

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
March 5, 2015**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I	9:00 A.M.	SDAB-D-15-046	Change the Use from a Single Detached House to a Limited Group Home (maximum 6 residents)
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WITHDRAWN

5107 - 124 Avenue NW
Project No.: 165907002-001

LUNCH BREAK: 12:00 P.M. to 12:30 P.M.

II	12:30 P.M.	SDAB-D-15-047	Operate a Major Home Based Business (administration office for a home renovation contractor)
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10844 - 67 Avenue NW
Project No.: 160148899-002

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-15-046

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

APPELLANT:

APPLICATION NO.: 165907002-001

ADDRESS OF APPELLANT: 59 Hamilton Crescent
Edmonton, AB T5A 2M5

APPLICATION TO: Change the Use from a Single Detached
House to a Limited Group Home
(maximum 5 residents)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: January 29, 2015

DATE OF APPEAL: February 10, 2015

NOTIFICATION PERIOD: February 3, 2015 through February 16,
2015

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 5107 - 124 Avenue NW

LEGAL DESCRIPTION: Plan 2166NY Blk 5 Lot 52

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved for the following reasons:

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

The development shall be recognized, authorized, licenced or certified by a public authority as a social care facility (Reference Section 7.3(4)).

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1 (Reference Section 17.1)

The required parking spaces shall be wholly provided on the same Site as the building. (Reference Section 54.2(2)(a))

No Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of the Limited Group Home development or on the Site of such development (Reference Section 79.1(c)).

Limited Group Home shall be of a size, scale, and outward appearance that is typical of surrounding residential developments (Reference Section 79.1(d)).

For the purpose of applying these regulations the Development Officer shall maintain a register of all approved Special Residential Facilities. The register shall include the address of the facility, maximum occupancy of the facility, and any other necessary information (Reference Section 96.5)

NOTE: Signs require separate Development Applications.

NOTE: 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.

NOTE: This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$1862.00. All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted. The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.

DEVELOPMENT OFFICER'S DECISION (CONTINUED)

Variance:

Note: A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

Loading Space Requirement
Required: 1 loading space
Proposed: 0
Reference sections 54.4 Schedule 3

Note: a loading space was offered at the rear of the property however, a turning radius was not shown.

APPELLANT'S SUBMISSION

1. No information available about the type of people that are to be placed in this specific group home. (For example, their ages, specific mental conditions and the type of behavior problems they might exhibit.
2. No information on the staff in regards to their educational training and number of years of experience they have in dealing with people having these problems. Also, what is the ratio of staff to patient? How many of the staff are part-time or volunteers?
3. No information in regards to the impact having a group home in the area will have on the residential prices in the area. How do potential buyers feel about that same home when they find out it is located near a group home. According to some real estate agents I have talked to the response of potential buyer is not favorable.
4. It seems that the highest concentration of group homes is being placed on the North side of the city. Is there any good reason why this is happening? If having group homes is such an asset, why not put homes in the West or South side of Edmonton. Why shouldn't they be provided with the pleasure of these kinds of people?
5. There is no information on how much it would cost to hire a lawyer to fight on your behalf when problems would arise. Costs would start at \$5000 to begin with and would escalate as you went on. Pretty high price to pay for allowing a group home in your area!!!
6. I have had experiences with group homes. Many years ago, I (Linda Meronyk) had a group home directly across from my house on 59 Hamilton Crescent in Edmonton. We were promised they would be closely supervised but that never really happened. They were harassing the neighbours in the neighbourhood, showing up in their backyards without being invited, trying to push their way into people's homes. Even the mailman was harassed to the point that he started a petition to have them removed and all the residents in the neighbourhood signed it! These people were wondering all over people's lawns and were looking into people's windows. They were nothing but nuisance to put it mildly!

APPELLANT'S SUBMISSION (CONTINUED)

7. We have no guarantee that the same type of people (i.e. with the same mental and physical conditions will be placed in the group home) as time passes and some leave and others come to replace them. They could be worse than the original bunch.

This proposal is being presented to the residents with little or no information about the type of people coming in, where they were residing before they came here (e.g. Alberta Hospital) or what the success or failure rate of this type of group home has had so far in residential areas.

This feels like this project is an EXPERIMENT and we are the guinea pigs! It leaves a bad taste in the mouth!

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to convert an existing Single Detached House to a Limited Group Home (maximum 6 residents).

The Site is located on the west side of 51 Street, north of 123 Avenue, and is zoned RF1 Single Detached Residential Zone, Section 110 of the Edmonton Zoning Bylaw 12800. The Site is within the Mature Neighbourhood Overlay, Section 814.

A **Limited Group Home** is a Permitted Use in the RF1 Residential Single Detached Residential Zone, Section 110.2(1).

Under Section 7.3(4), **Limited Group Home** means a building used for Congregate Living with not more than six residents, excluding staff, who have moderate and non-severe physical, cognitive or behavioral health issues and who require on-site professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in the event of an emergency.

A Limited Group Home is a home which:

- a. provides continuous (24 hours, seven days a week) on-site professional care and supervision by staff licensed or certified to provide such care;
- b. can reasonably expect two or fewer visits by emergency services per month; and
- c. is located in a purpose-built freestanding structure or Single Detached Housing converted for that purpose.

This Use Class does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Lodging Houses.

This application was approved by the Development Officer subject to conditions.

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

Section 54.4 Schedule 3(2) provides the following with regard to the Loading Spaces Requirement:

Use of Building or Site	Total Floor Area of Building	Minimum Number of loading spaces Required
Any development within the Residential-Related, Basic Services or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Office Support Services	Up to 2 800 square metres Each additional 2 800 square metres	1 1 additional

Section 54.4(2)(c) states all required Loading Spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions.

Section 54.4(3)(c) states access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the Site causes interference with traffic on the abutting streets or Lanes.

The Development Officer determined 1 loading space is required, there are none proposed, and a relaxation of 1 loading space was granted.

The decision of approval by the Development Officer has been appealed by an adjacent property owner located immediately north at 5123 - 124 Avenue.

The submitted Site Plan shows that the subject site has a Site Width of 18.31 metres and a Site depth of 36.54 metres. There is an existing 6.48 metres by 7.30 metres detached Garage and an existing concrete Driveway that is 6.48 metres by 6.85 metres.

Section 96 states for Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds:

1. Special Residential Facilities

For the purpose of this section, Fraternity and Sorority Housing, Group Homes, Limited Group Homes, and Lodging Houses shall be collectively referred to as Special Residential Facilities. Group Homes developed in combination with Apartment Housing either in one building or on one Site, and which meet the criteria of Section 94, Supportive Community Provisions, shall be exempt from the requirements of subsection 96(3)(b) and (c) of this Bylaw.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

2. Threshold Purpose

The purpose of the Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds is to:

- a. ensure that the capacity of any neighbourhood to accommodate Special Residential Facilities is not exceeded;
- b. ensure that Special Residential Facilities are available in all neighbourhoods; and
- c. protect existing Special Residential Facilities from concentration that could impair their proper functioning.

3. General Regulations

Special Residential Facilities shall comply with all thresholds contained in this Section in addition to any other regulations in this Bylaw including any relevant Special Land Use Provisions that apply. In all cases, the most restrictive threshold shall apply.

- a. When determining the threshold for the number of Special Residential Facilities per neighbourhood, a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood.
- b. When determining the threshold for the number of Special Residential Facilities by Use Class per block.
 - i. a maximum of 2 Special Residential Facilities shall be allowed on a single block in a residential Zone;
 - ii. a maximum block length of 150 metres measured from the nearest intersection shall be used to determine this threshold.
- c. When determining the threshold for the number of residents of Special Residential Facilities per opposing block face;
 - i. accommodation for a maximum of 12 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Discretionary Use;
 - ii. accommodation for a maximum of 30 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Permitted Use; and
 - iii. a maximum block face length of 150 metres measured from the nearest intersection shall be used to determine this threshold.

4. Density

For the purposes of calculating Density for a Group Home or Lodging House each Sleeping Unit shall be considered a Dwelling when a development contains seven or more Sleeping Units.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

5. Register

For the purpose of applying these regulations the Development Officer shall maintain a register of all approved Special Residential Facilities. The register shall include the address of the facility, maximum occupancy of the facility, and any other necessary information.

Section 79.1 states in addition to the regulations in Section 96 of this Bylaw, Limited Group Homes shall comply with the following regulations:

- a. the maximum occupancy of a Limited Group Home shall not exceed 6 residents and it shall be developed only as a purpose-built freestanding structure or Single Detached Housing converted for the purpose;
- b. the Development Officer may restrict the occupancy of a Limited Group Home to less than the maximum of 6 residents having regard for the facilities operational needs and Site context;
- c. no Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of the Limited Group Home development or on the Site of such development; and
- d. Limited Group Home shall be of a size, scale, and outward appearance that is typical of surrounding residential developments.

Under Section 6.1(16), **Congregate Living** means four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Group Homes, Limited Group Homes, and Lodging Houses.

Under Section 6.1(26), **Driveway** means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.

Under Section 6.1(69), **Parking Area** means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.

Under Section 6.1(100), **Tandem Parking** means two parking spaces, one behind the other, with a common or shared point of access to the manoeuvring aisle.

Section 814.1 states the purpose of this 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.

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS
(CONTINUED)

The following jobs are listed in the Sustainable Development Department POSSE system:

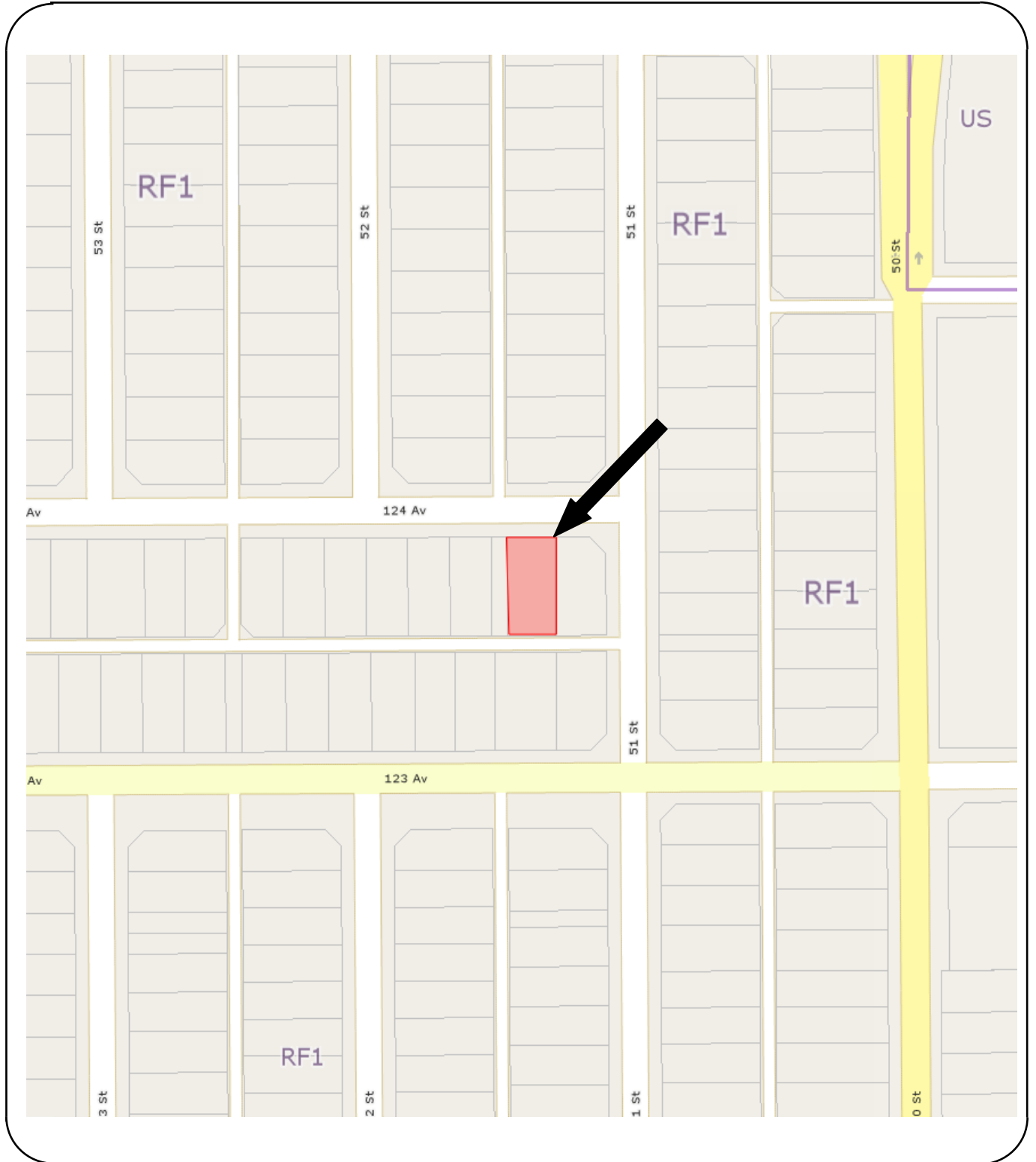
Application Number	Description	Decision
165897901-001	Express Residential Compliance	<p>December 19, 2014; Issued</p> <p>Your Real Property Report, dated December 12, 2014 shows a Single Detached House that complies with the RF1 (Single Detached Residential) Zone, and The Mature Neighbourhood Overlay development regulations.</p> <p>The Real Property Report shows that the detached garage does not comply with the regulations for Accessory Buildings in The Mature Neighbourhood Overlay:</p> <p>-A rear detached Garage shall be fully contained within the rear 12.8 m of the Site. (Reference Section 814.3(20)).</p> <p>However the building is NON-CONFORMING pursuant to the Municipal Government Act's Section 643(5). This means that a non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:</p> <p>(a) to make it a conforming building,</p> <p>(b) for routine maintenance of the building, if the development authority considers it necessary,</p> <p>or</p> <p>(c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.</p> <p>You are also advised that a search of our files revealed no record of</p>

<p>165897901-001 (continued)</p>		<p>development approval for the 1.06 m high front Uncovered Deck, 1.15 m high rear Concrete Deck or the 3.06 m x 6.45 m Garage Addition.</p> <p>Development Permits and Building Permits must be obtained for these structures.</p> <p>The Real Property Report also shows that the Fence encroaches onto Lot 51U (Utility Lot). If you need a Lease Agreement to complete the real estate transaction please contact the Sustainable Development [...]</p>
<p>102468874-003</p>	<p>To operate a Minor Home Based Business. Administration office for building contractor</p>	<p>October 29, 2010; Approved with conditions</p>
<p>94054458-001</p>	<p>Residential Compliance</p>	<p>February 12, 2010; Issued Your Real Property Report, dated January 12, 2010 shows a Single Detached House with that complies with the RF1 (Single Detached Residential) Zone, and The Mature Neighbourhood Overlay development regulations.</p> <p>The Real Property Report shows that the detached garage does not comply with the regulations for Accessory Buildings in The Mature Neighbourhood Overlay:</p> <p>-A rear detached Garage shall be fully contained within the rear 12.8 m of the Site. (Reference Section 814.3(20)).</p> <p>However the building is NON-CONFORMING pursuant to the Municipal Government Act's Section 643(5). This means that a non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:</p> <ul style="list-style-type: none"> (a) to make it a conforming building, (b) for routine maintenance of the building, if the development

<p>94054458-001 (continued)</p>		<p>authority considers it necessary, or (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.</p> <p>You are also advised that a search of our files revealed no record of development approval for the addition (front covered deck) to single detached house and addition (concrete storage with balcony) to an accessory building</p> <p>Development Permits and Building Permits must be obtained for these structures.</p> <p>The Real Property Report also shows that the Fence encroaches onto Lot - 51U (Utility Lot). If you need a Lease Agreement to complete the real estate transaction please contact the Asset Management and Public Works Department [...]</p>
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NOTICE TO APPLICANT/APPELLANT

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



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-046



ITEM II: 12:30 P.M.

FILE: SDAB-D-15-047

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 160148899-002

APPLICATION TO: Operate a Major Home Based Business
(administration office for a home
renovation contractor)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 27, 2015

DATE OF APPEAL: February 10, 2015

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10844 - 67 Avenue NW

LEGAL DESCRIPTION: Plan 2097HW Blk 3 Lot A

ZONE: RF5 Row Housing Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: 109 Street Corridor Area Redevelopment
Plan

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

Section 75.5: 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.

Outdoor Storage proposed: Flatbed trailer existing parked on the East side of the Garage.

Section 75.9: 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.

Proposed: In the opinion of the Development Officer, storage of utility trailers that are intended for commercial use is more appropriately stored in a Commercial or Industrial Zone.

Minimum Parking Requirements:
Section 54.2 Schedule 1

Section 54.2(3): Single Detached Housing: 2 Parking spaces per Dwelling, may be in tandem and may include 1 Garage space.

Section 54.2(8): Major Home Based Business: 1 Parking space in addition to parking required for primary Dwelling

Required: 3 Parking spaces in total.

Proposed: Deficient by 2 Parking spaces. 75% of the Garage is being used for business related storage, and the parking area located beside the Garage (as per the inspection on the property noted) is used for storage of an unauthorized flatbed trailer.

In the opinion of the Development Officer the insufficient on-site parking for the proposed development would interfere with or affect the use, enjoyment or value of neighbouring properties. The proposed development would more appropriately be located in a Commercial Zone having regard for the overall compatibility of the use with the residential character of the area. (Reference Section 11.2(6)).

NOTE: Unless otherwise noted, all references to 'Section' are under the authority of the Edmonton Zoning Bylaw 12800.

APPELLANT'S SUBMISSION

I am starting a business and need a home based business. I am appealing the refusal because:

- 1) Trailer removed.
- 2) No wood or tools or supplies on site.
- 3) No customers come to the site.
- 4) My equipment is off site now. I rent storage.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

This is an application to operate a Major Home Based Business (administration office for a home renovation contractor).

The site is located on the northeast corner of 109 Street and 67 Avenue and is zoned RF5 Row Housing Zone, Section 160 of the Edmonton Zoning Bylaw 12800. The site is within the Mature Neighbourhood Overlay, Section 814 of the Edmonton Zoning Bylaw 12800 and within the 109 Street Corridor Area Redevelopment Plan, Bylaw 16242, approved by Council August 26, 2013.

A **Major Home Based Business** is a Discretionary Use in the RF5 Row Housing Zone, Section 160.3(6).

Under Section 7.3(7), **Major Home Based Business** means development consisting of the use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses such businesses 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 Class includes Bed and Breakfast Operations but does not include General Retail Sales.

The Permit Detail indicates that the proposed business activities performed on site include an administration office for home renovation contractor; there is no indoor or outdoor storage; there are no client or courier visits; 2 people live at the site and participate in the business; there is 1 vehicle registered to the property; there is 1 vehicle associated with the business kept at the property; there are 3 Driveway parking spaces; and there is no vehicle over 4,500 kilograms associated with the business.

Section 75(5) states 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.

The Development Officer determined the proposed development provides outdoor storage of material or equipment associated with the business (flatbed trailer), which is not allowed.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

Section 75(9) states a 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.

The Development Officer determined the proposed development 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.

Section 54.2 Schedule 1(A)(3) states the minimum number of parking spaces for Single Detached Housing is 2 parking spaces per Dwelling, which may be in tandem and may include 1 Garage space.

Section 54.2 Schedule 1(A)(8) states a Major Home Based Business requires 1 parking space in addition to parking required for the primary Dwelling.

The Development Officer determined 3 parking spaces are required. The Development Officer determined the proposed development provides 1 parking space, which is deficient by 2 parking spaces.

Section 75 states that 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 centimetres by 30.5 centimetres 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 of Accessory buildings;
7. ...
8. in addition to the information requirements of subsection 13.2 of this Bylaw, each application for a Development Permit for the Use Class 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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS
(CONTINUED)

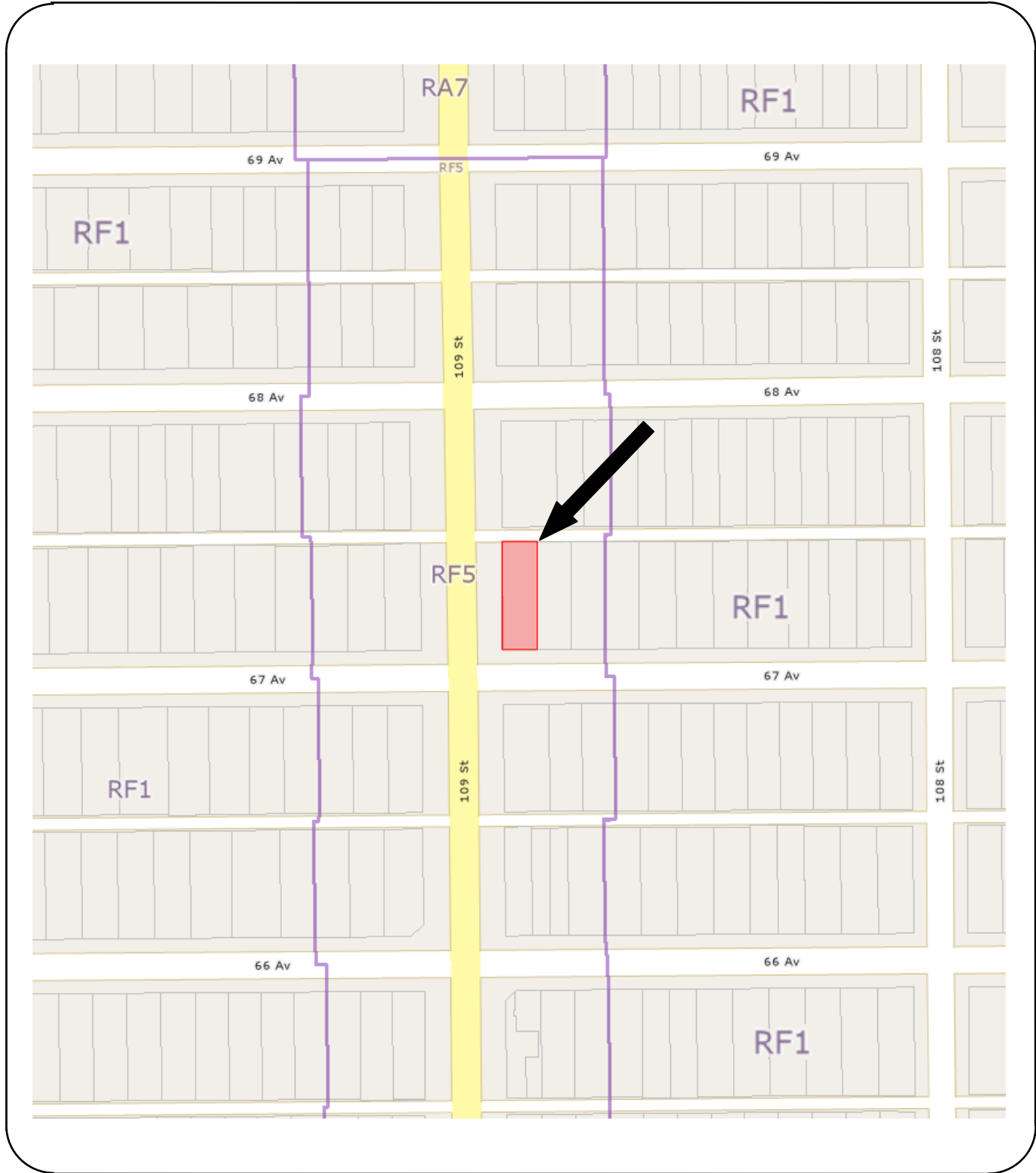
9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or 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 Garage Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

Section 160.1 states the purpose of the RF5 Row Housing Zone is to provide for relatively low to medium density housing, generally referred to as Row Housing.

Section 814.1 states the 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.

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.



SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-047



BUSINESS LAID OVER***APPEAL HEARINGS TO BE SCHEDULED***

161242059-003	An appeal to construct an uncovered deck (irregular, 8.61 metres by 4.89 metres at 0.95 metres in Height and 6.01 metres by 1.01 metres at 0.34 metres in Height), existing without permits. <i>March 12, 2015</i>
165332560-001	An appeal to construct exterior alterations (driveway extension 6.0m x 3.0 m) to an existing Single Detached House, existing without permits. <i>March 11 or 12, 2015</i>
161821680-001	An appeal by to construct four Dwellings of Stacked Row Housing with front verandas (four at 2.13 metres by 6.10 metres) and uncovered rear decks (two irregulars at 3.66 metres by 6.10 metres) and to demolish the existing Single Detached House and Accessory Building (rear detached Garage) <i>March 25 or 26, 2015</i>