking Provided (Section 54.1.3) [unedited]

***Parking Requirements: Landscaped Islands***

Section 54.2(3)(b) states:

**54.2 Required Off-street Vehicular Accessory Parking**

3. Landscaped Islands Within Parking Areas
  - a. ...
  - b. For parking areas containing required parking for 40 or more vehicles, a minimum of two landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Officer.

**Development Officer's Determination**

No Landscaped Island Provided (Section 54.2.3.b) [unedited]

***Parking Requirements: Minimum Width***

Section 54.2(4)(a)(i) states:

**54.2 Required Off-street Vehicular Accessory Parking**

4. Vehicular Parking Dimensions and Configuration

- a. All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:
  - i. except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.

**Development Officer's Determination**

Not all Parking Spaces meet the minimum width of 2.6m, but are rather 2.5m (Section 54.2.4.a.i) [unedited]

***Parking Requirements: Lighting***

Section 54.6(1)(a)(vii) states:

**54.6 Hardsurfacing and Curbing of Parking and Loading Spaces**

1. General Requirements

- a. Required parking and loading facilities shall provide for, and include, an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, loading of motor vehicles all in relation to buildings and entry points to buildings on the Site. Such facilities shall comply with the following design, development and maintenance standards:
  - ...
  - vii. in situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses.

**Development Officer's Determination**

No Lighting provided (Section 54.6.1.a.vii) [unedited]





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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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	Project Number: <b>163727651-001</b> Application Date: NOV 07, 2014 Printed: December 23, 2015 at 3:38 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
<b>Applicant</b>  WOLFE, HARRISON 	<b>Property Address(es) and Legal Description(s)</b> 11540 - JASPER AVENUE NW Plan B3 Blk 15 Lot 81 11558 - JASPER AVENUE NW Plan B3 Blk 15 Lots 82-83		
<b>Scope of Application</b> To operate a Temporary Non Accessory Parking Lot for 2 Years (December 2015 - December, 2017)			
<b>Permit Details</b> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%; padding: 5px;">                     Class of Permit:                      Gross Floor Area (sq.m): 0                      New Sewer Service Required: N                      Site Area (sq. m.): 2217.77                 </td> <td style="width: 50%; padding: 5px;">                     Contact Person:                      Lot Grading Needed?: N                      NumberOfMainFloorDwellings:                      Stat. Plan Overlay/Annex Area: (none)                 </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m): 0 New Sewer Service Required: N Site Area (sq. m.): 2217.77	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m): 0 New Sewer Service Required: N Site Area (sq. m.): 2217.77	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> Lack of Landscaping creates a potential negative visual impact (Section 55.4.1)  Perimeter Planting insufficient to provide substantial interruption of the parking area. (Section 55.4.2)  Use of trees, shrubs, fences to buffer the Non Accessory Parking that generates an undesirable view are not adequate (Section 55.5.2.b)  No Trees provided, 7 Required (Section 55.4.7.b)  No Handicap Parking Provided (Section 54.1.3)  No Landscaped Island Provided (Section 54.2.3.b)  Not all Parking Spaces meet the minimum width of 2.6m, but are rather 2.5m (Section 54.2.4.a.i)  No Lighting provided (Section 54.6.1.a.vii)			
<b>Rights of Appeal</b> The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.			
<b>Issue Date:</b> Nov 20, 2015 <b>Development Authority:</b> HARRISON, MARK <b>Signature:</b> _____			
<b>THIS IS NOT A PERMIT</b>			



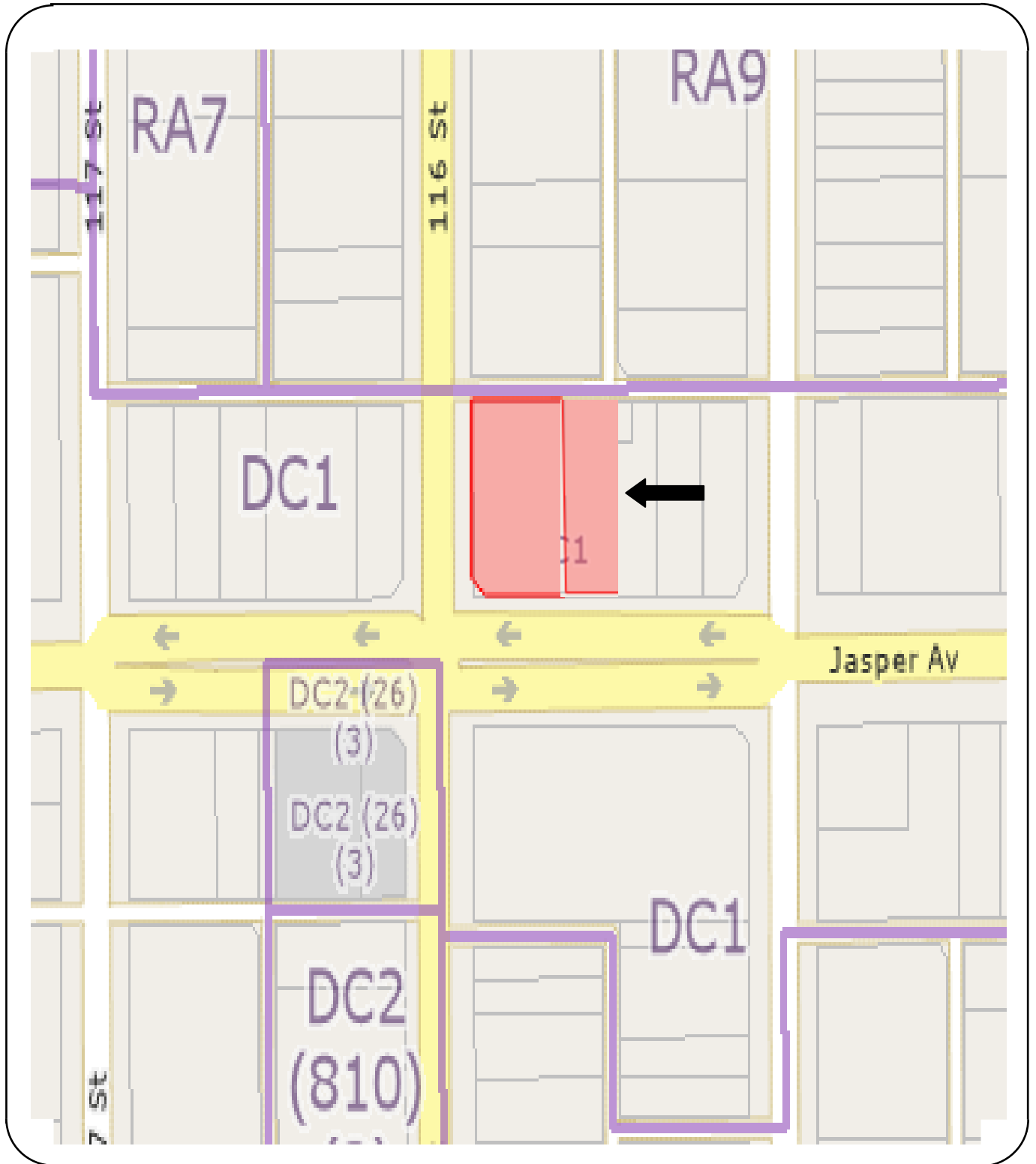
Project Number: **163727651-001**  
Application Date: NOV 07, 2014  
Printed: December 23, 2015 at 3:38 PM  
Page: 2 of 2

## Application for Major Development Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Major Dev. Application Fee	\$254.00	\$254.00	02062264	Nov 07, 2014
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$254.00	\$254.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-010



**BUSINESS LAID OVER**

SDAB-D-15-298	An appeal by <u>Peter Rausch VS Davut Gokce</u> to erect an over height Fence (5.44 m in length on west property line at 2.44 m in Height) in the Rear Yard of a Single Detached House <b><i>January 13 or 14, 2016</i></b>
SDAB-D-15-247	An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <b><i>March 9 or 10, 2016</i></b>
SDAB-D-15-238	An appeal by <u>Ogilvie LLP</u> to comply with an Order to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <b><i>February 17 or 18, 2016</i></b>
SDAB-D-15-252	An appeal by <u>Southwest Muslim Community Centre</u> to change the se from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <b><i>February 10 or 11, 2016</i></b>
SDAB-D-15-268	An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <b><i>January 15, 2016</i></b>
SDAB-D-15-285	An appeal by <u>Sakaw Daycare</u> to convert an existing Single Detached House into a Child Care Services Use Building (60 Children, 2- 12-18 months, 6 – 19 months-3 yrs, 32 – 3-4.5 yrs, 20 – above 4.5 yrs) and to construct interior and exterior alterations <b><i>March 2 or 3, 2016</i></b>

**APPEAL HEARINGS TO BE SCHEDULED**

176013858-001	An appeal by <u>Abington Homes Ltd.</u> to construct a Single Detached House with a rear attached Garage, a front veranda, fireplace, basement development (NOT to be used as an additional Dwelling) <b><i>January 13 or 14, 2016</i></b>
171838918-001	An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <b><i>January 13 or 14, 2016</i></b>
159269966-003	An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Singe Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <b><i>January 21, 2016</i></b>