

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
March 23, 2016**

**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-16-081	Construct an Accessory Structure (gazebo, 4.87m x 4.87m) 9528 - 206 Street NW Project No.: 172475179-005
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TO BE RAISED

II	10:30 A.M.	SDAB-D-16-062	Operate an Automotive/Minor Recreation Vehicle Sales/Rental and to relocate an existing mobile office (Peace Motors). 9115 - 127 Avenue NW, 9035 - 127 Avenue NW Project No.: 176691253-001
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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-16-081

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 172475179-005

ADDRESS OF APPELLANT: 9528 - 206 STREET NW

APPLICATION TO: Construct an Accessory Structure (gazebo, 4.87m x 4.87m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 12, 2016

DATE OF APPEAL: February 24, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9528 - 206 STREET NW

LEGAL DESCRIPTION: Plan 1125611 Blk 36 Lot 35

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Lewis Farms Area Structure Plan & Webber Greens Neighbourhood Structure Plan

Grounds for Appeal

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

Please consider our request to keep our covered pergola in its current location. Unfortunately we were unaware a permit was require to erect a pergola and such we paid double the fees to apply for a permit. Had we known there were requirement we would have applied and since being educated on the matter any future developments we will apply for permits. Previously we had a store bought pergola, however due to high winds in this area (we had just moved here) it kept blowing apart and for safety reasons we decided to build a wooded structure. We hired someone to dig holes and cement the posts 4 feet into the ground to be sure it was secure. Along with this he secure the wooden joists for us as well. We

respectfully request a variance due to it being a hardship to move this structure for a distance of .5M. Since the time the photos were taken the structure was stained to match our deck and shingled and fascia installed. The rest of the staining will be complete this spring, due to having 3 small children it took me longer to paint than expected. In order to move this structure we would have to completely dismantle and cut the posts just below the surface of the stone patio it covers. We considered higher a contractor to move it however the equipment required cannot fit through the gate opening. Thank you for your consideration in the matter and please know if we had known about the rules we certainly would not have built it this way. We appreciate your time. Sincerely, [unedited] [Appellant's names redacted]

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, or

...

The decision of the Development Authority is dated February 12, 2016. The Notice of Appeal was filed on February 24, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 115.1 states that the **General Purpose** of the **RSL Residential Small Lot Zone** is “to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.”

Under Section 115.2, **Single Detached Housing** is a **Permitted Use** in the RSL Residential Small Lot Zone.

Section 6.1(2) states:

Accessory means, when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.

Distance from Side Lot Line

Section 50.3.4(b) states:

an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted fence Height or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section 87;

Development Officer’s Determination


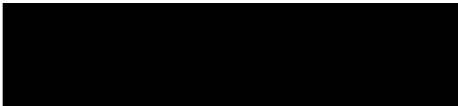
The existing Accessory Structure (gazebo, 4.87m x 4.87m) was refused based on the following reasons:

1. Section 50.3.4(b): an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line:
Required distance: 0.9m
Existed distance: 0.4m
Deficient by: 0.5m
2. A violation notice based on a complaint has been issued for the Accessory Structure was built too closed to the abutting property line.

It is the opinion of the Development Officer the development would unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring properties in the opinion of the Development Officer. [unedited]

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: 172475179-005 Application Date: SEP 25, 2015 Printed: February 24, 2016 at 1:34 PM Page: 1 of 2															
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Accessory Building Development and Building Permit</h3>																
<p>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 Bylaw.</p>																
Applicant 	Property Address(es) and Legal Description(s) 9528 - 206 STREET NW Plan 1125611 Blk 36 Lot 35															
Scope of Application To construct an Accessory Structure (gazebo, 4.87m x 4.87m).																
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Building Area (sq. ft.): 175 Stat. Plan Overlay/Annex Area: (none) </td> <td style="width: 50%; border: none;"> Class of Permit: Class A Type of Accessory Building: Gazebo (090) </td> </tr> </table>		Building Area (sq. ft.): 175 Stat. Plan Overlay/Annex Area: (none)	Class of Permit: Class A Type of Accessory Building: Gazebo (090)													
Building Area (sq. ft.): 175 Stat. Plan Overlay/Annex Area: (none)	Class of Permit: Class A Type of Accessory Building: Gazebo (090)															
I/We certify that the above noted details are correct. Applicant signature: _____																
Development Application Decision Refused Reasons for Refusal The existing Accessory Structure (gazebo, 4.87m x 4.87m) was refused based on the following reasons: <ol style="list-style-type: none"> 1. Section 50.3.4(b): an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line: Required distance: 0.9m Existed distance: 0.4m Deficient by: 0.5m 2. A violation notice based on a complaint has been issued for the Accessory Structure was built too closed to the abutting property line. <p>It is the opinion of the Development Officer the development would unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring properties in the opinion of the Development Officer.</p>																
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: Feb 12, 2016 Development Authority: LAI, ECHO Signature: _____																
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: center;">Fee Amount</th> <th style="text-align: center;">Amount Paid</th> <th style="text-align: center;">Receipt #</th> <th style="text-align: center;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: center;">\$4.50</td> <td style="text-align: center;">\$4.50</td> <td style="text-align: center;">02898975</td> <td style="text-align: center;">Nov 17, 2015</td> </tr> <tr> <td>Dev. Application Fee</td> <td style="text-align: center;">\$105.00</td> <td style="text-align: center;">\$105.00</td> <td style="text-align: center;">02898975</td> <td style="text-align: center;">Nov 17, 2015</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.50	\$4.50	02898975	Nov 17, 2015	Dev. Application Fee	\$105.00	\$105.00	02898975	Nov 17, 2015
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THIS IS NOT A PERMIT																



Project Number: 172475179-005
Application Date: SEP 25, 2015
Printed: February 24, 2016 at 1:34 PM
Page: 2 of 2

Application for Accessory Building Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Building Permit Fee	\$100.00	\$100.00	02898975	Nov 17, 2015
Existing Without Building Permit Penalty Fee	\$100.00	\$100.00	02898975	Nov 17, 2015
Existing Without Development Permit Penalty Fee	\$105.00	\$105.00	02898975	Nov 17, 2015
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$414.50	<u>\$414.50</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-081



TO BE RAISED
ITEM II: 10:30 A.M.

FILE: SDAB-D-16-062

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 176691253-001

ADDRESS OF APPELLANT: 9115 - 127 Avenue NW, 9035 - 127 Avenue NW

APPLICATION TO: Operate an Automotive/Minor Recreation Vehicle Sales/Rental and to relocate an existing mobile office (Peace Motors).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 13, 2016

DATE OF APPEAL: January 27, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9115 - 127 Avenue NW, 9035 - 127 Avenue NW

LEGAL DESCRIPTION: Plan 0520041 Blk 60A Lot 8, Plan 0520041 Blk 60A Lot 9

ZONE: DC2-Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: CN Intermodal Facility and Area Area Redevelopment Plan

Grounds for Appeal

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

Members of the board,

Allow me to provide you with a brief history of this property and this application. We have 3 - One(1) acre parcel of vacant Lands that were previously purchased from a company (Kentwood Ford).

They had developed the site for a vehicle storage. A perimeter fence was installed with 2 access gates on the NW and NE portions of this property. High security lighting was installed throughout these lands. The base was a white washed pebble base with drainage throughout. (see second picture below)

Since its purchase by the current owner, this property was occupied by Ericson Nissan and Peace Motors as a vehicle storage site.

This property was re-zoned to its current zoning which permitted the use of: Automotive and Minor Recreational Vehicle Sales/Rentals and Convenience Vehicle Rentals

A development permit was submitted to the City of Edmonton(July 2015) to permit Peace Motors to allow vehicle sales instead of just storage.

Prior to this application, the Tenant, Peace Motors had set up a mobile trailer on site to act as temporary office. The City of Edmonton reviewed its location and requested it be re-located from the south portion of the property to the East portion of the property. Plans were submitted and the office/trailer was re-located as per their plans.

3 month go by and we finally hear from transportation. They has requested that the 2 entrances from the NW and NE be paved to the property line. This was done.

Then we received a site plan asking for the parking lot to be landscaped with concrete curbing and trees. At the same time, the city requested that the fence be closed off with some type of lattice system. We argued that Firstly, no one along 127 Avenue that has fencing has visually enclosed their site from 127 Avenue. Second, that this property remains a vehicle storage site. Thirdly, due to the economy, the Owner was not prepared to develop this site to the City standards. We has requested that if the City would consider a development permit approval for a short period of time. 3 years was requested.

To our surprise, this development permit application was refused and we were given 14 days to appeal. What happened to all of our dialog. If we knew ahead of time that this office/mobile unit was a point of contention, then we would have been able to obtain all the necessary inspections and if required, bring this temporary structure to all needed regulations. We were not given the proper notice nor the time to rectify the City's concerns.

If it had required that this office/mobile unit be removed from this property, then we would have considered it. Provided that the development permit be approved to allow the Tenant, Peace Motors to sell vehicles from the property. It has been our intent to work with the City to comply with their needs. As far as we are concerned, the development permit was to allow the Tenant, Peace Motors to sell vehicles from this property is in line with the current zoning.

If, the City refused the building permit to allow the Office/Mobile unit based upon non compliance standards. Then we should have been permitted the time to rectify any deficiencies.

Due to this difficult economic time we are facing, we should be finding ways to keep businesses open not to close them down.

The Property owner's intent is to fully develop this 3 acre site when the economic market becomes more feasible. To allow this property to remain vacant and not generate jobs or commerce is counterproductive at his time.

We ask this appeal board to approve the Tenant, Peace Motors to operate a vehicle resale business off of this property for a limited period of time. We can work with the Tenant and City with respect to that.

If we are allowed time to provide a sales structure to comply with the city standard, then PLEASE allow us that time.

I thank you for your consideration. [unedited]

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

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

- (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

The decision of the Development Authority is dated January 13, 2016. The Notice of Appeal was filed on January 27, 2016.

Direct Control Districts

The *Municipal Government Act* states:

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

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

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

- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 2.7 of the *Edmonton Zoning Bylaw* states:

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

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

Automotive/Minor Recreation Vehicle Sales/Rentals is a listed Use under DC2.864.3(c).

Section DC2.864.1 states that the **General Purpose** of the DC2.864 Direct Control Provision is:

to allow for a limited range of commercial, light industrial, automotive and service uses that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building with development regulations to ensure compatibility with surrounding land uses.

Section 7.4(5) states:

Automotive and Minor Recreation Vehicle Sales/Rentals means development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships. This Use Class does not include dealerships for the sale of trucks with a gross vehicle weight rating of 4 000 kg or greater, or the sale of motorhomes with a gross vehicle weight rating greater than 6 000 kg or a length of more than 6.7 m.

Development in Accordance with Site Plan

DC2.864.4(a) states: “Development of the Site shall be in general accordance with the Site Plan attached to this provision, as Appendix I.”

Development Officer’s Determination

The Development Officer referenced DC2.864.4(a) and made the following determination:

The proposed location and orientation of the mobile trailer is not in general accordance with the Site Plan of Appendix I. [unedited]

Materials Used

DC2.864.4(l) states:

All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development

throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development.

Section 57.2(1) of the *Edmonton Zoning Bylaw* states:

In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

Development Officer's Determination

The Development Officer referenced DC2.864.4(1) and Section 57.2 of the *Edmonton Zoning Bylaw*, and made the following determination:

Based on site visit, the proposed building, identified as a modular unit on the site plan, is existing and is not in good repair, and is not finished with durable materials to maintain a high level of appearance of the development throughout the life of the project. [unedited]

Hardsurfacing and Curbing of Parking and Loading Spaces

Section 54.6(3) states:

3. Commercial and Industrial Zones
 - a. Every off-street parking or loading space provided or required in any Commercial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be Hardsurfaced if the access is from a public roadway which is Hardsurfaced.
 - b. Every off-street parking or loading space provided or required in an Industrial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applied, shall be Hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be Hardsurfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the highway.

Development Officer's Determination

The Development Officer referenced Section 54.6(3) and made the following determination:

The proposed parking lot is a gravel parking lot and not is hardsurfaced, contrary to Section 54.6.a and b. [unedited]

Landscaping

Section 55.4(3) states:

Any parking lot having eight or more parking spaces that is visible from an adjoining Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a Light Rail Transit line, shall have perimeter planting. The location, length, thickness and Height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining Residential or Commercial Zone, and enhance the view of the parking area from any adjacent public roadway or Light Rail Transit line.

Development Officer's Determination

The Development Officer referenced Section 55.4(3) and made the following determination:

The proposed Site has more than eight parking spaces visible from a public roadway. The proposed Landscaping Plan along 127 Ave. does not provide substantial interruption of the view of the parking area from the Residential Zone. [unedited]

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: **176691253-001**
Application Date: JUL 29, 2015
Printed: February 11, 2016 at 1:14 PM
Page: 1 of 3

Application for Major Development Permit

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

Applicant 1101731 ALBERTA LTD 	Property Address(es) and Legal Description(s) 9115 - 127 AVENUE NW Plan 0520041 Blk 60A Lot 8 9035 - 127 AVENUE NW Plan 0520041 Blk 60A Lot 9
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Scope of Application
To operate a Automotive/Minor Recreation Vehicle Sales/Rental and to relocate an existing mobile office (Peace Motors).

Permit Details	
Class of Permit: Class B Gross Floor Area (sq.m.): 73.37 New Sewer Service Required: N/A Site Area (sq. m.): 6059.68	Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)

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

Applicant signature: _____

Development Application Decision
Refused

THIS IS NOT A PERMIT



Project Number: **176691253-001**
 Application Date: JUL 29, 2015
 Printed: February 11, 2016 at 1:14 PM
 Page: 2 of 3

Application for Major Development Permit

Reason for Refusal

1) Development of the Site shall be in general accordance with the Site Plan attached to this provision, in accordance to Appendix I (Reference DC2.864(4)(a)):

The proposed location and orientation of the mobile trailer is not in general accordance with the Site Plan of Appendix I.

2) All buildings shall be constructed and finished with durable materials designed to maintain the initial appearance of the development throughout the life of the project. The Development Officer may require that the appearance of metal, or concrete block walls exposed to public view from beyond the Site be improved where such walls are inconsistent with the finishing materials or appearance characteristic of surrounding development (Reference DC2.864(4)(l))

In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development. (Section 57.2)

Based on site visit, the proposed building, identified as a modular unit on the site plan, is existing and is not in good repair, and is not finished with durable materials to maintain a high level of appearance of the development throughout the life of the project.

3) Every off-street parking or loading space provided or required in any Commercial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applies, shall be Hardsurfaced if the access is from a public roadway which is Hardsurfaced.

Every off-street parking or loading space provided or required in an Industrial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applied, shall be Hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be Hardsurfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the highway. (Reference Section 54.6.3.a and b):

The proposed parking lot is a gravel parking lot and not is hardsurfaced, contrary to Section 54.6.a and b.

4) Any parking lot having eight or more parking spaces that is visible from an adjoining Site in a Residential or Commercial Zone, or from a public roadway other than a Lane, or from a Light Rail Transit line, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in Grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any adjoining Residential or Commercial Zone, and enhance the view of the parking area from any adjacent public roadway or Light Rail Transit line (Reference Section 55.4.3):

The proposed Site has more than eight parking spaces visible from a public roadway. The proposed Landscaping Plan along 127 Ave. does not provide substantial interruption of the view of the parking area from the Residential Zone.

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: Jan 13, 2016 **Development Authority:** BUCCINO, SAMANTHA **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$316.00	\$316.00	02625568	Jul 29, 2015

THIS IS NOT A PERMIT



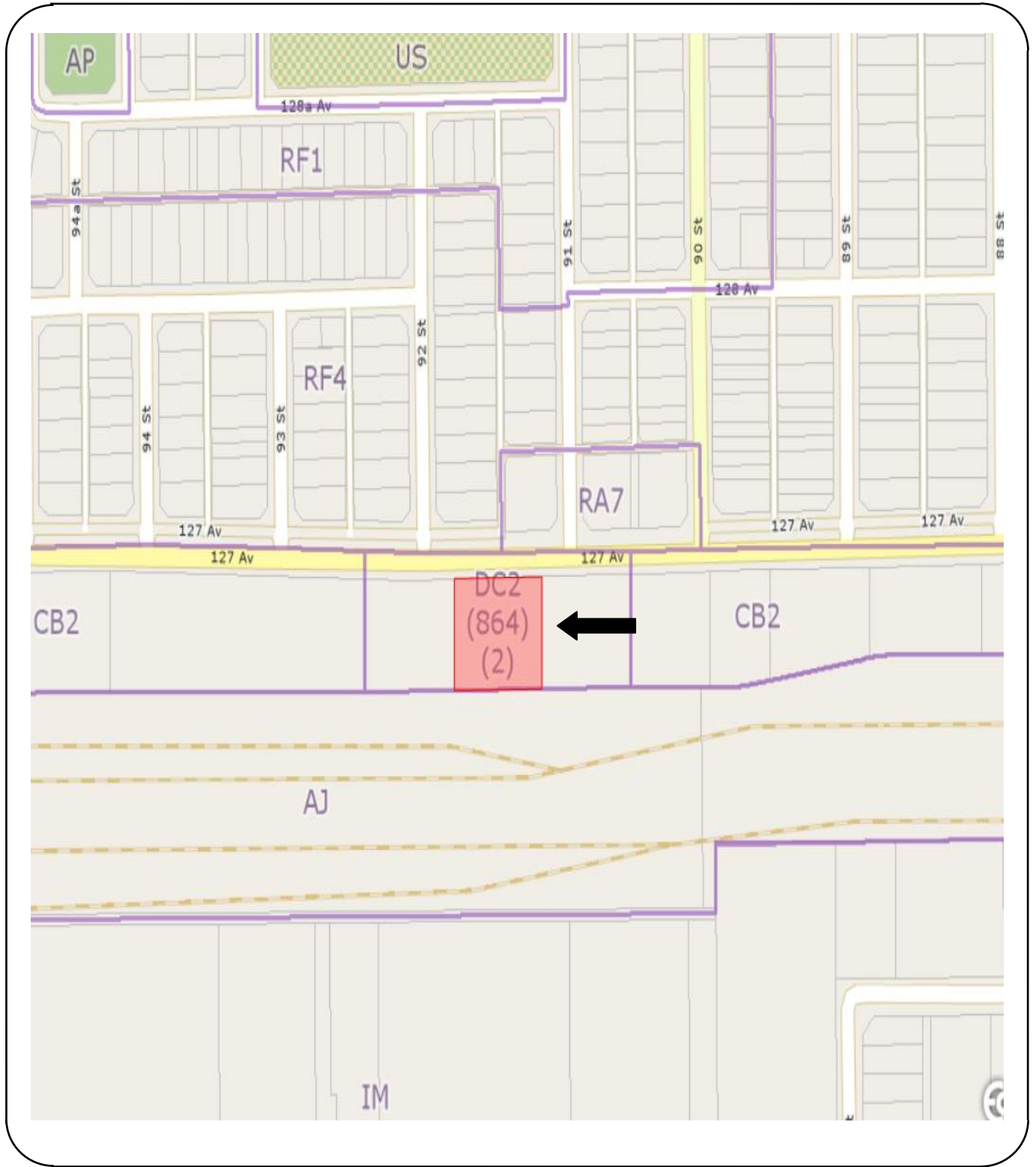
Project Number: **176691253-001**
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Printed: February 11, 2016 at 1:14 PM
Page: 3 of 3

Application for Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$100.00	\$100.00	02625568	Jul 29, 2015
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$416.00	\$416.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-062



BUSINESS LAID OVER

SDAB-D-16-501	An appeal by <u>Darren Crocker / Brownlee LLP</u> to demolish an existing building. <i>March 30 or 31, 2016</i>
SDAB-D-16-048	An appeal by <u>Pattison Outdoor Advertising</u> to construct a Freestanding Off-premises Sign. <i>April 6 or 7, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

180917066-001	An appeal by <u>Leston Holdings (1980) Ltd.</u> to construct interior alterations (add 1 unit, increase from a 21 unit to a 22 unit building) to an existing Apartment Housing building, existing without permits. <i>April 6 or 7, 2016</i>
160474324-006	An appeal by <u>1319416 Alberta Ltd. / Kennedy Agrios LLP</u> to replace a Roof Off-premises Sign with (1) Freestanding Minor Digital Off-premises Sign (6.1m x 3m). <i>April 14, 2016</i>