

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
June 29, 2017**

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

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

I 9:00 A.M. SDAB-D-17-117

To construct a Single Detached House with
front veranda and fireplace

11055 - 161 Street NW
Project No.: 242120274-004

II 10:30 A.M. SDAB-D-17-118

To construct a General Retail Stores and a
Restaurants (60 square metres Public Space)
Use building

12410 - 167 Avenue NW
Project No.: 240888886-001

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-17-117

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 242120274-004

APPLICATION TO: Construct a Single Detached House with front veranda and fireplace

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 1, 2017

DATE OF APPEAL: June 6, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11055 - 161 Street NW

LEGAL DESCRIPTION: Plan 2778KS Blk 10 Lot 30, Plan 1720974 Blk 10 Lot 30A

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:

The project I presented did not meet the rear setbacks. It is very important to me and my family that we build the house as planned as we are expecting a child and we need the 3rd bedroom.

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

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:

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 retain Single Detached Housing, while allowing infill on narrow lots, including Secondary Suites 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.

Rear Setback

Section 814.3(5) states the minimum Rear Setback shall be 40 percent of Site depth.

The Site Depth is 37.19 metres. Forty percent of the Site Depth is 14.88 metres.

Development Officer's Determination:

Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 13.11 metres instead of 14.88 metres (Section 814.3(5))

Community Consultation

When a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development and the President of each affected Community League;
 - b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
 - c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
 - d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.
-

Notice to Applicant/Appellant

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

	Project Number: 242120274-004 Application Date: MAR 07, 2017 Printed: June 1, 2017 at 12:25 PM Page: 1 of 2																									
<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																										
Applicant <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 11055 - 161 STREET NW Plan 2778KS Blk 10 Lot 30 11055 - 161 STREET NW Plan 1720974 Blk 10 Lot 30A Location(s) of Work Suite: BSMT, 11055 - 161 STREET NW Entryway: 11055 - 161 STREET NW Building: 11055 - 161 STREET NW																									
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I/We certify that the above noted details are correct. Applicant signature: _____																										
Development Application Decision Refused Reason for Refusal 1. Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 13.11m instead of 14.88m (Section 814.3(5)) 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 01, 2017 Development Authority: LANGILLE, BRANDON Signature: _____																										
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Sanitary Sewer Trunk Fund</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$1,566.00</td> <td style="text-align: right;">03965556</td> <td style="text-align: right;">Mar 07, 2017</td> </tr> <tr> <td>Electrical Safety Codes Fee</td> <td style="text-align: right;">\$15.34</td> <td style="text-align: right;">\$15.34</td> <td style="text-align: right;">03965556</td> <td style="text-align: right;">Mar 07, 2017</td> </tr> <tr> <td>Electrical Fees (House)</td> <td style="text-align: right;">\$271.00</td> <td style="text-align: right;">\$271.00</td> <td style="text-align: right;">03965556</td> <td style="text-align: right;">Mar 07, 2017</td> </tr> <tr> <td>Water Usage Fee</td> <td style="text-align: right;">\$44.77</td> <td style="text-align: right;">\$44.77</td> <td style="text-align: right;">03965556</td> <td style="text-align: right;">Mar 07, 2017</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Sanitary Sewer Trunk Fund	\$0.00	\$1,566.00	03965556	Mar 07, 2017	Electrical Safety Codes Fee	\$15.34	\$15.34	03965556	Mar 07, 2017	Electrical Fees (House)	\$271.00	\$271.00	03965556	Mar 07, 2017	Water Usage Fee	\$44.77	\$44.77	03965556	Mar 07, 2017
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THIS IS NOT A PERMIT																										



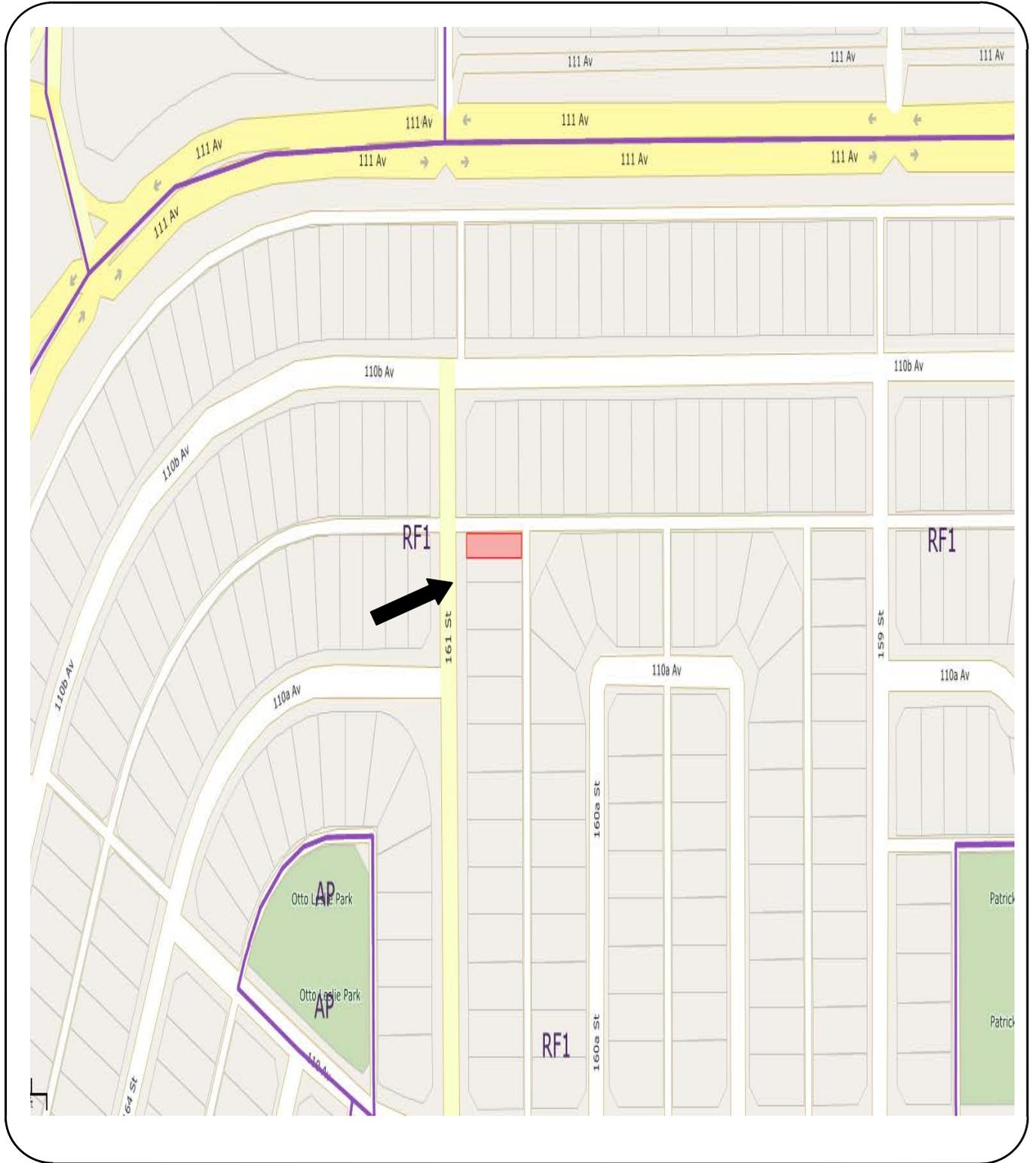
Project Number: **242120274-004**
Application Date: MAR 07, 2017
Printed: June 1, 2017 at 12:25 PM
Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sec Suite SSTC Fee	\$0.00	\$693.00	03965556	Mar 07, 2017
Electrical Fee (Service)	\$79.00	\$79.00	03965556	Mar 07, 2017
Lot Grading Fee	\$140.00	\$140.00	03965556	Mar 07, 2017
Safety Codes Fee	\$65.72	\$65.72	03965556	Mar 07, 2017
Building Permit Fee	\$1,643.00	\$1,643.00	03965556	Mar 07, 2017
Sanitary Sewer Single/Duplex Refund	(\$693.00)			
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$1,565.83</u>	<u>\$4,517.83</u>		
(overpaid by \$2,952.00)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-117



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-118

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

APPELLANT:

ADDRESS OF APPELLANT: 164 Warwick Crescent NW

APPLICATION NO.: 240888886-001

APPLICATION TO: Construct a General Retail Store and a Restaurant (60 square metres Public Space) Use building

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 11, 2017

DATE OF APPEAL: June 1, 2017

NOTIFICATION PERIOD: May 18, 2017 through June 1, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12410 - 167 Avenue NW

LEGAL DESCRIPTION: Plan 1494NY Blk B

ZONE: CSC-Shopping Centre Zone

OVERLAY: N/A

STATUTORY PLAN: Castle Downs Extension Area Structure Plan

Grounds for Appeal

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

- New building will increase the existing problem of light pollution coming from the area. The LA Fitness is a good example. There is absolutely no reason why the LA Fitness needs to have all their lights turned up at night. It's particularly a greater problem during the winter months with reduced daylight. I know that the residents

of this neighbourhood are complaining about the light issue to us, whether that has turned into a formal complaint I can't speak to. Light intensity should be reduced at night.

- Increased traffic entering the Newcastle Shopping Centre off of 167 Avenue and 123 Street will increase the risk of motor vehicle accidents at these intersections, as drivers often drive through the red light leaving the shopping centre directly behind our house due to the traffic light patterns. A little bit tired of the honking horns.
- Increased traffic through the parking lot between the shopping centre and the LA Fitness. There are no speed bumps in this area of the parking lot. It's pretty much a drag race through there causing vehicular noise.
- Increased noise during the winter months for snow removal. I have called 311 several times and filed complaints about the noise between 11 p.m. and 7 a.m.
- Increased noise for parking lot cleaning during the summer months.
- Already experiencing excessive noise from heavy equipment constructing the Shell gas bar between the hours of 11 p.m. and 7 a.m.
- Depending on the height of the building we don't want to sit in the back yard and see this building staring at us especially at night.
- I'm sure this business will be applying for a sign. Sign will be high, lit up and cause light pollution.
- Increased traffic on 167 Avenue between 127 Street and 112 Street. Speeding is an issue on this road and the City of Edmonton has agreed to perform a traffic study for the use of photo radar and other traffic control endeavours. The speeding/drag racing/noisy vehicles and motor bikes leaving this area is noisy and annoying.
- What are the hours of this business? The increased density of infrastructure and longer business hours will enhance all of the above issues.
- Increased area's where vehicles can hide and sell drugs. This building will be backed onto a storm management pond, increasing area's where crime can take place.
- Reduced our view of the Storm management pond from our backyard which often has several species of birds.

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.

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Appeals

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- (a) in the case of an appeal made by a person referred to in section 685(1), after
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Hearing and Decision

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

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- (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 320.2(8), **General Retail** is a **Permitted Use** in the **CSC Shopping Centre Zone**.

Under section 7.4(22), **General Retail** means development used for the retail or consignment sale of new goods or merchandise within an enclosed building, not including the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or goods sold wholesale. Accessory Uses may include the assembly or repair of products sold on Site, or minor public services such as postal services or pharmacies. This Use does not include Aircraft Sales/Rentals, Automotive and Minor Recreation Vehicle Sales/Rentals, Flea Market, Gas Bars, Greenhouses, Plant Nurseries and Garden Centres , Pawn Stores, Major Alcohol Sales, Minor Alcohol Sales, Major Service Stations, Minor Service Stations, Secondhand Stores, and Warehouse Sales.

Under section 320.2(21), **Restaurants, for less than 200 occupants and 240 square metres of Public Space**, is a **Permitted Use** in the **CSC Shopping Centre Zone**.

Under section 7.4(45), **Restaurant** means development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the Site. Minors are never prohibited

from any portion of the establishment at any time during the hours of operation. This Use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family restaurants.

Section 320.1 states that the **General Purpose** of the **CSC Shopping Centre Zone** is:

to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

Parking

Section 54.2, Schedule 1(A)(12)(a) states any development within a **Commercial Use** not listed separately in this table, with a Floor Area of less than 4500 square metres, requires 1 parking space per 40.0 square metres of Floor Area.

Section 54.2, Schedule 1(A)(24) states a **Restaurant** requires 1 parking space per 3.6 square metres of Public Space except where the proposed development is on a Lot within the boundaries described in Section 54.2.

Section 54.1(2)(h) states in the case of the multiple Use of a Site, the Development Officer shall calculate the vehicular parking, Bicycle Parking and total off-street loading requirement for each individual Use and the total shall be deemed to be the required vehicular parking, Bicycle Parking or off-street loading for the Site, unless the applicant can demonstrate that there is complementary use of the parking or loading facilities which would warrant a reduction in the requirements. Where such reduction is made, this shall be considered a variance and the Development Officer shall state the reduction and the reasons for it on the Development Permit.

Under Section 6.1(38), **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.

Under Section 6.1(86), **Public Space** means space that is part of an establishment, which is open to the public and not restricted to only employees. This definition does not include kitchens, administrative offices, food or drink preparation areas.

Development Officer's Determination:

Parking - The site has 322 parking spaces, instead of 352. (Section 54.2 Schedule 1)

Notice to Applicant/Appellant

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



Project Number: 240888886-001
Application Date: FEB 08, 2017
Printed: June 1, 2017 at 1:07 PM
Page: 1 of 4

Major Development Permit

This document is a record of a Development 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.

Applicant



Property Address(es) and Legal Description(s)

12410 - 167 AVENUE NW
Plan 1494NY Blk B

Specific Address(es)

- Suite: 12448 - 167 AVENUE NW
- Entryway: 12420 - 167 AVENUE NW
- Entryway: 12424 - 167 AVENUE NW
- Entryway: 12428 - 167 AVENUE NW
- Entryway: 12432 - 167 AVENUE NW
- Entryway: 12436 - 167 AVENUE NW
- Entryway: 12440 - 167 AVENUE NW
- Entryway: 12444 - 167 AVENUE NW
- Entryway: 12448 - 167 AVENUE NW
- Building: 12420 - 167 AVENUE NW

Scope of Permit

To construct a General Retail Stores and a Restaurants (60 sq.m Public Space) Use building.

Permit Details

Class of Permit: Class B
Gross Floor Area (sq.m.): 804
New Sewer Service Required: N
Site Area (sq. m.): 20542

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: _____

Development Permit Decision

Approved

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **240888886-001**
 Application Date: FEB 08, 2017
 Printed: June 1, 2017 at 1:07 PM
 Page: 2 of 4

Major Development Permit

Subject to the Following Conditions

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$458.92.

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms:

- i) cash to a value equal to 100% of the established landscaping costs; or
- ii) an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs.

Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely. (Reference Section 55(8))

3. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51)

4. Parking spaces for People with Disabilities shall be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. (Reference Section 54.1(3)(a)(iii))

5. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1(1)(c))

6. Bicycle Parking shall be designed so that bicycles may be securely locked to the rack, railing or other such device without undue inconvenience and shall be reasonably safeguarded from intentional or accidental damage, in accordance with the following standards:

i. Bicycle Parking shall hold the bicycle securely by means of the frame. The frame shall be supported so that the bicycle cannot fall or be pushed over causing damage to the bicycle.

ii. Bicycle parking shall accommodate:

- A. locking both the frame and the wheels to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist removes the front wheel;
- B. locking the frame and one wheel to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist leaves both wheels on the bicycle; and
- C. locking the frame and wheels both to the rack, railing or other such device with a chain or cable not longer than 2.0 m without the removal of any wheels. (Reference Section 54.3(3)(a))

7. Bicycle parking racks, railings or other such devices shall be anchored securely to a hardsurface or fixed structure. (Reference Section 54.3(3)(b))

8. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. (Reference Section 320.4(5))

9. Access from the site to 167 Avenue and 127 Street exist as shown on the Enclosure. Any modification to the existing accesses requires the review and approval of Transportation Planning and Engineering.

10. There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

11. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **24088886-001**
 Application Date: FEB 08, 2017
 Printed: June 1, 2017 at 1:07 PM
 Page: 3 of 4

Major Development Permit

include:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required;
- and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/transportation/on_your_streets/on-street-construction-maintenance-permit.aspx

12. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Transportation Planning and Engineering, as per Section 15.5(f) of the Zoning Bylaw. The sidewalks and boulevard will be inspected by Transportation Planning and Engineering prior to construction, and again once construction is complete. All expenses incurred for repair are to be borne by the owner.

ADVISEMENTS

- a. The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1. (Reference Section 17.1)
- b. Signs require separate Development Applications.
- c. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- d. A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- e. This Development Permit is NOT a Business Licence. A separate application must be made for a Business Licence. Please contact the 311 Call Centre (780-442-5311) for further information.
- f. An approved Development Permit means that the proposed development has been reviewed against the provisions of this 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. (Reference Section 5.2)
- g. Future development applications changing the use in any of the units within the new building that further the deficiency in the required parking will require a parking justification including field observations to be submitted by the applicant to the satisfaction of Transportation Planning and Engineering.
- h. Drainage Assessments:
 - Storm and sanitary PACs have been paid under Servicing Agreement No. C-427; Rapperswill Commercial stage 2.
 - Expansion Assessment has been paid under Servicing Agreement No. C-427; Rapperswill Commercial stage 2.
 - Based on our records, the entire property was previously assessed and paid for Sanitary Sewer Trunk Charges under DP#149377494-002.

The above assessment is made based on information currently available to our Department. Should such information change in the future, a new assessment will have to be made.
- i. In addition to the above items, if required, the applicant/owner shall pay for the installation cost of sewer services to property line. For details, please send inquiries to wass.drainage@edmonton.ca
- j. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800 as amended.

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **240888886-001**
 Application Date: FEB 08, 2017
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Major Development Permit

Variations

Parking - The site has 322 parking spaces, instead of 352. (Section 54.2 Schedule 1)

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.

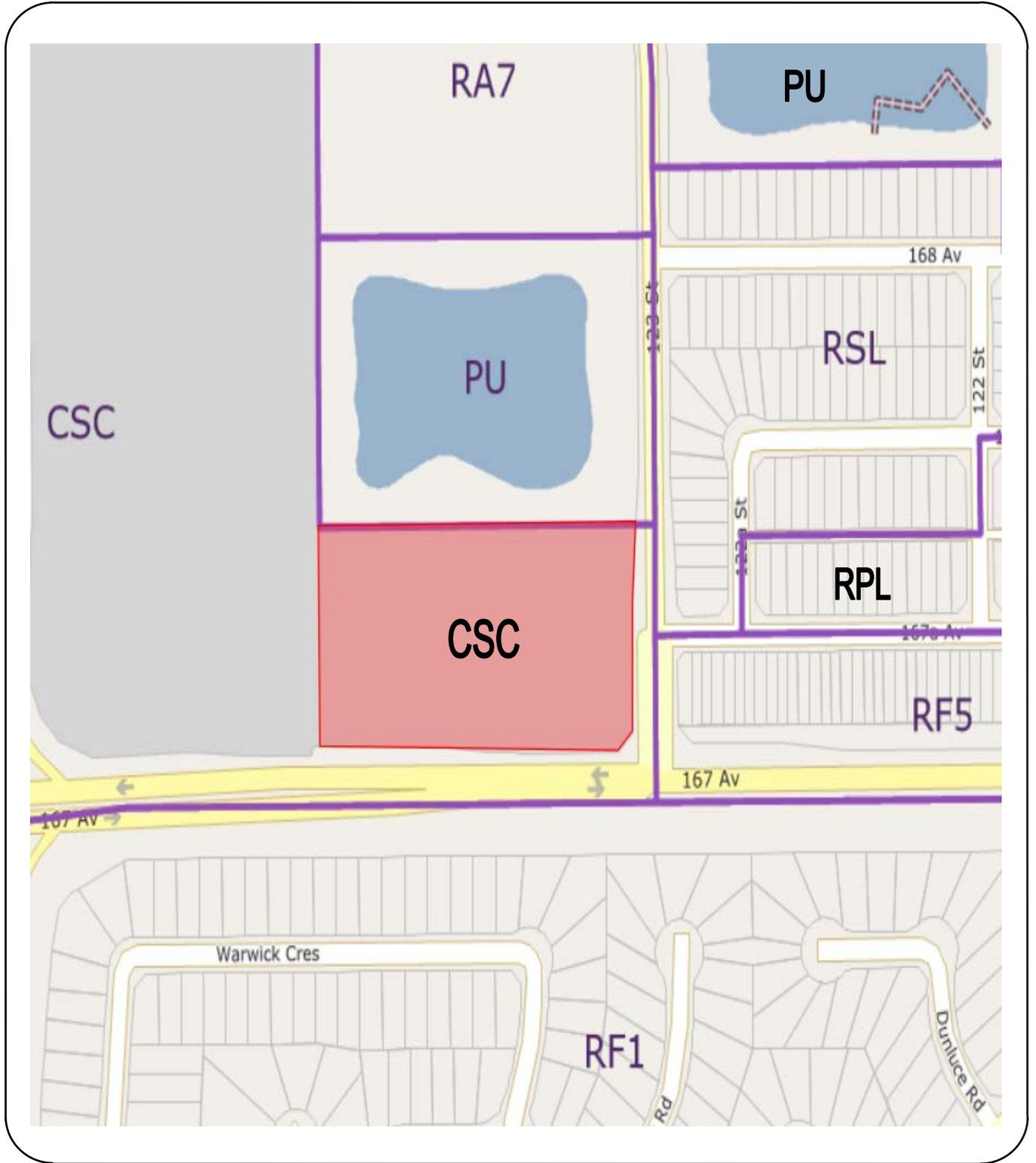
Issue Date: May 11, 2017 **Development Authority:** BELZILE, PAUL
Notice Period Begins: May 18, 2017 **Ends:** Jun 01, 2017

Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee for GFA	\$376.00	\$376.00	03959081	Mar 03, 2017
Major Dev. Application Fee	\$929.00	\$929.00	03959081	Mar 03, 2017
Lot Grading Fee	\$458.92			
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,763.92	\$1,305.00		
(\$458.92 outstanding)				

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-118

