

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
July 14, 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-16-168	Construct a Semi-Detached House with front and back landings, fireplaces and to demolish an existing Single Detached House, existing Garage was burned down 6 months ago not applying for demo.  12015 - 91 Street NW Project No.: 222168300-001
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II	10:30 A.M.	SDAB-D-16-169	Construct an Accessory Building - rear detached Garage Suite (2 Storeys, 8.84 metres by 7.32 metres)  9134 - 117 Street NW Project No.: 182147071-011
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III	1:30 P.M.	SDAB-D-16-170	Convert a Group Home to 8 Dwellings of Apartment Housing and to construct interior alterations (existing without permits)  11516 - 95A Street NW Project No.: 150878850-004
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**NOTE:** *Unless otherwise stated, all references to "Section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-168

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 222168300-001

APPLICATION TO: Construct a Semi-Detached House with front and back landings, fireplaces and to demolish an existing Single Detached House, existing Garage was burned down 6 months ago not applying for demo.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 17, 2016

DATE OF APPEAL: June 20, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12015 - 91 STREET NW

LEGAL DESCRIPTION: Plan 8136AC Blk 2 Lot 2

ZONE: RF3-Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Alberta Avenue/Eastwood Area Redevelopment Plan

*Grounds for Appeal*

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

There are many sites with the exact lot dimensions and it is 10 metres wide which is the minimum to do a Semi-detached. The area is RF3.

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

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

...

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

...

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

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

(i) the proposed development would not

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

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

And

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

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

Section 140.1 states the **General Purpose** of the **RF3 Small Scale Infill Development Zone** is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

Section 140.2(8) states **Semi-detached Housing** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Under Section 7.2(8), **Semi-detached Housing** means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites or Duplexes.

Section 814.1 states the **General Purpose** of the **Mature Neighbourhood Overlay** is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

**Site Area**

Section 140.4(3)(a) states the minimum Site Area for Semi-detaching Housing shall be 442.2 square metres.

**Development Officer's Determination**

Proposed: 367.37 square metres

Deficient: 74.83 square metres (16.92 percent)

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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: **222168300-001**  
 Application Date: MAY 19, 2016  
 Printed: June 20, 2016 at 9:33 AM  
 Page: 1 of 1

## Application for Minor Development Permit

This document is a Development Permit Decision for the development application described below.

<b>Applicant</b>  PLATINUM LIVING HOMES LTD. <div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>	<b>Property Address(es) and Legal Description(s)</b> 12015 - 91 STREET NW Plan 8136AC Blk 2 Lot 2  <b>Specific Address(es)</b> Entryway: 12015 - 91 STREET NW Entryway: 12017 - 91 STREET NW Building: 12015 - 91 STREET NW
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RF3

**Scope of Application**

To construct a Semi-Detached House with front and back landings, fireplaces and to demolish an existing Single Detached House, existing Garage was burned down 6 months ago not applying for demo.

**Permit Details**

# of Dwelling Units Add/Remove: 1  
 Client File Reference Number:  
 Minor Dev. Application Fee: Semi-Detached House  
 Secondary Suite Included?: N

Class of Permit: (none)  
 Lot Grading Needed?: Y  
 New Sewer Service Required: Y  
 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Application Decision**

Refused

**Reason for Refusal**

Application for a Semi-detached House is refused due to the following reason:

1. Section 140.4.3.a: The minimum Site area shall be 442.2m<sup>2</sup>.

Proposed: 367.37m<sup>2</sup>  
 Deficient: 74.83m<sup>2</sup> (16.92%)

**Rights of Appeal**

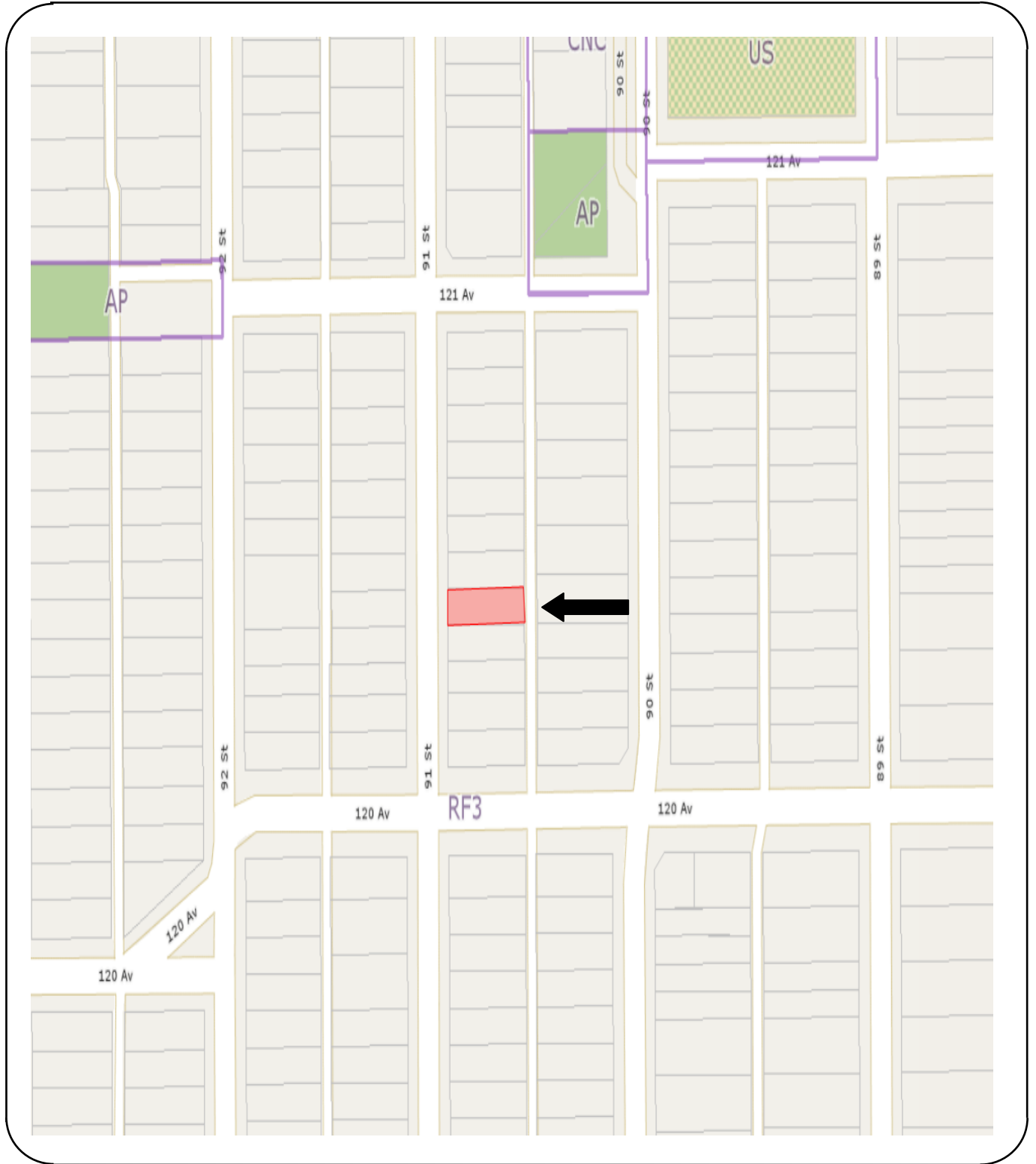
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Jun 17, 2016    **Development Authority:** YEUNG, KENNETH    **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$456.00	\$456.00	03292999	May 19, 2016
Lot Grading Fee	\$135.00	\$135.00	03292999	May 19, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03292999	May 19, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,157.00	\$2,157.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-168



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-169

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 182147071-011

APPLICATION TO: Construct an Accessory Building - rear detached Garage Suite (2 Storeys, 8.84 metres by 7.32 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 16, 2016

DATE OF APPEAL: June 21, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9134 - 117 STREET NW

LEGAL DESCRIPTION: Plan 715HW Blk 4 Lot 22

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

According to Bylaws 52 & 87, the present bylaw allows for certain height restrictions for flat roof designs of 5.5 metres and on pitched roofs of 6.5 metres.

If you refer to the attached illustrations you will see:

Option 1 – The elevation shown is based on what would be allowed according to the height allowances for a flat roof design – i.e. 5.5 metres. Note however the ceiling height of the Garage Suite – less than 7 feet. A 6 foot male figure show on the 2<sup>nd</sup> floor level almost touches the ceiling. In addition, the garage ceiling is only 8 feet allowing only a 7 feet high garage door.



Option 2 – This elevation illustrates what the elevation would look like to achieve a minimum acceptable height of 8 feet ceiling for the Garage Suite. I have also increased the height of the garage ceiling to 9 feet which allows an 8 feet door and structural header above

O.H. Door. When comparing this with the Option 1 it's only marginally higher – i.e. 18 inches (5.95 metres vs 5.50 metres). My application adds an additional 1 foot which makes the garage suite ceiling height 9 feet.

Option 3 – This design (which does not match the house design) is based on a pitched roof and an allowed height of 6.5 metres. Note the height of the ceiling in this case – almost 9 feet ceiling and in my opinion the perceived massing is bigger in Option 3 because of the allowed pitched roof.

After conducting this exercise it is clear that the bylaws favor the pitched roof and in a sense an unfair height allowance for the flat roof designs. Moreover, it's my view that there is barely a difference between Option 2 and 3 and therefore I would like to request a variance / relaxation amendment to allow and increased height.

Without the increased height allowance the garage suite would be functional however could be considered by some; cramped and stuffy, lack of space and in fact does not even meet CMHC requirements.

Secondary Suites (CMHC): “Most municipalities require a height of 2.1 metres (6.8 feet) from finished floor to ceiling before they will issue a building permit, which is also the minimum height required by most electrical codes for a ceiling light.”

Alberta Building Code: “The Building Code regulates a minimum 1.95 metres floor-to-ceiling height for a secondary suite. Especially in basements, ductwork, beams and drop floors above can reduce ceiling heights to less than code minimum. Portions of a room's ceiling height are permitted to be less than 1.95 metres, provided the minimum ceiling height is maintained over a minimum floor area”...

Ideally, the bylaw should be changed and that is why I met with city counsel on December 7, 2015. Changing the bylaws would streamline the process for all flat top garage suite's and be far more efficient for all parties, rather than applying for a variance each and every application. I would think that this would save time and money for City Administration.

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

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

...

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

...

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

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

(i) the proposed development would not

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

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

and

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

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

Section 110.1 states the purpose of the RF1 Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

Section 814.1 states the **General Purpose** of the **Mature Neighbourhood Overlay** is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

<i>Discretionary Use</i>
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Section 110.3(3) states a Garage Suite is a Discretionary Use in the RF1 Zone.

Under Section 7.2(3), Garage Suite means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

Section 110.4(5) states Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

Section 87.14 states where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:

- a. compatibility of the Use with the siting, geodetic elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
- b. the effect on the privacy of adjacent properties;
- c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.

**Development Officer's Determination**

Discretionary Use - Garage Suites is listed as a Discretionary Use in the RF1 (Single Detached Residential) Zone.

*Height*

Section 87.2.a.ii states the maximum Height for a Garage containing a Garage Suite (above Grade) is 5.5 metres or up to 1.5 metres greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4 degrees).

**Development Officer's Determination**

The proposed Garage Suite is 6.41 metres instead of 5.5 metres (Section 87.a.ii).

Excess = 0.91 metres

*Drive Aisle*

Section 54.2.4.a.vi states aisles shall be a minimum of 7.0 metres wide for 90 degree parking, 5.5 metres wide for 60 degree parking, and 3.6 metres wide for 45 degree parking and parallel parking.

**Development Officer's Determination**

Drive Aisle - The proposed drive aisle is 5.79 metres instead of 7.0 metres (Section 54.2.4.a.vi).

Deficiency: 1.21 metres

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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: **182147071-011**  
 Application Date: JUN 01, 2016  
 Printed: June 22, 2016 at 7:32 AM  
 Page: 1 of 2

## Application for House Development and Building Permit

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

<b>Applicant</b>  HUNKA, DWAYNE <div style="border: 1px solid black; width: 200px; height: 20px; margin-top: 5px;"></div>	<b>Property Address(es) and Legal Description(s)</b> 9134 - 117 STREET NW Plan 715HW Blk 4 Lot 22  <b>Location(s) of Work</b> Entryway: 9134A - 117 STREET NW Building: 9134A - 117 STREET NW
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**Scope of Application**

To construct an Accessory Building - rear detached Garage Suite (2 Storeys, 8.84m x 7.32m).

**Permit Details**

Affected Floor Area (sq. ft.): 640 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Application Decision**

Refused

**Reason for Refusal**

1. Height - The proposed Garage Suite is 6.41m instead of 5.5m (Section 87.a.ii).
2. Drive Aisle - The proposed drive aisle is 5.79m instead of 7.0m (Section 54.2.4.a.vi).
3. Discretionary Use - Garage Suites is listed as a Discretionary Use in the RF1 (Single Detached Residential) Zone.

**Advisements:**

- i) All references to 'Section' unless otherwise noted are under the authority of the Edmonton Zoning Bylaw 12800.
- ii) A Development Permit refusal means that the proposed development has been reviewed against the provisions of this the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.
- iii) This decision can be appealed within 14 days of notice of the decision by the applicant and/or property owner to the Edmonton Subdivision and Development Appeal Board.

**THIS IS NOT A PERMIT**



Project Number: **182147071-011**  
 Application Date: JUN 01, 2016  
 Printed: June 22, 2016 at 7:32 AM  
 Page: 2 of 2

## Application for House Development and Building Permit

**Rights of Appeal**

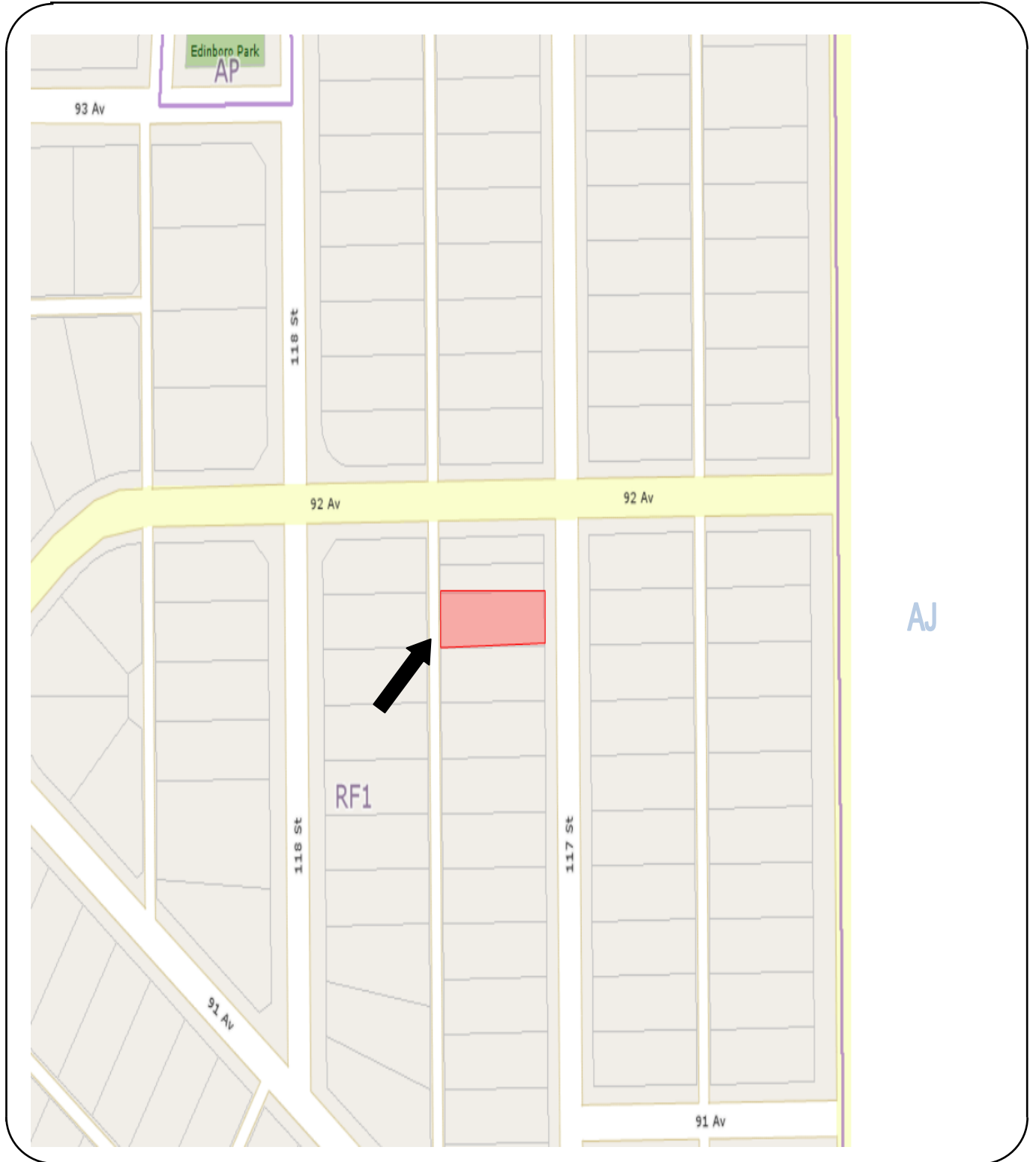
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Jun 16, 2016      **Development Authority:** LEE, CHRISTIAN      **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03326413	Jun 01, 2016
Lot Grading Fee	\$135.00	\$135.00	03326413	Jun 01, 2016
Safety Codes Fee	\$41.72	\$41.72	03326413	Jun 01, 2016
Sanitary Sewer Trunk Fund	\$693.00	\$693.00	03326413	Jun 01, 2016
Electrical Safety Codes Fee	\$13.22	\$13.22	03326413	Jun 01, 2016
Water Usage Fee	\$25.41	\$25.41	03326413	Jun 01, 2016
Building Permit Fee	\$1,043.00	\$1,043.00	03326413	Jun 01, 2016
Electrical Fees (House)	\$218.00	\$218.00	03326413	Jun 01, 2016
Sec Suite SSTC Fee	\$693.00	\$693.00	03326413	Jun 01, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,939.35	\$2,939.35		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-169



ITEM III: 1:30 P.M.

FILE: SDAB-D-16-170

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 150878850-004

APPLICATION TO: Convert a Group Home to 8 Dwellings of Apartment Housing and to construct interior alterations (existing without permits)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 3, 2016

DATE OF APPEAL: June 21, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11516 - 95A STREET NW

LEGAL DESCRIPTION: Plan RN43 Blk 17 Lots 26-27

ZONE: RF3-Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

*Grounds for Appeal*

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

**We received notification of the Refusal June 9, 2016 so this appeal meets the 14 day deadline.**

We are appealing the following variances, which are the variances required for the Change in Use Development Permit Application for the property municipally known as 11516 95A Street:

The Site is subject to the *Norwood Neighbourhood Improvement Plan* (the "NIP") and is designated as single family pursuant to the NIP Map 1-2, Land Use. The introduction to the plans states that: "*Norwood, like most older neighbourhoods, is a community of contrasts.*" The NIP is a plan written in the 1970s with few amendments overtime, most recent being the integration of the *Avenue Initiative Revitalization Strategy* into the NIP.



The main thrust is around neighbourhood preservation and improvement. It appears that not much has changed over the past forty (40) years, as the issues and concerns discussed in the NIP are still relevant.

The proposed change in use application as described, is in keeping with the intent and purpose of the Norwood NIP. The eight (8) units are contained within a building whose built form is a single detached dwelling and thus in character with the surrounding community (see attached photos). Given that the proposal is for residential purposes in a structure that to the passerby appears as a single detached dwelling, there will not be any land use conflicts that could arise. Since our client has acquired the property, many improvements to the site have been made. The property is now well maintained and this historical dwelling has been rehabilitated. The conversion to *Apartment Housing* does not pose any parking or traffic problems. In fact, the City of Edmonton Transportation Department has reviewed the application and in their memorandum dated February 18, 2016, advised that they have no objection. Lastly, we strongly believe that the change in use application is an appropriate and compatible use of the Site. We understand that our client has submitted letters of support from surrounding property owners who support the use of the Site as *Apartment Housing* and find the use more in keeping with the character of the street than the *Limited Group Home* use.

**Reasons for Appeal:**

1) Section 140.4.5: Site regulations for Apartment Housing and Stacked Row Housing:

Minimum Site area: 750 square metres Proposed Site area: 735.92 square metres

Deficiency: 14.08 square metres

Reason: existing site condition, minimal deviation

Section 140.4.5.a states that the minimum Site Area for *Apartment Housing* shall be 750 square metres. As is depicted on the amenity spaces plan, the site area is 735.9 square metres. The Site Area is thus only deficient by 14.1 square metres. The intent and purpose of this Bylaw provision is to ensure that *Apartment Housing* structures are built on lots that can provide adequate separation spaces, parking and common outdoor spaces for the residents of the building. As is depicted on the amenity spaces plan, the intent and purpose of this Bylaw provision is being met. Furthermore, this variance is minor in nature as to the naked eye, one cannot discern between 750 square metres and 735.9 square metres.

2) Section 140.4.7: Apartment Housing or Stacked Row Housing shall be located:

a. On Corner Sites,

b. On Sites abutting an arterial or service road,

c. Where both Side Lot Lines abut existing Apartment Housing or Stacked Row Housing, or,

d. Where a minimum of one Side Lot Line:

i. Abuts a Site where Commercial Use or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or,

- ii. It is not separated by a public roadway, including a Lane, more than 10.0 metres wide from a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

Deficiency: Apartment Housing does not meet location criteria

The intent and purpose of this Bylaw provision is to locate higher density built form away from the single family dwelling. The Site is located three lots in from the corner of 95A Street and 115 Avenue. Normally, *Apartment Housing* does not come in the built form of a single family home, as is the case in this unique situation. As such, this variance is minor in nature as the building was originally constructed as a single family dwelling and to this day, maintains the appearance of such, thus meeting the intent and purpose of this Bylaw provision.

- 3) Section 140.4.20: The maximum number of Dwellings per Site for Apartment Housing shall be 4.

Proposed: 8 Dwellings Deficiency: 4 Dwellings

Reason: Existing Floor plan. No change to the building size or configuration. No construction or addition being proposed.

The purpose of the RF3 zone is *"to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions."* The Site is legally defined as Lot 26, Block 17, Plan RN43 and Lot 27, Block 17, Plan RN43. The building thus sits on two (2) lots that have been consolidated over time. As such, one can infer that the intent and purpose of the Bylaw is being met because although there are eight (8) units in the building, there are only four (4) units per lot. Furthermore, the intent and purpose of the RF3 zone is to provide a built form that represents single and semi-detached dwelling.

As previously mentioned, the eight (8) units are contained within a building that looks and feels like a single detached dwelling and is in keeping with the surrounding neighbourhood (see attached photos).

- 4) Section 140.2.24: Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane.

Proposed main floor unit #8 faces side lot line.

Reason: Existing condition, not seen from the street or neighbouring residence.

Section 140.4.24 of the Bylaw states that each dwelling that has direct access to grade shall have an entrance door or entrance feature facing a public roadway, other than a lane. Unit 8 has direct access to grade at the side yard, all other units access the building from grade entrance facing 95A Street. This variance is technical in nature as the building is intended to be in keeping with the single family residential character of the street.

- 5) Section 140.4.15: Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

With the exception of balcony space for Suites #2 and #3 as shown on the plan, Private Outdoor Amenity Area is not provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. No Private Outdoor Amenity Areas are provided which meet the minimum dimensions as per Section 47.5.

Reason: Existing condition. There are private decks for three (3) of the eight (8) units. There is ample amenity area (yards) as the structure sits on a double wide site. Amenity area is screened from both the front street, alley and neighbouring residences by fencing.

The intent and purpose of this Bylaw provision is essentially to ensure that the character and quality of residential properties is maintained and adequate space for normal domestic activities, such as, clothes drying, patio and play space is provided. Private amenity areas should enjoy a high degree of privacy from the public street and from any other public places. This dwelling is a unique situation. Unit number 2 on the second floor and the loft unit on the third floor have balcony spaces which are used as their *Private Outdoor Amenity Area*. All other residents in the building share a lush, well landscaped, side and rear yard amenity area. The dwelling to the south of the Site has no windows that overlook the south side-yard amenity areas, thus increasing the sense of privacy and decreasing the sense of overlook (see enclosed Amenity Spaces Plan and photos).

- 6) Section 140.4.15: Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

On-Site Amenity Area is proposed with a Privacy Zone of at least 4.5 metres adjacent to a Principal Living Room Window (Suite #1, Suite #2, Suite #6). Reference Section 47.6 and 48.2.

- 7) Section 140.4.17(a): On an Interior Site, the minimum Stepback for a Rooftop Terrace shall be 2.0 metres from any building Facade facing a Rear Lot Line.

Proposed: 0.60 metres Deficiency: 1.40 metres

Reason: Existing deck. Does not infringe on neighbouring yards. See attached site plan.

- 8) Parking — Section 54.2 Schedule 1

Required Parking: 8 Spaces

Required Visitor Parking: 1 Space

Total Required Parking: 9 Spaces

Proposed: 6 Spaces Deficiency: 3 Spaces

Deficiency: 3 Spaces

Reason: There is room for an additional on site parking stall if the Storage Hut is removed. Transportation has already reviewed and approved the eight (8) stalls as sufficient.

Section 54.2 Schedule I of the Bylaw indicates that 8 residential parking spaces and 1 visitor parking space is required for the eight (8) dwelling units. Six (6) parking spaces are accommodated on Site. This variance is minor in nature as there are no parking issues in the neighborhood. This is indicated in *Transportation Services Memorandum* dated February 18, 2016: "*Transportation Services has no objection to the parking deficiency as there is on-street parking available in front of the existing building on 95A Street. The subject site is one block away from 95 Street, which is a major transit route and designated as a Transit Avenue, as per Appendix 1 to Section 54.2 of Bylaw 12800. The development has operated as an apartment house for the past several years and the residents along 95A Street have provided written support of it, as shown on Enclosure III.*"

In support of this appeal, enclosed please find:

1. Amenity Spaces Site Plan;
2. Photos of the Site & Streetscape

Thank you for your attention regarding this matter. We respectfully submit that the aforementioned variances are minor in nature, are desirable and appropriate for the area and meet the general intent and purpose of the Zoning Bylaw and the Municipal Development Plan/Norwood NIP.

*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 approval by the Development Officer is dated June 3, 2016. The Notice of Appeal was filed on June 21, 2016.**

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

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

...

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

...

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

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

(i) the proposed development would not

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

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

and

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

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

Section 140.1 states the **General Purpose** of the **RF3 Small Scale Infill Development Zone** is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

Section 140.2(1) states **Apartment Housing** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Under Section 7.2(1), **Apartment Housing** means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use Class.

Section 814.1 states the **General Purpose** of the **Mature Neighbourhood Overlay** is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

***Site Area***

Section 140.4(5) states the minimum Site area for Apartment Housing and Stacked Row Housing shall be 750 square metres.

**Development Officer's Determination**

Minimum Site area: 750.00 square metres  
Proposed Site Area: 735.92 square metres  
Deficiency: 14.08 square metres

***Location Criteria***

Section 140.4(7) states Apartment Housing or Stacked Row Housing shall be located:

- a. on Corner Sites,
- b. on Sites Abutting an arterial or service road,
- c. where both Side Lot Lines Abut existing Apartment Housing or Stacked Row Housing, or
- d. where a minimum of one Side Lot Line:
  - i. Abuts a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or
  - ii. is not separated by a public roadway, including a Lane, more than 10.0 metres wide from a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

**Development Officer's Determination**

Deficiency: Apartment Housing does not meet location criteria

***Maximum Number of Dwellings***

Section 140.4(20) states where Apartment Housing, Stacked Row Housing, or Row Housing are allowed in this Zone, a maximum of four Dwellings per Site shall be allowed.

Under Section 6.1(27), Dwelling means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Under Section 6.1(23), Density means, when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwellings per hectare;

**Development Officer's Determination**

Proposed: 8 Dwellings

Deficiency: 4 Dwellings

***Entrance Door or Entrance Feature***

Section 140.4(24) states each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line. However, Row Housing and Stacked Row Housing shall orient a minimum of one entrance door or entrance feature towards each adjacent public roadway, other than a Lane. Sliding patio doors shall not serve as the entrance door or entrance feature.

**Development Officer's Determination**

Proposed main floor unit #8 faces side lot line.

***Private Outdoor Amenity Area***

Section 140.4(15) states Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

**Section 47, Private Outdoor Amenity Area, states:**

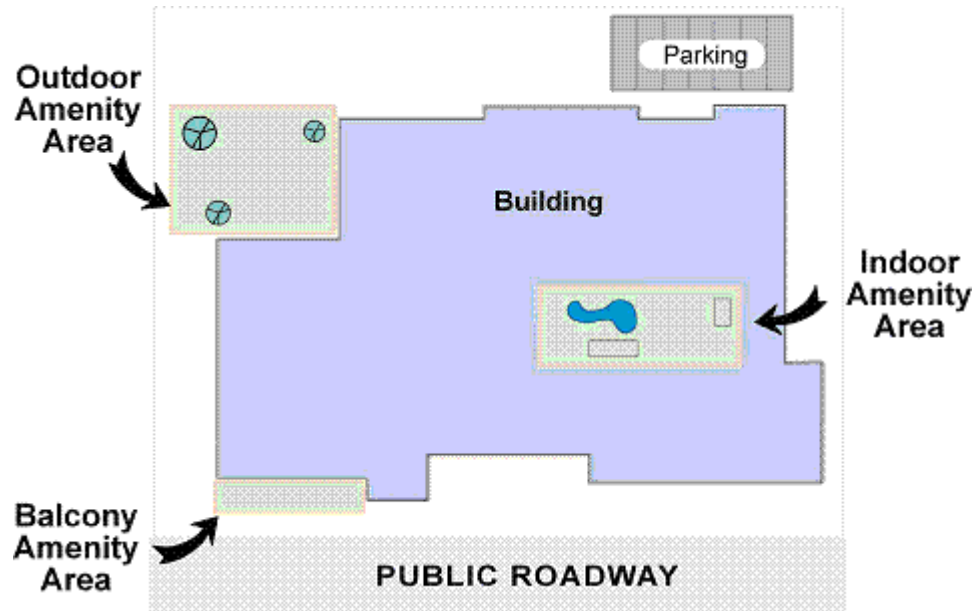
1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.

2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.
3. Private Outdoor Amenity Area shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.
4. Private Outdoor Amenity Area may be provided above Grade, and may be located within any Yard other than a Front Yard.
5. **Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 metres, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 metres.**
6. **Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.**

Under Section 6.1(5), **Amenity Area** means:

- a. with respect to Residential Use Classes, space provided for the active or passive recreation and enjoyment of the occupants of a residential development, which may be for private or communal use and owned individually or in common, subject to the regulations of this Bylaw; and
- b. with respect to Non-Residential Use Classes, space provided for the active or passive recreation and enjoyment of the public, during the hours which the development is open to the public, which shall be owned and maintained by the owners of the development, subject to the regulations of this Bylaw;





Section 48.2, Principal Living Room Window, states:

1. In front of a Principal Living Room Window, a Separation Space, with a minimum depth of 7.5 metres or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 10.0 metres shall be provided.
2. The following facilities or activity areas may be located within a required Separation Space adjacent to a Principal Living Room Window where a Privacy Zone of at least 4.5 metres is provided between the window and facility/activity area:
  - a. local public roadway including a Lane;
  - b. walkway;
  - c. on-site roadway;
  - d. on-site parking area;
  - e. on-site Amenity Area; and
  - f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

3. Where the sill of a Principal Living Room Window is at least 2.0 metres above the elevation of the exterior area immediately outside the Window for a distance of at least 4.5 metres out from the Window, no minimum Privacy Zone is required.

Under Section 6.1(88), Separation Space means open space around Dwellings separating them from adjacent buildings or activities, and providing daylight, ventilation, and privacy. Separation Space is not a Yard.

**Development Officer’s Determination**

With the exception of balcony space for Suites #2 and #3 as shown on the plan, Private Outdoor Amenity Area is not provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. No Private Outdoor Amenity Areas are provided which meet the minimum dimensions as per Section 47.5.

On-site Amenity Area is proposed within a Privacy Zone of at least 4.5 metres adjacent to a Principal Living Room Window (Suite #1, Suite #2, and Suite #6). Reference Section 47.6 and 48.2.

**Rooftop Terrace**

Section 140.4(17)(a)(ii) states on an Interior Site, the minimum Stepback for a Rooftop Terrace shall be 2.0 metres from any building Façade facing a Rear Lot Line.

Under Section 6.1(86), Rooftop Terrace means a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

**Development Officer’s Determination**

Proposed: 0.60 metres  
 Deficiency: 1.40 metres

**Parking**

Section 54.2, Schedule 1(1), states

	Minimum	Maximum	TOD minimum	TOD maximum
Bed Sitting Room	1	N/A	0.7	1
Bachelor Suite	1	N/A	0.7	1

1 Bedroom Dwelling	1	N/A	0.8	1
2 Bedroom Dwelling	1.5	N/A	1	1.5
3 or more Bedroom Dwelling	1.7	N/A	1.25	1.75
Visitor Parking	1 per 7 Dwellings	N/A	1 per 7 Dwellings	N/A

Where such Uses contain three or more dwelling units (or where Semi-Detached Housing, Duplex Housing, or Apartment Housing consisting of fewer than three dwelling units, comprise part of a Multi-Unit Project Development) and are located within 400 metres of an existing LRT station or a future LRT station with a Council-approved Concept Plan, within 400 metres of an existing Transit Centre or a future Transit Centre with a Council-approved Concept Plan, or within 100 metres of a Transit Avenue, the following minimum parking requirements and maximum parking requirements shall apply.

The visitor parking must be readily available to an entrance of the building and be clearly identified as visitor parking.

The Development Officer may accept Tandem Parking spaces of a number that is equivalent to the total required parking minus the total number of Dwellings and minus visitor parking. Visitor parking spaces shall not be in tandem.

**Development Officer’s Determination**

Required Parking: 8 spaces

Required Visitor Parking: 1 space

Total required parking: 9 spaces

Proposed: 6 spaces

Deficiency: 3 spaces

**Side Setback**

Section 814.3 states where the Site Width is 18.3 metres or greater:

- a. Side Setbacks shall total 20 percent of the Site Width but shall not be required to exceed 6.0 metres in total;
- b. the minimum interior Side Setback shall be 2.0 metres, except if the requirements of the underlying Zone are greater, the underlying Zone requirements shall apply.

***Eaves Projection***

Section 44.1.a states verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, may project into a required Setback or Separation Space, provided such projections do not exceed 0.6 metres in the case of Setbacks or Separation Spaces of 1.2 metres or greater. Where unenclosed steps extend into Side Setbacks which are not used for vehicular access, such steps shall not exceed a Height of 1.0 metres above Grade.

***Non-conforming Building***

Section 643 of the *Municipal Government Act*, RSA 2000, c M-26, states the following:

- (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.

Section 11.3(3) states that the Development Officer may approve, with or without conditions as a Class B Development, an enlargement, alteration or addition to a legal non-conforming building if the non-conforming building complies with the uses prescribed for the land in this Bylaw and the proposed development would not, in his opinion:

- a) unduly interfere with the amenities of the neighbourhood; or
- b) materially interfere with or affect the use, enjoyment or value of neighbouring properties.

**Development Officer's NOTE**

The existing building is considered non-conforming in regards to the north Side Setback (Section 140.4.13) and north eaves (Section 44.1 - Eaves project 0.60 metres into a Side Setback of 0.76 metres).

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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*.

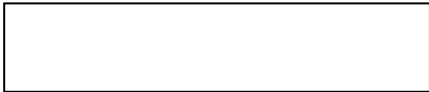
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Project Number: 150878850-004  
Application Date: JAN 14, 2016  
Printed: June 21, 2016 at 11:10 AM  
Page: 1 of 3

## Application for Major Development Permit

This document is a Development Permit Decision for the development application described below.

<b>Applicant</b>  GATINEAU ENTERPRISES INC. 	<b>Property Address(es) and Legal Description(s)</b> 11516 - 95A STREET NW Plan RN43 Blk 17 Lots 26-27  <b>Specific Address(es)</b> Entryway: 11516 - 95A STREET NW Building: 11516 - 95A STREET NW
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**Scope of Application**  
To convert a Group Home to 8 Dwellings of Apartment Housing and to construct interior alterations (existing without permits).

<b>Permit Details</b>  Class of Permit: Gross Floor Area (sq.m.): 501.7 New Sewer Service Required: Y Site Area (sq. m.): 736	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 3 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Application Decision**  
Refused

**THIS IS NOT A PERMIT**



Project Number: 150878850-004  
Application Date: JAN 14, 2016  
Printed: June 21, 2016 at 11:10 AM  
Page: 2 of 3

## Application for Major Development Permit

### Reason for Refusal

The application is refused for the following reasons:

1. Section 140.4.5: Site regulations for Apartment Housing and Stacked Row Housing:

Minimum Site area: 750 m<sup>2</sup>  
Proposed Site Area: 735.92m<sup>2</sup>  
Deficiency: 14.08m<sup>2</sup>

2. Section 140.4.7: Apartment Housing or Stacked Row Housing shall be located:

- a. on Corner Sites,
- b. on Sites Abutting an arterial or service road,
- c. where both Side Lot Lines Abut existing Apartment Housing or Stacked Row Housing, or
- d. where a minimum of one Side Lot Line:
  - i.) Abuts a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use, or
  - ii.) is not separated by a public roadway, including a Lane, more than 10.0 m wide from a Site where a Commercial Use, or Stacked Row Housing or Apartment Housing with a maximum Height greater than four Storeys, is a Permitted Use.

Deficiency: Apartment Housing does not meet location criteria

3. Section 140.4.20: The maximum number of Dwellings per Site for Apartment Housing shall be 4.

Proposed: 8 Dwellings  
Deficiency: 4 Dwellings

4. Section 140.4.24: Each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane.

Proposed main floor unit #8 faces side lot line.

5. Section 140.4.15: Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

With the exception of balcony space for Suites #2 and #3 as shown on the plan, Private Outdoor Amenity Area is not provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. No Private Outdoor Amenity Areas are provided which meet the minimum dimensions as per Section 47.5.

6. Section 140.4.15: Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.

On-site Amenity Area is proposed within a Privacy Zone of at least 4.5 m adjacent to a Principal Living Room Window (Suite #1, Suite #2, and Suite #6). Reference Section 47.6 and 48.2.

7. Section 140.4.17(a): On an Interior Site, the minimum Stepback for a Rooftop Terrace shall be 2.0 m from any building Facade facing a Rear Lot Line.

Proposed: 0.60m  
Deficiency: 1.40m

8. Parking - Section 54.2 Schedule I

Required Parking: 8 spaces  
Required Visitor Parking: 1 space  
Total required parking: 9 spaces

**THIS IS NOT A PERMIT**



Project Number: **150878850-004**  
 Application Date: JAN 14, 2016  
 Printed: June 21, 2016 at 11:10 AM  
 Page: 3 of 3

## Application for Major Development Permit

Proposed: 6 spaces  
 Deficiency: 3 spaces

NOTE: The existing building is considered non-conforming in regards to the north Side Setback (Section 140.4.13) and north eaves (Section 44.1 - Eaves project 0.60m into a Side Setback of 0.76m).

**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.

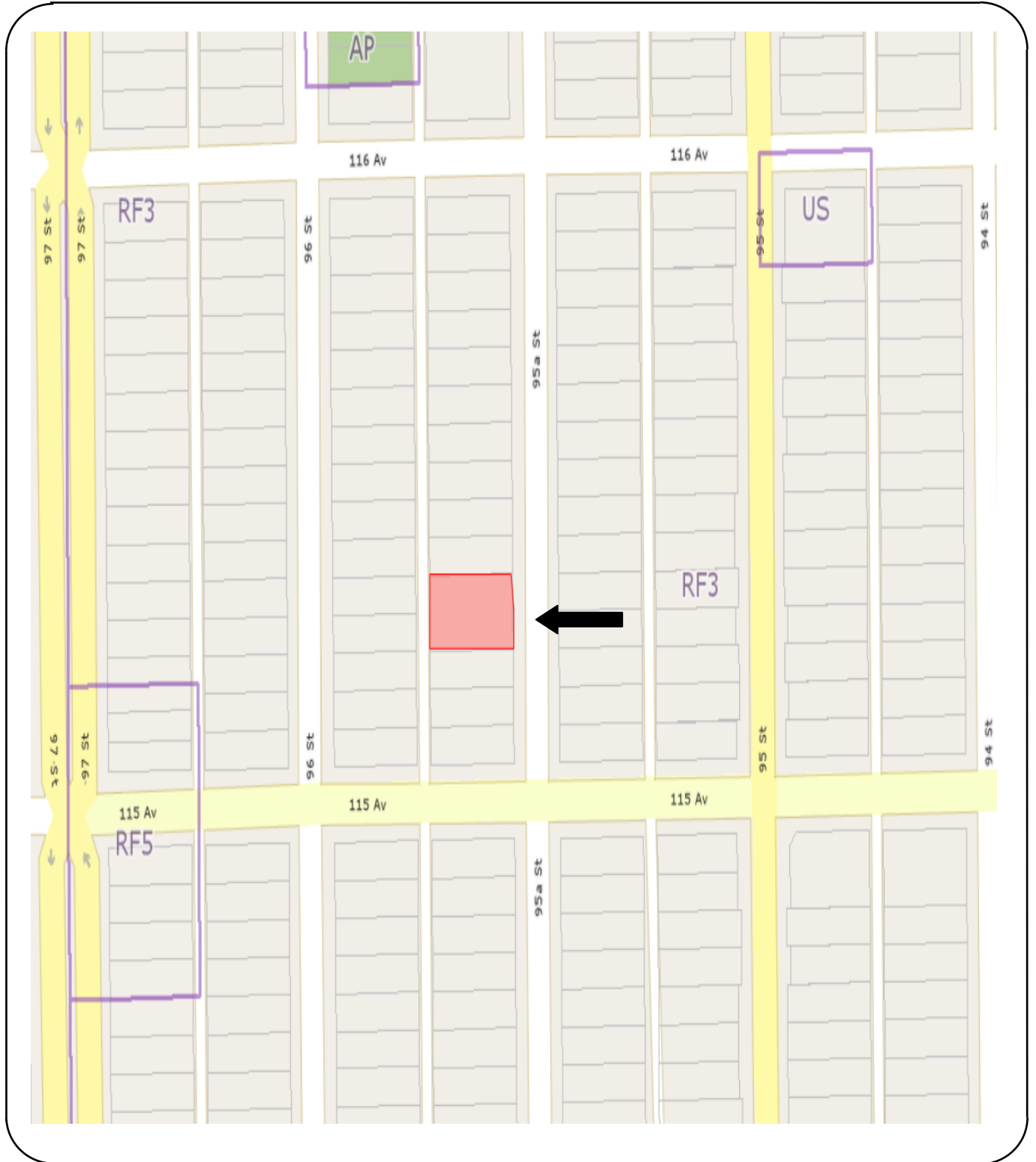
**Issue Date:** Jun 03, 2016    **Development Authority:** ROBINSON, GEORGE    **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$520.00	\$520.00	03007588	Jan 14, 2016
Dev. Application Fee # of dwelling units	\$560.00	\$560.00	03007588	Jan 14, 2016
Sanitary Sewer Trunk Fund 2012+	\$7,826.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$8,906.00	\$1,080.00		
(\$7,826.00 outstanding)				

**THIS IS NOT A PERMIT**





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-170



**BUSINESS LAID OVER**

SDAB-D-16-120	An appeal by <u>The House Company</u> to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 metres by 2.22 metres) and Basement development (NOT to be used as an additional Dwelling) <b><i>August 3, 2016</i></b>
SDAB-D-16-136	An appeal by <u>Bill Co. Incorporated</u> to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <b><i>August 17 or 18, 2016</i></b>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> 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) <b><i>November 30 or December 1, 2016</i></b>

**APPEAL HEARINGS TO BE SCHEDULED**

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