

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
March 27, 2019**

**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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**TO BE RAISED**

I 9:00 A.M. SDAB-D-19-026

To construct a four Dwelling Row House building with underground parking and rear uncovered decks

10347 - 160 Street NW  
Project No.: 177755353-001

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II 12:30 P.M. SDAB-D-19-041

Change the Use from Personal Service Shop to Restaurant (40.1square metres Public Space) and to construct interior alterations. (Pizza Restaurant)

1803C - 91 Street SW  
Project No.: 277937618-003

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III 2:30 P.M. SDAB-D-19-042

Operate a Major Home Based Business (Administration office and storage for general contractor - BERG BUILDERS), expires February 09, 2024

8530 - 10 Avenue NW  
Project No.: 301997306-001

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**NOTE:** *Unless otherwise stated, all references to “section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

**TO BE RAISED**  
**ITEM I: 9:00 A.M.**

FILE: SDAB-D-19-026

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 177755353-001

APPLICATION TO: Construct a four Dwelling Row House building with underground parking and rear uncovered decks

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 16, 2019

DATE OF APPEAL: February 5, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10347 - 160 Street NW

LEGAL DESCRIPTION: Plan 2857HW Blk 18 Lot 11

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

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***Grounds for Appeal***

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

The proposed development is built on the core tenets of affordable housing, efficient use of land, and safe and innovative design that respects the surrounding area and neighbouring property.

From a design standpoint, we understand that the proposed development is not typical and as such does not adhere to all of the specific requirements of the RF3 zone. The design has been carefully thought out to most effectively introduce gentle density to the space in a manner that in our opinion does not cause undue nuisance to the neighbouring property. We have accomplished this through the following measures:

- Orienting the front of the row houses to 104 Avenue to create an active frontage along the street. Also, raising the front outdoor amenity space above grade to create privacy/separation and promote safety.
- Creating a lowered lane along the south edge of the property line to allow for ramp access to parking (double car garages for each unit) from 160 Street, as well as egress from the lane. The design promotes circulation and safety, while also allowing for functional outdoor amenity space above, and replacing blank garage faces along the flanking street with front doors and active uses.
- Providing buffers between 104 Avenue and the neighbouring property to the south through the use of landscaping, fences, and privacy screening.
- Creating a unique and innovative architectural design that uses high quality materials to complement the residential community.

While the City of Edmonton comments we received identified variances to setbacks and lane access, we believe that the proposed development strategically uses the site to provide design to mitigate safety and privacy concerns. Further, one-way access to the lane from 160 Street (down the ramp) allows for clear line-of-sight to the street and sidewalk, to mitigate issues relating to the safety of pedestrians and street users (all traffic will exit the site via the rear lane). Enforcing two-way access from the lane, as per the development regulations for the base RF3 zone, would significantly impact the ability to provide for greater density on the site, which is one of the core objectives of the Municipal Development Plan, and allows the developer to provide these units at an affordable cost – approximately \$370,000, well below market for a family-oriented home. Further, the school directly across from the property and the proposed LRT extension nearby make it an ideal location for young professionals with growing families.

**NOTE: SEE FURTHER GROUNDS FOR APPEAL IN THE SDAB-D-19-026 FILE.**

*General Matters*

**Appeal Information:**

The Subdivision and Development Appeal Board made and passed the following motion on February 28, 2019:

**“That SDAB-D-19-026 be postponed until March 27, 2019 at the written request of Legal Counsel for the Appellant and with the consent of the Development Authority.”**

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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, [...]

**Hearing and Decision**

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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 140.2(6), **Row Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(5), **Row Housing** means:

development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This Use does not include Stacked Row Housing or Blatchford Townhousing.

Under section 6.1, **Dwelling** means:

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

Section 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is:

to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four principal Dwellings under certain conditions, including Secondary Suites and Garden Suites.

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

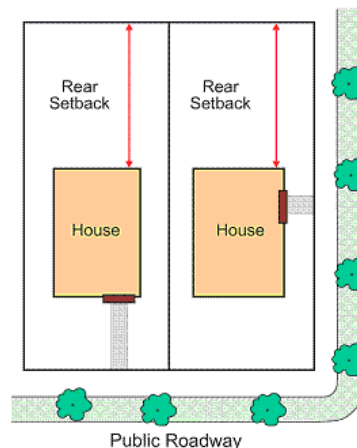
to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

### ***Rear Setback***

Section 814.3(4) states "The minimum Rear Setback shall be 40% of Site Depth."

Under section 6.1, **Rear Setback** means:

the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Under section 6.1, **Site Depth** means "Site Depth means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line."

### **Development Officer's Determination**

- 1) **The minimum required Rear Setback shall be 18.3m (40% of site depth). Reference Section 814.3.4.**  
**Proposed Rear Setback: 7.5m (16.4% of Site Depth).**  
**Deficient by: 10.8m [unedited]**

*Driveway Access*

Section 814.3(17) states “Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.”

**Development Officer’s Determination**

**2) Where the Site Abuts a Lane, vehicular access shall be from the Lane. Reference Section 814.3.17. The driveway providing vehicular access is located off of 160 Street (front) as well as off of the Lane. [unedited]**

*Platform Structures (Flanking Side Yard)*

Section 814.3(11) states:

Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

Under section 6.1, **Platform Structures** means:

an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

Under section 6.1, **Unenclosed Front Porch** means:

an entrance structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements. This structure is commonly referred to as a veranda.

**Development Officer’s Determination**

**3) Platform Structures may project from the first Storey of a Dwelling a maximum of 2.0m into a required flanking Side Setback, provided that a minimum of 1.5m is maintained between the flanking Side Lot Line and the Platform Structure. Reference Section 814.3.11. The 4 proposed front patios as are 0.5m from the flanking Side Lot line along 104 Avenue instead of 1.5m. [unedited]**



***Projection into Setbacks and Separation Spaces***

Section 814.3(3)(b) states “where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply.”

Section 140.4(14)(d) states “on a Corner Site where the building faces the flanking Side Lot Line, Row Housing, Stacked Row Housing and Apartment Housing shall provide a minimum interior Side Setback of 3.0 m.”

Section 44.3(c) states the following features may project into a required Setback or Separation Space as provided for below:

Platform Structures provided such projections do not exceed 0.6 m into any other Setbacks or Separation Spaces with a depth of less than 4.0 m; [...]

**Development Officer’s Determination**

**4) A Platform Structure is allowed to project 0.6m into a Setback with a depth of less than 4m. Reference Section 44.3.c. The 4 proposed decks on the south facade of the building project 2.0m into the required 3.0m interior Side Setback. [unedited]**

***Fences, walls and gates***

Section 49.1(d) states:

On an Interior Site, the Height of a Fence, wall, or gate shall not exceed:

- i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard, and
- ii. 1.85 m in all other Yards.

Section 49.1(e) states:

On a Corner Site, the Height of a Fence, wall, or gate shall not exceed:

- i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard,
- ii. 1.2 m for the portion of the Fence, wall, or gate situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Front Lot Line to the Rear Lot Line, and
- iii. 1.85 m in all other Yards.

Under section 6.1, **Fence** means “a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.”

Under section 6.1, **Height** means “a vertical distance between two points.”

Under section 6.1, **Retaining Wall** means “a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.”

**Development Officer’s Determination**

5) **The maximum Height of a Fence, wall or gate shall not exceed 1.85m in the south interior Side Yard. Reference Section 49.1.d.ii. The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. [unedited]**

6) **The maximum Height of a Fence, wall or gate shall not exceed 1.2m where constructed in the Front Yard abutting 160 Street. Reference Section 49.1.d.i. The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. [unedited]**

***Privacy Screening***

Section 49.2(c) states:

Privacy Screening, excluding vegetative screening, constructed on a Platform Structure located within a Front Yard, required Side Setback or within 2.5 m of a Rear Lot Line shall not exceed 1.2 m in Height, and 1.85 m in Height in all other Yards, when measured from the surface of a Platform Structure.

Under section 6.1, **Privacy Screening** means:

a feature that obscures direct and otherwise unimpeded sightlines. Common examples include: vegetative screening, such as shrubs and trees, lattice, masonry or wooden walls, parapet walls, translucent glass or any combination of these or like features. Privacy Screening does not include a balustrade railing or similar railing system.

**Development Officer’s Determination**

7) **The maximum Height of a Privacy Screen constructed on a Platform Structure within the required south Side Setback shall not exceed 1.2m measured from the surface of the Platform Structure. Reference Section 49.2.c. The Privacy Screens on the 4 interior south Side decks are 1.8m in Height measured from the surface of the 4 decks. [unedited]**

***Community Consultation***

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.3 and 11.4.


Section 814.5(2) states:


<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay to be Varied</b>
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of <u>60.0 m</u> of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of <u>60.0 m</u> of the Site of the proposed development and the President of each Community League	814.3(17) – Driveway Access
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback

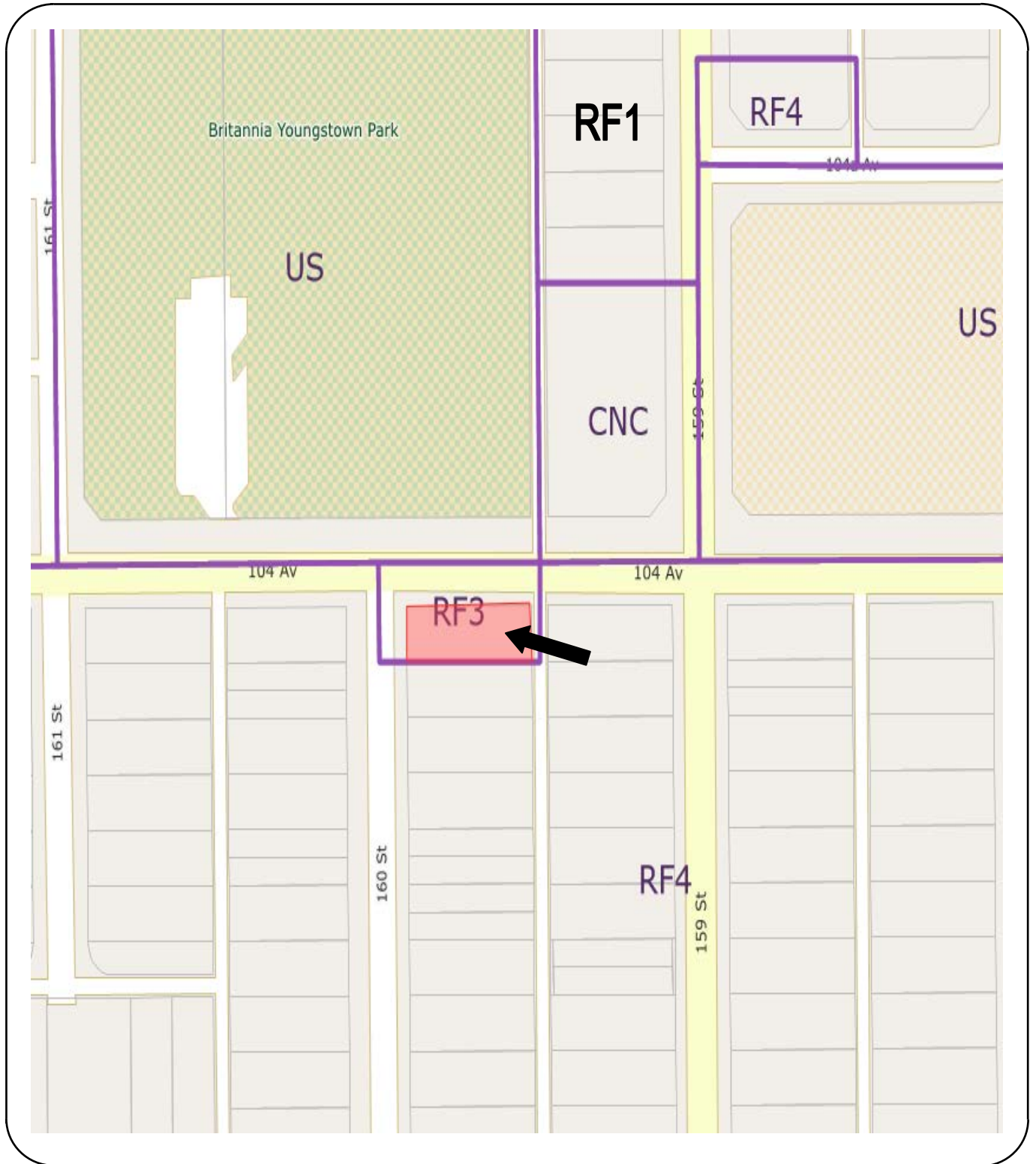
Notice to Applicant/Appellant

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.

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	<h2 style="margin: 0;">Application for Major Development Permit</h2>	<p>Project Number: <b>177755353-001</b>                  Application Date: AUG 18, 2015                  Printed: January 16, 2019 at 11:41 AM                  Page: 1 of 2</p>		
<p>This document is a Development Permit Decision for the development application described below.</p>				
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b>                  10347 - 160 STREET NW                  Plan 2857HW Blk 18 Lot 11</p>			
<p><b>Scope of Application</b>                  To construct a 4 Dwelling Row House building with underground parking and rear uncovered decks.</p>				
<p><b>Permit Details</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     Class of Permit:                      Gross Floor Area (sq.m.): 554                      New Sewer Service Required: Y                      Site Area (sq. m.): 697                 </td> <td style="width: 50%; border: none;">                     Contact Person:                      Lot Grading Needed?: Y                      NumberOfMainFloorDwellings: 4                      Stat. Plan Overlay/Annex Area: (none)                 </td> </tr> </table>			Class of Permit: Gross Floor Area (sq.m.): 554 New Sewer Service Required: Y Site Area (sq. m.): 697	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Stat. Plan Overlay/Annex Area: (none)
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<p>I/We certify that the above noted details are correct.                  Applicant signature: _____</p>				
<p><b>Development Application Decision</b>                  Refused    <b>Issue Date:</b> Jan 16, 2019    <b>Development Authority:</b> BACON, KIRK</p>				
<p>THIS IS NOT A PERMIT</p>				

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<p><b>Reason for Refusal</b></p> <ol style="list-style-type: none"> <li>1) The minimum required Rear Setback shall be 18.3m (40% of site depth). Reference Section 814.3.4.                      Proposed Rear Setback: 7.5m (16.4% of Site Depth).                      Deficient by: 10.8m</li>   <li>2) Where the Site Abuts a Lane, vehicular access shall be from the Lane. Reference Section 814.3.17.                      The driveway providing vehicular access is located off of 160 Street (front) as well as off of the Lane.</li>   <li>3) Platform Structures may project from the first Storey of a Dwelling a maximum of 2.0m into a required flanking Side Setback, provided that a minimum of 1.5m is maintained between the flanking Side Lot Line and the Platform Structure. Reference Section 814.3.11.                      The 4 proposed front patios as are 0.5m from the flanking Side Lot line along 104 Avenue instead of 1.5m.</li>   <li>4) A Platform Structure is allowed to project 0.6m into a Setback with a depth of less than 4m. Reference Section 44.3.c.                      The 4 proposed decks on the south facade of the building project 2.0m into the required 3.0m interior Side Setback.</li>   <li>5) The maximum Height of a Fence, wall or gate shall not exceed 1.85m in the south interior Side Yard. Reference Section 49.1.d.ii.                      The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height.</li>   <li>6) The maximum Height of a Fence, wall or gate shall not exceed 1.2m where constructed in the Front Yard abutting 160 Street. Reference Section 49.1.d.i.                      The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height.</li>   <li>7) The maximum Height of a Privacy Screen constructed on a Platform Structure withing the required south Side Setback shall not exceed 1.2m measured from the surface of the Platform Structure. Reference Section 49.2.c.                      The Privacy Screens on the 4 interior south Side decks are 1.8m in Height measured from the surface of the 4 decks.</li> </ol> <p><b>Rights of Appeal</b>                      The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.</p>																																										
<p><b>Fees</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: right; width: 10%;">Receipt #</th> <th style="text-align: right; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$440.00</td> <td style="text-align: right;">\$440.00</td> <td style="text-align: right;">02679817</td> <td style="text-align: right;">Aug 19, 2015</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$770.00</td> <td style="text-align: right;">\$770.00</td> <td style="text-align: right;">02679817</td> <td style="text-align: right;">Aug 19, 2015</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$518.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sanitary Sewer Trunk Fund 2012+</td> <td style="text-align: right;">\$4,744.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$6,472.00</td> <td style="text-align: right; border-top: 1px solid black;">\$1,210.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5">(\$5,262.00 outstanding)</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$440.00	\$440.00	02679817	Aug 19, 2015	Major Dev. Application Fee	\$770.00	\$770.00	02679817	Aug 19, 2015	Development Permit Inspection Fee	\$518.00				Sanitary Sewer Trunk Fund 2012+	\$4,744.00				Total GST Amount:	\$0.00				Totals for Permit:	\$6,472.00	\$1,210.00			(\$5,262.00 outstanding)				
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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-19-026



ITEM II: 12:30 P.M.

FILE: SDAB-D-19-041

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

APPELLANT:

APPLICATION NO.: 277937618-003

APPLICATION TO: Change the Use from Personal Service Shop to Restaurant (40.1 square metres Public Space) and to construct interior alterations. (Pizza Restaurant)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 4, 2019

DATE OF APPEAL: March 5, 2019

NOTIFICATION PERIOD: February 12, 2019 through March 5, 2019

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1803C - 91 Street SW

LEGAL DESCRIPTION: Condo Common Area (Plan 1721728)

ZONE: (EIB) Ellerslie Industrial Business Zone

OVERLAY: Special Area Ellerslie Industrial

STATUTORY PLAN(S): Ellerslie Area Structure Plan  
Summerside Neighbourhood Structure Plan

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***Grounds for Appeal***

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

We have received written notice of a Development Permit Approval for this specific property changing from a Personal Service Shop to Pizza Restaurant.



We oppose this change for the following reasons:

This property has been found to have inadequate parking for the units in the building. Originally the condominium development was supposed to have 102 stalls to service the 26 units, however there are only 84 stalls on the property, This is a variance of 18 stalls.

Unit 101 in particular, is located on the West side of the development parallel to 91 Street, with 3 other end units that are directly adjacent to the only driveway allowing any access to the development. This is a very high traffic location with potential for congestion.

At this West side of the development there are 10 isolated parking stalls parallel to 91 street for the 4 end units to use. The existing businesses operating in the other 3 units already suffer from limited parking, as the Condo Board has only assigned 2 stalls to each unit for their exclusive use, with the remaining 2 stalls available on a first come first serve basis. (Each of these 3 existing businesses had development permits approved with a minimum of 5 offices in each space; suggesting there's already 15 employees using these 10 available stalls on a daily basis)

A restaurant will require several parking spaces for staff, in addition to seated customers, pick-up customers, and delivery drivers such as the substantially growing demands of Skip the Dishes.

In many locations with restaurants and limited parking space, customers often park in drive lanes or at front entrances. We only have a single one-way drive-through lane on the North side of the building directly perpendicular to Unit 101. Any parking in the area of this drive lane will prevent access for the delivery vehicles that many of us require in order to operate our businesses. In addition, the 4 units at the West side of the building all share a common entrance. Any vehicles parked at the entrance would cause a severe safety and fire hazard. There is no street parking available on 91 Street.

The building is zoned for Industrial/Commercial use, and particularly due to the limited parking, approved businesses should be limited to those that will operate in such a manner as to not require excessive parking places or unduly increased vehicle traffic, impairing the access to and function of the other businesses.

We do not approve this change.

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

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

**Grounds for Appeal**

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

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

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

(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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
  - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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;
  - (a.2) subject to section 638, must comply with any applicable statutory plans;
  - (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
  - (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
  - ...
  - (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 930.4(3)(26), **Restaurants**, not to exceed 200 occupants nor 240 m<sup>2</sup> of Public Space, if adjacent to or across the Lane from a Site zoned residential, is a **Discretionary Use** in the **(EIB) Ellerslie Industrial Business Zone**.

Under section 930.4(3)(27), **Specialty Food Services** is a **Discretionary Use** in the **(EIB) Ellerslie Industrial Business Zone**.

Under section 7.4(47), **Restaurants** 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.

Under section 7.4(49), **Specialty Food Services** means:

development where limited types of prepared foods and beverages, excluding alcoholic beverages, are offered for sale to the public, for consumption within the premises or off the Site. This Use typically relies primarily on walk-in clientele, and includes coffee, donut, bagel or sandwich shops, ice cream parlours, and dessert shops.

Under section 6.1, **Occupants** means:

when referring to Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs and Nightclubs, people that may occupy Public Space within any of these Uses, to be calculated at 1 Occupant per 1.2 m<sup>2</sup> of Public Space.

Under section 6.1, **Public Space** means:

space that is part of an establishment, which is open to the public and not restricted to only employees. Public Space includes any private non-sale hospitality area where products manufactured within the premises are provided to private groups for tasting and sampling. This definition does not include kitchens, administration offices, food or drink preparation areas.

Under section 6.1, **Use** means “the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.”

Section 7 provides the following with respect to *Use Definitions*:

### **7.1 General**

1. Uses, as set out in subsections 7.2 through 7.9 inclusive, are grouped according to common functional or physical impact characteristics.
2. Use definitions are used to define the range of Uses, which are Permitted Uses or Discretionary Uses, within the various Zones of this Bylaw.
3. The following guidelines shall be applied in interpreting the Use definitions:

- a. the typical purposes or activities, which may be listed in the definitions, are not intended to be exclusive or restrictive;
- b. where specific purposes or activities do not conform to any Use definition or generally conform to the wording of two or more Use definitions, the Development Officer may, at their discretion, deem that the purposes or activities conform to and are included in that Use which they consider to be the most appropriate. In such a case, the Use shall be considered a Discretionary Use, whether or not the Use is listed as a Permitted Use or Discretionary Use within the applicable Zone; and
- c. the headings such as Residential Uses or Commercial Uses do not mean that the Uses listed under these headings are permitted only in Residential or Commercial Zones of this Bylaw. Reference must be made to the lists of Permitted Uses and Discretionary Uses within each Zone.

Section 930.4(5)(1)(a) states the following with respect to *Additional Development Regulations for Discretionary Uses*:

Convenience Retail Stores, Child Care Services, Specialty Food Services, Restaurants, Bars and Neighbourhood Pubs, Nightclubs and Personal Service Shops shall be sited in accordance with the following:

- a. as part of an office or industrial project where such Discretionary Uses are intended to service and support the principal industrial or office Use.

Section 930.4(1) states that the **General Purpose** of the **(EIB) Ellerslie Industrial Business Zone** is:

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

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

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

### **Development Officer's Determination**

**2. Discretionary Use - A Specialty Food Service is approved as a Discretionary Use (Section 930.4.3(27)).** [unedited

***Parking***

Section 54.2, Schedule 1(A)(22), states **Restaurants/Specialty Food Services** requires 1 parking space per 9.6 m<sup>2</sup> of Public Space.

**Development Officer’s Determination**


**1. Parking - The site has 84 parking spaces, instead of 102 (Section 54.2, Schedule 1) [unedited]**

***Previous Subdivision and Development Appeal Board Decisions***

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-18-091	To change the Use from Personal Service Shop to Restaurant (63.03m2 Public Space) and to construct interior alterations (Pizza Restaurant)	July 6, 2018; “The Appeal is allowed and the decision of the Development Authority is REVOKED. The development is REFUSED.”
SDAB-D-15-139	To construct a General Industrial and Commercial Use Building.	July 15, 2015; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is GRANTED as applied for, subject to CONDITIONS.  In granting the development the following variances to the <i>Zoning Bylaw</i> are allowed:  1) Pursuant to Section 54.2. Schedule 1, the overall required off-street parking reduced from 95 spaces to 82 parking spaces.

**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.

	Project Number: <b>277937618-003</b> Application Date: JAN 29, 2019 Printed: March 5, 2019 at 3:19 PM Page: 1 of 3
<b>Major Development Permit</b>	
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.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 1803C - 91 STREET SW Condo Common Area (Plan 1721728)
	<b>Specific Address(es)</b> Suite: 101, 1803 - 91 STREET SW Entryway: 101, 1803 - 91 STREET SW Building: 1803 - 91 STREET SW
<b>Scope of Permit</b> To change the Use from Personal Service Shop to Restaurant (40.1m2 Public Space) and to construct interior alterations. (Pizza Restaurant)	
<b>Permit Details</b>	
Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 7245.43	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
I/We certify that the above noted details are correct. Applicant signature: _____	
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Feb 04, 2019 <b>Development Authority:</b> ADAMS, PAUL	



Project Number: **277937618-003**  
 Application Date: JAN 29, 2019  
 Printed: March 5, 2019 at 3:19 PM  
 Page: 2 of 3

## Major Development Permit

**Subject to the Following Conditions**

1. 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)
2. 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)

**ADVISEMENTS:**

- a. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
- b. 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.
- c. Signs require separate Development Applications.
- 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 (780-442-5311) for further information.
- e. 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.
- 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. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800 as amended.

**Variances**

1. Parking - The site has 84 parking spaces, instead of 102 (Section 54.2, Schedule 1)
2. Discretionary Use - A Specialty Food Service is approved as a Discretionary Use (Section 930.4.3(27)).

**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.

**Notice Period Begins:** Feb 12, 2019      **Ends:** Mar 05, 2019

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$518.00	\$518.00	05614211	Jan 29, 2019



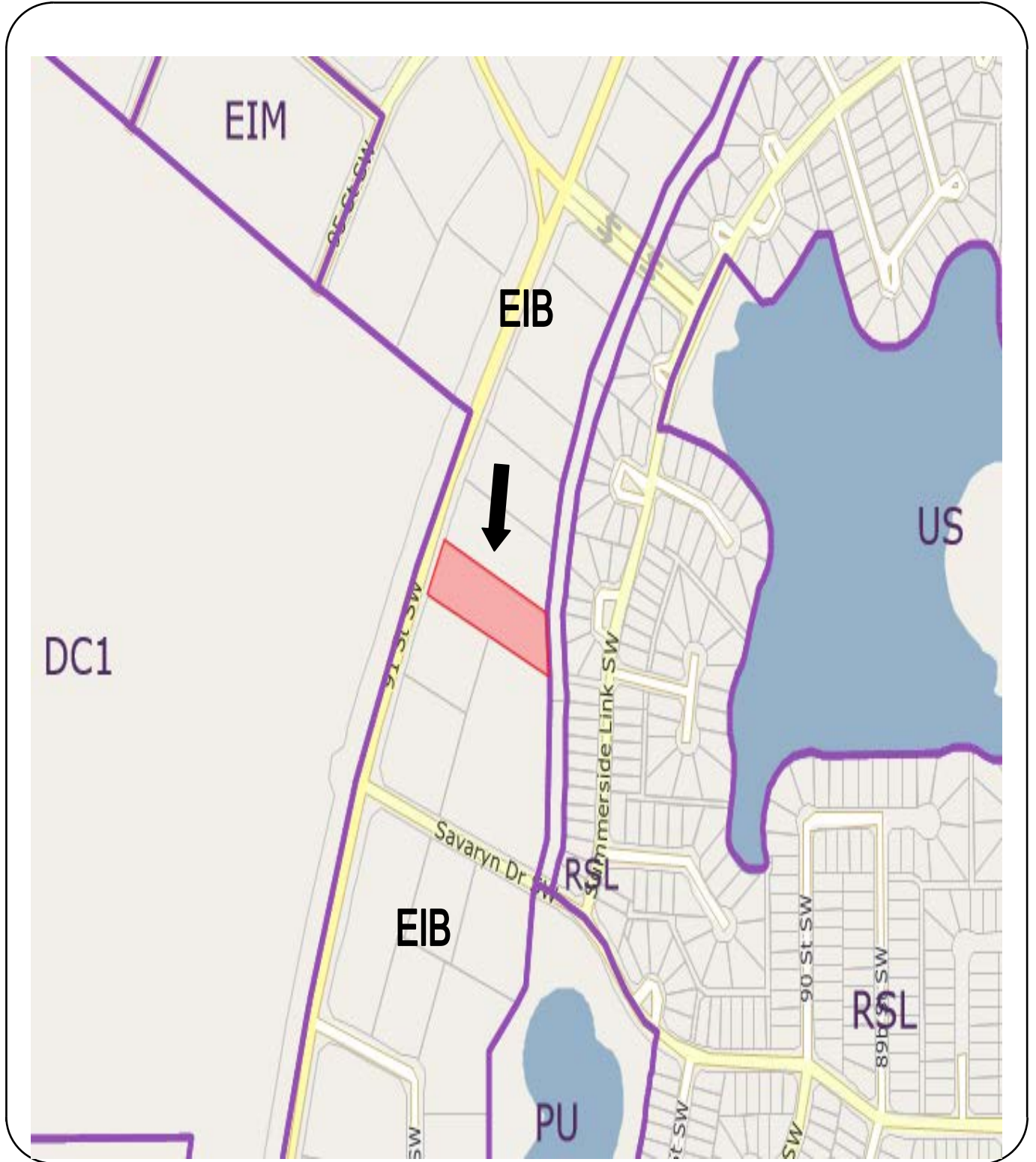


Project Number: **277937618-003**  
Application Date: JAN 29, 2019  
Printed: March 5, 2019 at 3:19 PM  
Page: 3 of 3

## Major Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$518.00</u>	<u>\$518.00</u>		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-19-041



ITEM III: 2:30 P.M.

FILE: SDAB-D-19-042

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

APPELLANT:

APPLICATION NO.: 301997306-001

APPLICATION TO: Operate a Major Home Based Business (Administration office and storage for general contractor - BERG BUILDERS), expires February 09, 2024

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 7, 2019

DATE OF APPEAL: February 27, 2019

NOTIFICATION PERIOD: February 14, 2019 through March 7, 2019

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8530 - 10 Avenue NW

LEGAL DESCRIPTION: Plan 4999TR Blk 4 Lot 72

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

***Grounds for Appeal***

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

Discretionary Permit issued for garage warehouse on property which is located in an upscale family designated residential area RF1.

Although according to Mark Winget he states limited use this approval has been given to general contractor Berg Builders. However, there are many commercial sites available for storage. Berg Builders should do

storage in commercial area. The cost is not excessive and by not allowing storage in garage it would not cause disruptions for families in this residential area.

The proposed development would affect the use, enjoyment and value of the neighbouring residential homes.

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

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

**Grounds for Appeal**

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

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

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

**(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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

and

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

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

Section 110.3(4) states a **Major Home Based Business** is a **Discretionary Use** in the **(RF1) Single Detached Residential Zone**.

Under Section 7.3(7), **Major Home Based Business** means:

a development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that may generate more than one business associated visit per day. The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use includes Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

Section 110.1, 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, Garden Suites, Semi-detached Housing and Duplex Housing.

**Development Officer's Determination**

1) You are receiving this notice because a **Discretionary Use Development Permit** has been issued, pursuant to **Section 12.4 and 20.3 of the Edmonton Zoning Bylaw**. [unedited]

***Parking***

Section 54.2 Schedule 1(A)(8) stipulates that a Major Home Based Business requires 1 parking space in addition to parking required for principal Dwelling.

**Development Officer's Determination**

2) **Parking - The site has 1 parking space, instead of 2 (Section 54.2 and Schedule 1(A)(8))** [unedited]

***Major Home Based Business regulations – Section 75***

A Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;

2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;
7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

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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.

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	<p>Project Number: <b>301997306-001</b>                  Application Date: JAN 08, 2019                  Printed: February 28, 2019 at 8:48 AM                  Page: 1 of 3</p>		
<h2 style="margin: 0;">Home Occupation</h2>			
<p>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.</p>			
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b>                  8530 - 10 AVENUE NW                  Plan 4999TR Blk 4 Lot 72</p> <p><b>Specific Address(es)</b>                  Suite: 8530 - 10 AVENUE NW                  Entryway: 8530 - 10 AVENUE NW                  Building: 8530 - 10 AVENUE NW</p>		
<p><b>Scope of Permit</b>                  To operate a Major Home Based Business (Administration office and storage for general contractor - BERG BUILDERS), expires February 09, 2024.</p>			
<p><b>Permit Details</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <p># of business related visits/day: 0                      Administration Office Only?: N                      Class of Permit: Class B                      Do you live at the property?: Y                      Outdoor storage on site?: N</p> </td> <td style="width: 50%; border: none; vertical-align: top;"> <p># of vehicles at one time: 0                      Business has Trailers or Equipment?: N                      Description of Business: Administration office and storage for general contractor                      Expiry Date: 2024-02-09 00:00:00</p> </td> </tr> </table>		<p># of business related visits/day: 0                      Administration Office Only?: N                      Class of Permit: Class B                      Do you live at the property?: Y                      Outdoor storage on site?: N</p>	<p># of vehicles at one time: 0                      Business has Trailers or Equipment?: N                      Description of Business: Administration office and storage for general contractor                      Expiry Date: 2024-02-09 00:00:00</p>
<p># of business related visits/day: 0                      Administration Office Only?: N                      Class of Permit: Class B                      Do you live at the property?: Y                      Outdoor storage on site?: N</p>	<p># of vehicles at one time: 0                      Business has Trailers or Equipment?: N                      Description of Business: Administration office and storage for general contractor                      Expiry Date: 2024-02-09 00:00:00</p>		
<p>I/We certify that the above noted details are correct.                  Applicant signature: _____</p>			
<p><b>Development Permit Decision</b>                  Approved  <b>Issue Date:</b> Feb 07, 2019 <b>Development Authority:</b> WINGET, MARK</p>			





Project Number: **301997306-001**  
 Application Date: JAN 08, 2019  
 Printed: February 28, 2019 at 8:48 AM  
 Page: 2 of 3

## Home Occupation

### Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21. (Reference Section 17.1)

Unless otherwise stated, all references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw #12800, as amended.

1. The business owner must live at the site. The business use must be secondary to the residential use of the building and shall not change the residential character of the Dwelling or Accessory Building (Section 7.3(7)).
2. There shall be no exterior display or advertisement other than an identification plaque or sign a maximum of 20 cm (8") x 30.5 cm (12") in size located on the dwelling (Section 75.1).
3. The Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located (Section 75.3).
4. If non-resident employees or business partners are working on-site, the maximum number shall not exceed the number applied for with this application.
5. If there are visits associated with the business the number shall not exceed the number applied for with this application.
6. The site shall not be used as a daily rendezvous for employees or business partners.
7. The site shall not be used by employees or business partners as a parking or storage location.
8. There shall be no outdoor business activities, or outdoor storage of material or equipment associated with the business (Section 75.5).
9. No offensive noise, odour, vibration, smoke, litter, heat or other objectionable effect shall be produced.
10. Fabrications of business related materials are prohibited.
11. All commercial and industrial equipment, including but not limited to Bobcats, are not permitted at the site. The equipment shall be stored at an approved storage facility.
12. All commercial, industrial and overweight vehicles shall be parked at an approved storage facility. The Development Permit may be revoked if any commercial, industrial and overweight vehicles are parked or stored at the residential site.
13. One or more enclosed or empty non-enclosed trailer with less than 4500kg gross vehicle weight shall be parked at an approved storage facility, unless a variance has been granted for an enclosed or empty non-enclosed trailer for this Major Home Based Business.
14. All parking for the Dwelling and Home Based Business must be accommodated on site, unless a parking variance has been granted for this Major Home Based Business.
15. This Development Permit may be cancelled at any time if the Home Based Business as stated in the Permit Details changes (Section 17.2).
16. This approval is for a 5 year period from the date of this decision. A new Development Permit must be obtained to continue to operate the business from this location. This Development Permit expires on \*\*\*\*FEBRUARY 09 2024\*\*\*\*.

### Notes:

1. 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 such as the Municipal



Project Number: **301997306-001**  
 Application Date: JAN 08, 2019  
 Printed: February 28, 2019 at 8:48 AM  
 Page: 3 of 3

## Home Occupation

Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Section 5.2).

2. This Development Permit is not a Business License.

3. Subject to the right of appeal. The permit is not valid until the required Notification Period expires (date noted below in accordance with Section 21.1 and 17.1).

**Variations**

1) You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

2) Parking - The site has 1 parking space, instead of 2 (Section 54.2 and Schedule 1(A)(8))

**Rights of Appeal**

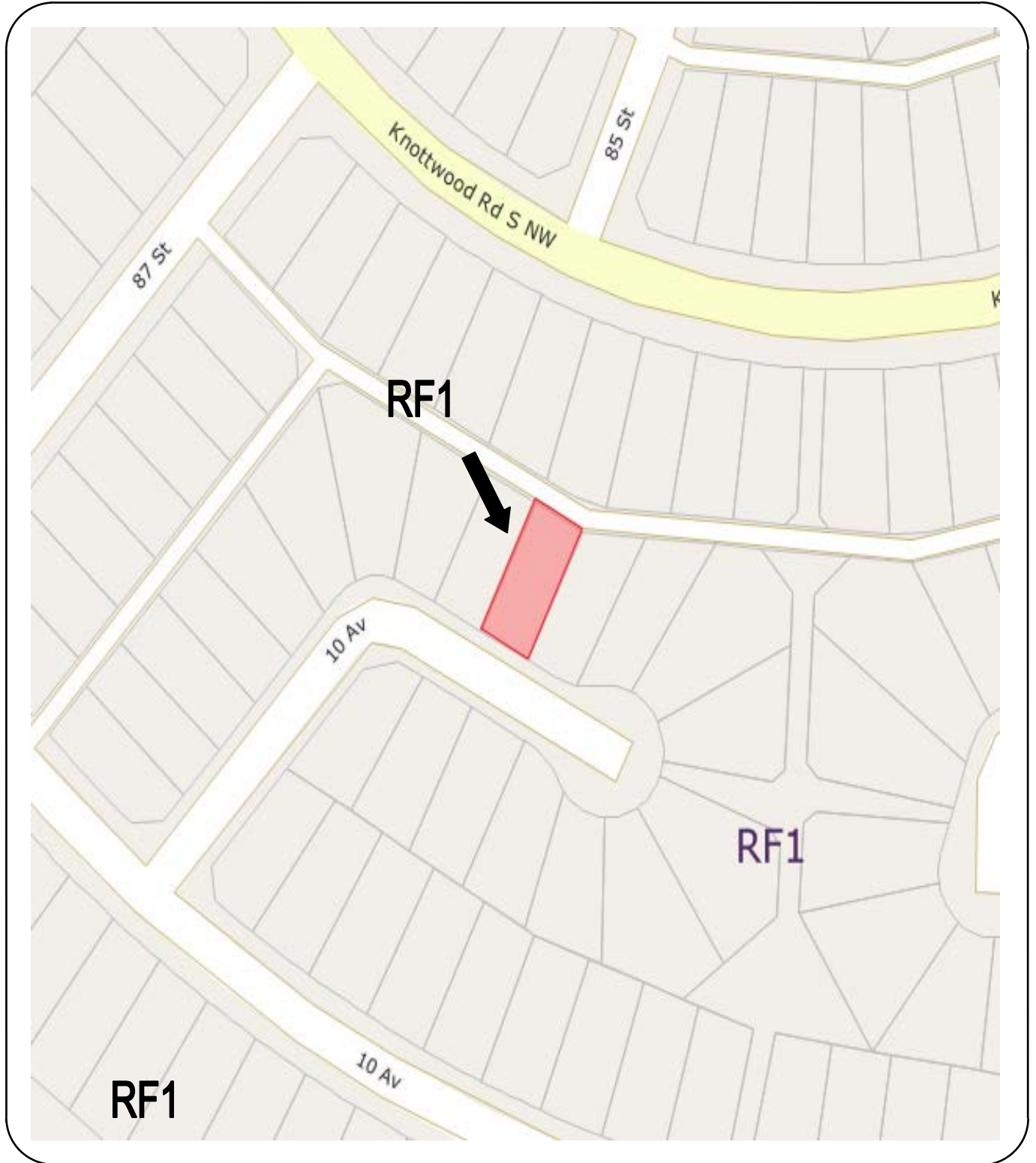
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Notice Period Begins:** Feb 14, 2019

**Ends:** Mar 07, 2019

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$321.00	\$321.00	05586164	Jan 11, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$321.00	\$321.00		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-19-042

