

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
June 1, 2017**

**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-17-097

Cease the use of all main floor dwellings by May 18, 2017, and Decommission the Apartment Housing / Main Floor Dwellings (12707 - 119 Street & 12709 - 119 Street) by May 18, 2017

12709 - 119 Street NW  
Project No.: 167847299-001

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II 12:30 P.M. SDAB-D-17-098

Construct a Single Detached House with a front Veranda, rear uncovered deck (1.22 metres by 2.29 metres), front upper floor balcony, fireplace, and Basement development (NOT to be used as an additional Dwelling).

11207 - 60 Street NW  
Project No.: 240634557-001

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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-17-097

AN APPEAL FROM THE DECISION OF DEVELOPMENT SERVICES

APPELLANT:

APPLICATION NO.: 167847299-001

STOP ORDER TO: Cease the use of all main floor dwellings by May 18, 2017, and Decommission the Apartment Housing / Main Floor Dwellings (12707 - 119 Street & 12709 - 119 Street) by May 18, 2017

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

STOP ORDER DATE: April 18, 2017

DATE OF APPEAL: May 2, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12709 - 119 Street NW

LEGAL DESCRIPTION: Plan 3229Z Blk 7 Lot 31

ZONE: CNC-Neighbourhood Convenience Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

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*Grounds for Appeal*

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

**Key Issues noted:**

- There is a lack of communication and coordination between different City departments:
  - Between tax assessors and zoning/development
  - Between safety inspections, zoning and licensing
- Lack of resources for citizens to ensure they are making a proper investment.

**Results:**

We purchased an improperly permitted property despite due diligence and then spent a large amount of extra money fixing issues required without being notified first of all of the issues.

*General Matters*

**Appeal Information:**

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

**Stop order**

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

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

the development authority may act under subsection (2).

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

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

within the time set out in the notice.

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

**Permit**

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

**Grounds for Appeal**

685(1) If a development authority

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

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

**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

...

**Hearing and decision**

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

...

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

...

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

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

and

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

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

Section 310.1 states the General Purpose of the **CNC Neighbourhood Convenience Commercial Zone** is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

Under Section 310.3(1), **Apartment Housing** is a Discretionary Use in the **CNC Neighbourhood Convenience Commercial 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.

Section 310.5 states the following regulations shall apply to Apartment Housing developments:

- a. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
- b. the housing component shall have access at Grade, which is separate from the access for the commercial premises; and
- c. if a development contains two or more Dwellings, a minimum of 7.5 m<sup>2</sup> of Amenity Area is required per Dwelling, in accordance with the provisions of Section 46 of this Bylaw.

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. 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*.

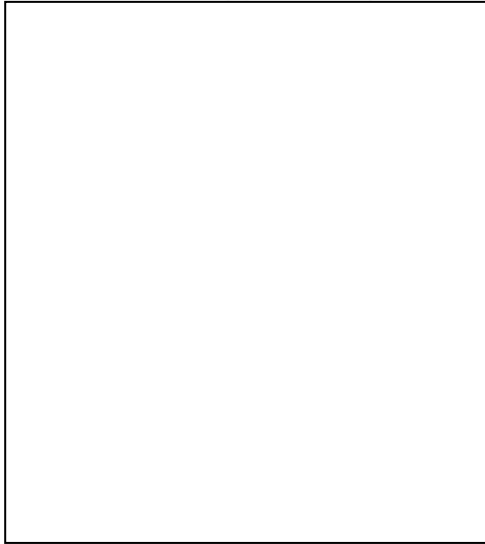
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MAILING ADDRESS:  
2nd Floor, 10111 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 18, 2017

Our File: 167847299-001



Dear Sir/Madam:

A check with Land Titles Office discloses that you are the registered owner(s) of the property located at 12709-119 Street NW, T5E 5M2, in the Province of Alberta, legally described as Plan 3229Z, Block 7, Lot 31.

This property is zoned CNC (Neighbourhood Convenience Commercial Zone) in accordance with Section 310 of the Edmonton Zoning Bylaw. The purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

**LAND USE INFRACTION:**

The property was inspected by Development Compliance Officer, Nicole Swain, on Wednesday, April 12, 2017, as authorized by the City of Edmonton having the authority to exercise development powers under Section 624 of the Municipal Government Act, R.S.A. 2000 conducted an interior land-use inspection of the dwelling noted above.

Our investigation revealed that an additional dwelling has been added to the Commercial Building located on the main floor of 12709-119 Street creating an illegal Apartment House. Note that we were unable to gain entry to main floor of 12707-119 Street, but we have been told that unit is also set up as a dwelling.

According to the City of Edmonton Zoning Appeal Board Appeal Decision No 2268 on September 24, 1948, the structure was approved as a retail store and apartment in a "G" Three Storey Business District.

According to section 7.2(1) of the Edmonton Zoning Bylaw 12800:  
"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."

According to Section 310.5(1)(a) of the Edmonton Zoning Bylaw 12800, Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes.

Apartment Housing is not a permitted use in the CNC (Neighbourhood Convenience Commercial Zone). Apartment Housing is only a discretionary use in the CNC Zone if the site is located on a corner lot.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, YOU ARE HEREBY ORDERED TO:

Cease the use of all main floor dwellings by May 18, 2017.

AND

Decommission the Apartment Housing / Main Floor Dwellings (11207-119 Street & 11209-119 Street) by May 18, 2017.

This will include:

- Remove the stoves in the main floor dwelling units;
- Remove the 220 Volt Outlets that attach to the stoves in the main floor dwelling units;
- Remove the 220 breaker from the electrical panels associated to the in the main floor dwelling units.

The property will be inspected after May 18, 2017 to determine compliance with this Order. An inspection must be scheduled to confirm that the apartment housing / main floor dwellings located at 12707-119 Street and 12709-119 Street have been decommissioned. Please contact Mary Jane Bongato at 780-944-1420 to schedule a decommissioning inspection to confirm compliance with this notice.

**CONSEQUENCES FOR NON-COMPLIANCE:**

In the event that a person fails to comply with an Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter on the land and take any action necessary to carry out the Order. Section 553(1)(h.1) of the Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to subsection (2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.



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

If you have any questions in regards to this matter, please contact the writer at 780-496-6195.

Regards,



Nicole Swain  
Development and Zoning  
Development Services  
Phone Number: 780-496-6195  
Email Address: nicole.swain@edmonton.ca

**Adding  
Amounts  
Owing to tax  
roll**

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

**Stop order**

- 645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).
- (2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval, within the time set out in the notice.
- (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.

**Enforcement of  
stop order**

- 646(1)** If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.
- (2)** A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.

- (3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.

**Permit**

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

**Grounds for appeal**

- 685(1)** If a development authority

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

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

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

**Appeals**

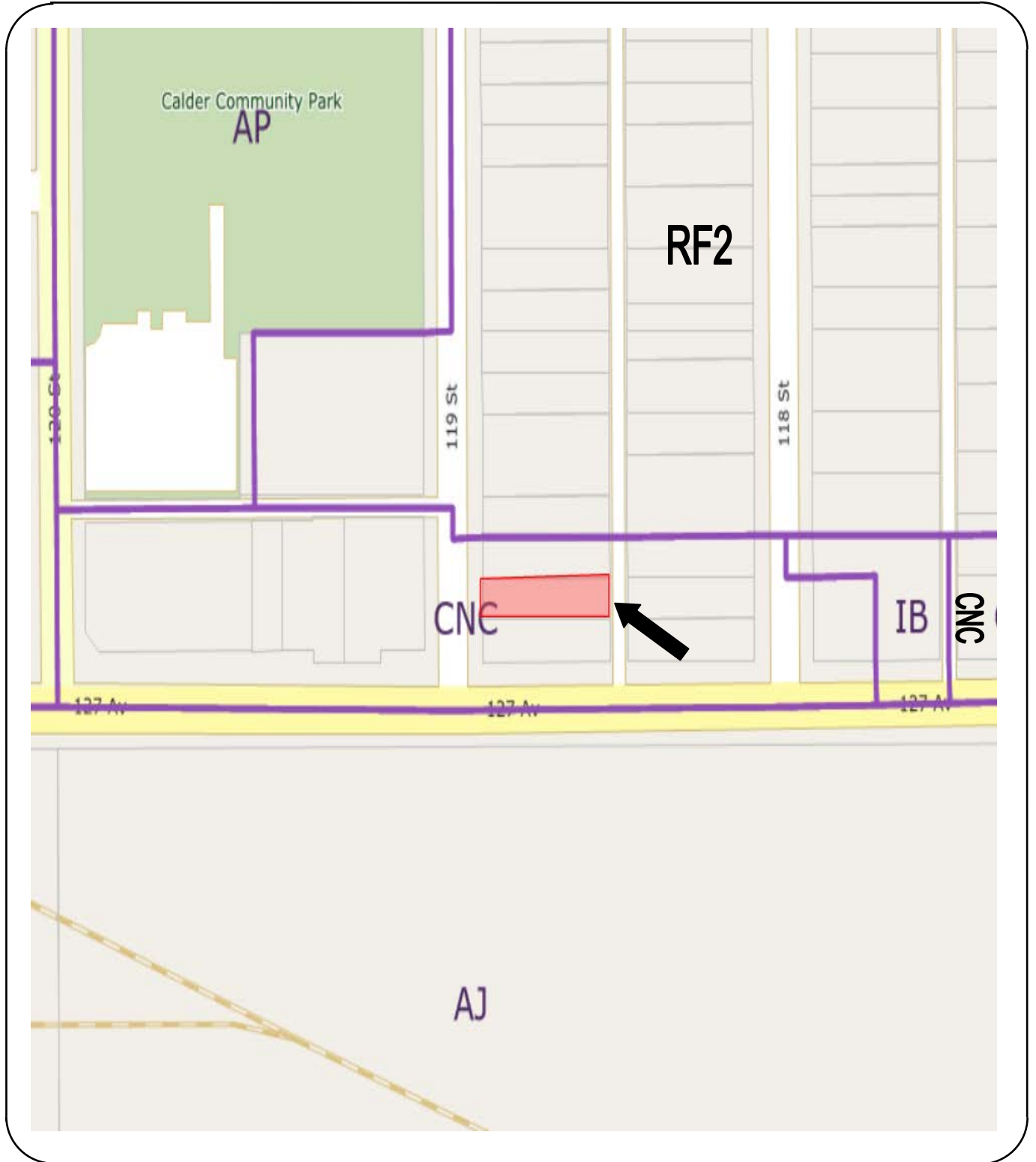
- 686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

- (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
  - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,

or

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

- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The subdivision and development appeal board must give at least 5 days' notice in writing of the hearing
- (a) to the appellant,
  - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
  - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
- (a) the application for the development permit, the decision and the notice of appeal, or
  - (b) the order under section 645.
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-097



ITEM II: 12:30 P.M.

FILE: SDAB-D-17-098

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

APPELLANT:

ADDRESS OF APPELLANT: 11203 – 60 Street NW

APPLICATION NO.: 240634557-001

APPLICATION TO: Construct a Single Detached House with a front Veranda, rear uncovered deck (1.22 metres by 2.29 metres), front upper floor balcony, fireplace, and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: April 12, 2017

DATE OF APPEAL: May 4, 2017

NOTIFICATION PERIOD: Apr 25, 2017 through May 9, 2017

RESPONDENT: Habitat Studio & Workshop Ltd.

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11207 - 60 Street NW

LEGAL DESCRIPTION: Plan 222HW Blk 22 Lot O

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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*Grounds for Appeal*

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

- Variances approved without any neighbourhood consent.
- Rooftop Terrace - Privacy Issues
- Neighbours trees - On fence line are going to be a problem.

**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.

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

**Appeals**

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

- (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

...

or

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

**Hearing and Decision**

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

...

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

...

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

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

- (i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 110.2(4), **Single Detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential Zone.

Under section 7.2(9), **Single Detached Housing** means:

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

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

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

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

<i>Rooftop Terraces</i>
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Section 61.1 states on a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following Stepback regulations:

- a. On an Interior Site, the minimum Stepback shall be:
  - i. 1.0 metres from any building Façade facing a Front Lot Line;
  - ii. 2.0 metres from any building Façade facing a Rear Lot Line;
  - iii. 1.0 metres from any building Façade facing a Side Lot Line, where the Site Width is less than 10.0 metres; and
  - iv. 2.0 metres from any building Façade facing a Side Lot Line, where the Site Width is 10.0 metres or greater.

Under Section 6.1(92), **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.

Under Section 6.1(106), **Stepback** means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.

Development Officer's Determination:

1. Rooftop Terrace - The Rooftop Terrace is stepbacked 0 metres from the building Facade facing the Street, instead of 1.0 metres (Section 61.1.a.i).
2. Rooftop Terrace - The Rooftop Terrace is stepbacked 0 metres from the building Facade facing 11203 60 Street NW, instead of 2.0 metres (Section 61.1.a.iv).




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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>240634557-001</b> Application Date: FEB 03, 2017 Printed: May 4, 2017 at 11:25 AM Page: 1 of 3		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
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>  <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<b>Property Address(es) and Legal Description(s)</b> 11207 - 60 STREET NW Plan 222HW Blk 22 Lot O		
<b>Scope of Application</b> To construct a Single Detached House with a front Veranda, rear uncovered deck (1.22m X 2.29m), front upper floor balcony, fireplace, and Basement development (NOT to be used as an additional Dwelling).			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     Affected Floor Area (sq. ft.): 1899                      Class of Permit: Class B                      Front Yard (m): 7.5                      Rear Yard (m): 16.88                      Side Yard, left (m): 2.37                      Site Area (sq. m.): 560.45                      Site Width (m): 17.1                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     Building Height to Midpoint (m): 8.54                      Dwelling Type: Single Detached House                      Home Design Type:                      Secondary Suite Included?: N                      Side Yard, right (m): 1.2                      Site Depth (m): 37.49                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>		Affected Floor Area (sq. ft.): 1899 Class of Permit: Class B Front Yard (m): 7.5 Rear Yard (m): 16.88 Side Yard, left (m): 2.37 Site Area (sq. m.): 560.45 Site Width (m): 17.1	Building Height to Midpoint (m): 8.54 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.2 Site Depth (m): 37.49 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Permit Decision</b> Approved			
<b>THIS IS NOT A PERMIT</b>			



Project Number: **240634557-001**  
 Application Date: FEB 03, 2017  
 Printed: May 4, 2017 at 11:25 AM  
 Page: 2 of 3

## Application for House Development and Building Permit

### Subject to the Following Conditions

1. This Development Permit authorizes the development of a Single Detached House with a front Veranda, rear uncovered deck (1.22m X 2.29m), front upper floor balcony, fireplace, and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.
2. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1).
3. WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD with NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Section 20.2).
4. The Height of the principal building shall not exceed 8.6 metres in accordance with Section 52 (Reference Section 814.3.13).
5. The Basement elevation shall be no more than 1.2 m above Grade. The Basement elevation shall be measured as the distance between Grade level and the floor of the first Storey (Reference Section 814.3.16)
6. Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw (Reference Section 110.4.12).
7. There shall be no vehicular access from the front or flanking public roadway (Reference Section 814.3.10).
8. A minimum of 2 off-street parking spaces [2 parking spaces are located inside the rear detached garage] shall be used for the purpose of accommodating the vehicles of residents in connection with the Single Detached House (Reference Section 54.1.1.c, 54.2.1.a).
9. Landscaping shall be provided on a Site within 18 months of the occupancy of the Single Detached House. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of the Single Detached House (Reference Section 55.2.1).
10. Two deciduous trees with a minimum Caliper of 50 mm, two coniferous tree with a minimum Height of 2.5 m and eight shrubs shall be provided on the property. Deciduous shrubs shall have a minimum Height of 300 mm and coniferous shrubs shall have a minimum spread of 450 mm (Reference Section 55.2.1).
11. All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. Seeding or sodding may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens (Reference Section 55.2.1).
12. Frosted or opaque glass treatment shall be used on windows as required on the north and south elevations to minimize overlook into adjacent properties (Reference Section 814.3.4).

### NOTES:

- A. Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals
- B. Any future deck enclosure or cover requires a separate development and building permit approval.
- C. A Secondary Suite shall require a new development permit application.
- D. Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.
- E. An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

**THIS IS NOT A PERMIT**



Project Number: **240634557-001**  
 Application Date: FEB 03, 2017  
 Printed: May 4, 2017 at 11:25 AM  
 Page: 3 of 3

## Application for House Development and Building Permit

easements that might be attached to the site.

**Variiances**

1. Rooftop Terrace - The Rooftop Terrace is setback 0 m from the building Facade facing the Street, instead of 1.0 m (Section 61.1.a.i).
2. Rooftop Terrace - The Rooftop Terrace is setback 0 m from the building Facade facing 11203 60 Street NW, instead of 2.0 m (Section 61.1.a.iv).

**Rights of Appeal**

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

**Issue Date:** Apr 12, 2017    **Development Authority:** LIANG, BENNY  
**Notice Period Begins:** Apr 25, 2017    **Ends:** May 09, 2017

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

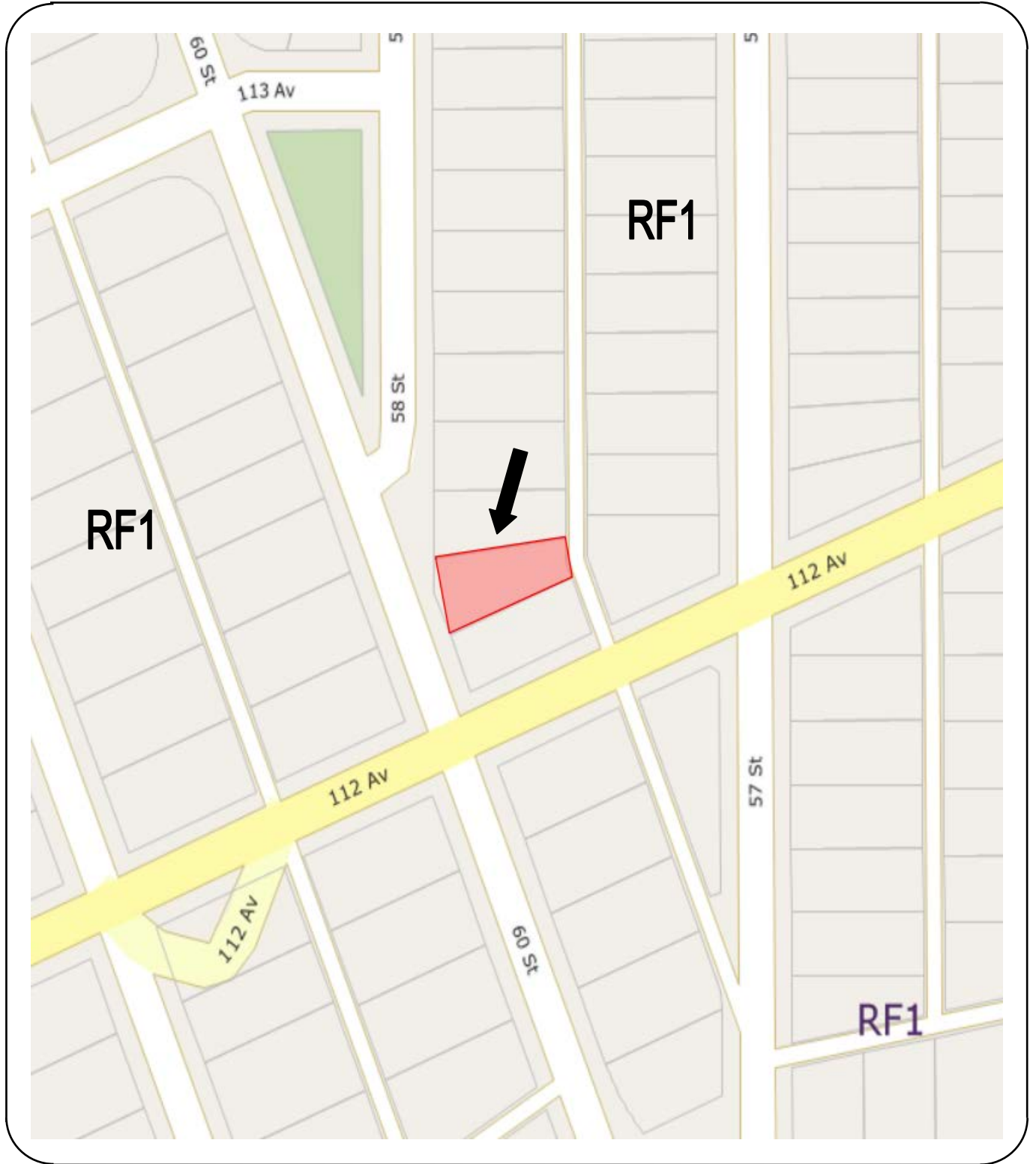
**Building Permit Decision**

No decision has yet been made.

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$72.32	\$72.32	03902586	Feb 03, 2017
Building Permit Fee	\$1,808.00	\$1,808.00	03902586	Feb 03, 2017
Lot Grading Fee	\$140.00	\$140.00	03902586	Feb 03, 2017
Electrical Fee (Service)	\$79.00	\$79.00	03902586	Feb 03, 2017
Electrical Fees (House)	\$282.00	\$282.00	03902586	Feb 03, 2017
Water Usage Fee	\$49.61	\$49.61	03902586	Feb 03, 2017
Electrical Safety Codes Fee	\$15.78	\$15.78	03902586	Feb 03, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,446.71	\$2,446.71		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-098

