

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
May 6, 2015**

**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-15-088	Place a Temporary Sign for 90 days ending 20 July 2015 for Magnetsigns Edmonton West, Darryn Semeniuk (Multi: Cash Money) 10009 - 170 Street NW Project No.: 169884108-001
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LUNCH BREAK: 12:00 P.M. to 1:00 P.M.

II	1:00 P.M.	SDAB-D-15-075	Construct exterior alterations to an existing Single Detached House (extension to front concrete Driveway 9.50m x 15.5m) 199 - Dunvegan Road NW Project No.: 152514895-001
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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-15-088

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

APPELLANT:

APPLICATION NO.: 169884108-001

APPLICATION TO: Place a Temporary Sign for 90 days
ending 20 July 2015 for Magnetsigns
Edmonton West, Darryn Semeniuk (Multi:
Cash Money)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: March 30, 2015

DATE OF APPEAL: April 10, 2015

NOTIFICATION PERIOD: April 2, 2015 through April 15, 2015

RESPONDENT: Magnetsigns Edmonton West

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10009 - 170 Street NW,

LEGAL DESCRIPTION: Plan 8175ET Blk 39 Lots 16-17

ZONE: DC2.90 Site Specific Development
Control Provision

OVERLAY: N/A

STATUTORY PLAN: N/A

DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

The sign is approved starting 21-APR-2015 and shall be removed on or before 20-JUL-2015. (Reference Section 79E.1(1)(b) & (e) and 79E.2(3), 79.9(3)(b)(iii)(B) of the November 15th, 1985 Edmonton Land Use Bylaw 5996). (Refer to Schedule 79E.)

Any Portable Sign, Temporary Sign or Balloon Sign that requires a Development Permit shall be located within the property lines of the site as identified by the legal or municipal description indicated in the permit. (Reference Section 79.9(1)(a))

No Portable Sign, Temporary Sign or Balloon Sign shall be located closer than 1 m (3.3 ft.) to any property line. Where a Sign is located at a site on a corner formed by the intersection of two or more public roadways, not including a lane, the Sign shall not be located within a 10 m (32.8 ft.) radius of the corner measured from the midpoint of the curved portion of the curb line. (Reference Section 79.9(1)(b))

A Portable Sign, Temporary Sign or Balloon Sign shall not interfere with access to or from a site. (Reference Section 79.9(1)(c))

Portable Signs, Temporary Signs or Balloon Signs may be illuminated but may not contain flashing, Scintillating or Running Lights or animation devices, and any device designed to intensify or vary the illumination of lighting. Illumination shall be from a steady light source located within the interior of the Sign, or from an exterior light source directed at the face of the Sign and shielded to eliminate glare when viewed by on-coming traffic. No exterior accessory lighting may be attached to any portion of a Portable Sign, including the trailer or support structure, except that lights required by the Highway Traffic Act shall be allowed. (Reference Section 79.9(1)(d))

The trailer frame excluding the hitch and the support legs, or structure used to support a Portable Sign shall not exceed 3.5 m (11.5 ft.) in length nor 2.2 m (7.2 ft.) in width. (Reference Section 79.9(1)(e))

All Portable Signs shall be double-faced. The horizontal dimension of the Sign face shall not exceed 3.1 m (10.2 ft.) and the vertical dimension of the Sign face shall not exceed 1.7 m (5.6 ft.). The frame surrounding the Sign face shall not include embellishments and animation devices. (Reference Section 79.9(1)(f))

The background face of a Portable Sign shall be of a single uniform colour. (Reference Section 79.9(1)(g))

A Portable Sign shall not exceed a maximum Height of 3 m (9.8 ft.) above grade. (Reference Section 79.9(1)(h))

A Temporary Sign, a Portable Sign or a Balloon Sign shall be removed on or before the expiry date specified in the Development Permit. (Reference Section 79.9(2)(a))

The maximum duration of display for each Portable Sign location complying with Clause (A) above shall be a total of 180 days in a calendar year, provided that no Portable Sign shall remain at a location for more than 90 consecutive days, and following each removal of a Sign, the location shall remain free of Portable Signs for a minimum of 30 consecutive days. (Reference Section 79.9(3)(b)(iii)(B))

Temporary Signs exceeding 0.5 sq. m (5.4 sq. ft.) in area or greater than 1.5 m (4.9 ft.) in Height which are used for local or general advertising of business services or products shall be subject to the Development Permit requirements for Portable Signs and shall comply with the provisions of Subclause (iii) of this Clause 79.9(3)(b). (Reference Section 79.9(3)(b)(v))

Note: This permit is for an On-premises Sign for businesses which have valid development approval (or a valid business license) to operate from the Site. Unless this permit is specifically granted for general advertising, portable signs containing 3rd party (general) advertising may be revoked and subject to fines without warning.

Note: All Temporary Signs shall have a development permit approval tag issued by the City of Edmonton. (Reference Section 59.2(8))

Any Development Permit issued on the basis of incorrect information contained in the application shall be invalid and may constitute an offence. (Reference Section 13.1(7))

It is an offence for any person to place a Sign on land; for which a Development Permit is required but has not been issued or is not valid under this Bylaw. It is an offence to display a Temporary Sign without a valid Development Permit. It is an offence for a Temporary Sign to not have the Sign ownership displayed in a visible location on the Sign. It is an offence to deface, obscure or otherwise render the ownership identification illegible. It is an offence to display a Temporary Sign without a development permit approval tag issued by the City of Edmonton. It is an offence to have a Sign in an abandoned state. (Reference Section 23.2)

Temporary Signs must have authorization from the landowner or the landowner's agent to place a Temporary On-premises Sign on the land that is listed as the address for the location of the Temporary On-Premises Sign. (Reference Section 13.4(1)(f) of the Edmonton Zoning Bylaw 12800)

VARIANCE:

Section 79.9(3)(b)(iii)(A)&(B) of the November 15, 1985 Land Use Bylaw - to allow more than 1 Temporary On-premise Sign on site and to waive the requirement that a location be free of Temporary Signs for 30 consecutive days.

APPELLANT'S SUBMISSION

The Glenwood Community League wishes to appeal a decision by the DO to allow a "temporary sign" advertising a pay-day-loans operation within the community. We have no legislative tools to prevent the continued concentration of predatory lending and other adult-oriented businesses with the Stony Plain Road area commercial corridor.

But we see no reason why variances should be granted to allow continued public advertising of their presence. Or why the operation cannot allow the site to go without a "temporary sign" for only 30 days.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 641(4) of the *Municipal Government Act*, Chapter M-26 states 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.

Section 2 of the Edmonton Zoning Bylaw 12800 concerning Repeal, Enactment and Transition Procedures states the following:

- 2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.
- 2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.
- 2.7 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.

At the time of the creation of the subject DC site, the City of Edmonton Land Use Bylaw 5996 was in effect. A recent Court of Appeal decision in *Parkdale-Cromdale Community League Association v. Edmonton (City)*, 2007 ABCA 309 concluded that Section 2.7 of the Edmonton Zoning Bylaw only applies if there is an express cross-reference in a Direct Control bylaw passed before 2001 to a provision of the old Land Use Bylaw. In the absence of an express reference in the Direct Control Bylaw to the Land Use Bylaw 5996, it does not prevail over Section 2.4 of the Edmonton Zoning Bylaw.

Section DC2.90.4(i) states Signs shall be allowed in this District as provided for in Schedule 79E and in accordance with the general provisions of Section 79.1 to 79.9 inclusive, of the Land Use Bylaw.

Schedule 79E.1(1) of the Edmonton Land Use Bylaw 5996 states the following Signs shall be allowed, subject to the Sign Regulations of this Schedule:

- b) Temporary Signs requiring a Development Permit as provided for in Section 79.9 of this Bylaw;
- ...
- e) Portable Signs;
- ...

Under Section 9.2(38) of the Edmonton Land Use Bylaw 5996, **Temporary Sign** means a sign which is not permanently anchored to a footing extending below grade or permanently affixed to, or painted on, a building and on which the copy has been painted or affixed in a permanent manner. The copy on the sign shall relate to an activity, use or event of a limited time duration not exceeding six months, unless otherwise provided for in Section 79.9 of this Bylaw. Temporary signs include such signs as political campaign signs, real estate signs, construction Identification Signs, signs identifying seasonal businesses, signs advertising specific community events, and signs providing temporary identification for developments awaiting installation of a permanent sign. For the purpose of this Bylaw, Temporary Signs shall not include Portable Signs.

Under Section 9.2(26) of the Edmonton Land Use Bylaw 5996, **Portable Sign** means a sign greater than 0.5 square metres (5.4 square feet) in area mounted on a trailer, stand or other support structure which is designed in such a manner that the sign can readily be relocated to provide advertising at another location or readily taken on and off a site, and may include copy that can be changed manually through the use of attachable characters, message panels or other means.

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:

Section 79.9(3)(b)(iii) of the Edmonton Land Use Bylaw 5996 states the use of Portable Signs and Balloon Signs for business identification, local advertising and general advertising within Commercial and Industrial Districts shall comply with the following provisions:

- A) one Portable Sign and one Balloon Sign shall be allowed for each 30 metres (98.4 feet) of frontage of a business premise or multiple occupancy development provided that not more than one Portable Sign and one Balloon Sign shall be displayed on any site;
- B) the maximum duration of display for each Portable Sign location complying with Clause (A) above shall be a total of 180 days in a calendar year, provided that no Portable Sign shall remain at a location for more than 90 consecutive days, and following each removal of a Sign, the location shall remain free of Portable Signs for a minimum of 30 consecutive days. The maximum duration of display for each Balloon Sign location complying with Clause (A) above shall be a total of 90 days in a calendar year, provided that no Balloon Sign shall remain at a location for more than 30 consecutive days, and following each removal of a

Sign, the location shall remain free of a Balloon Sign for a minimum of 30 consecutive days.

The Development Officer determined only one Portable Sign is allowed on any site. Including the proposed development, two Portable Signs are located on the site.

The Development Officer determined the location shall remain free of Portable Signs for a minimum of 30 consecutive days following each removal of a Sign. The proposed development is in breach of this section.

The decision of approval by the Development Officer has been appealed by the Glenwood Community League.

Section DC2.90.1 states the purpose of the DC2 Site Specific Development Control Provision is to accommodate a limited range of general business uses, with site development regulations that will ensure compatibility with future adjacent land uses and the alignment of existing and proposed roadways adjacent to the site.

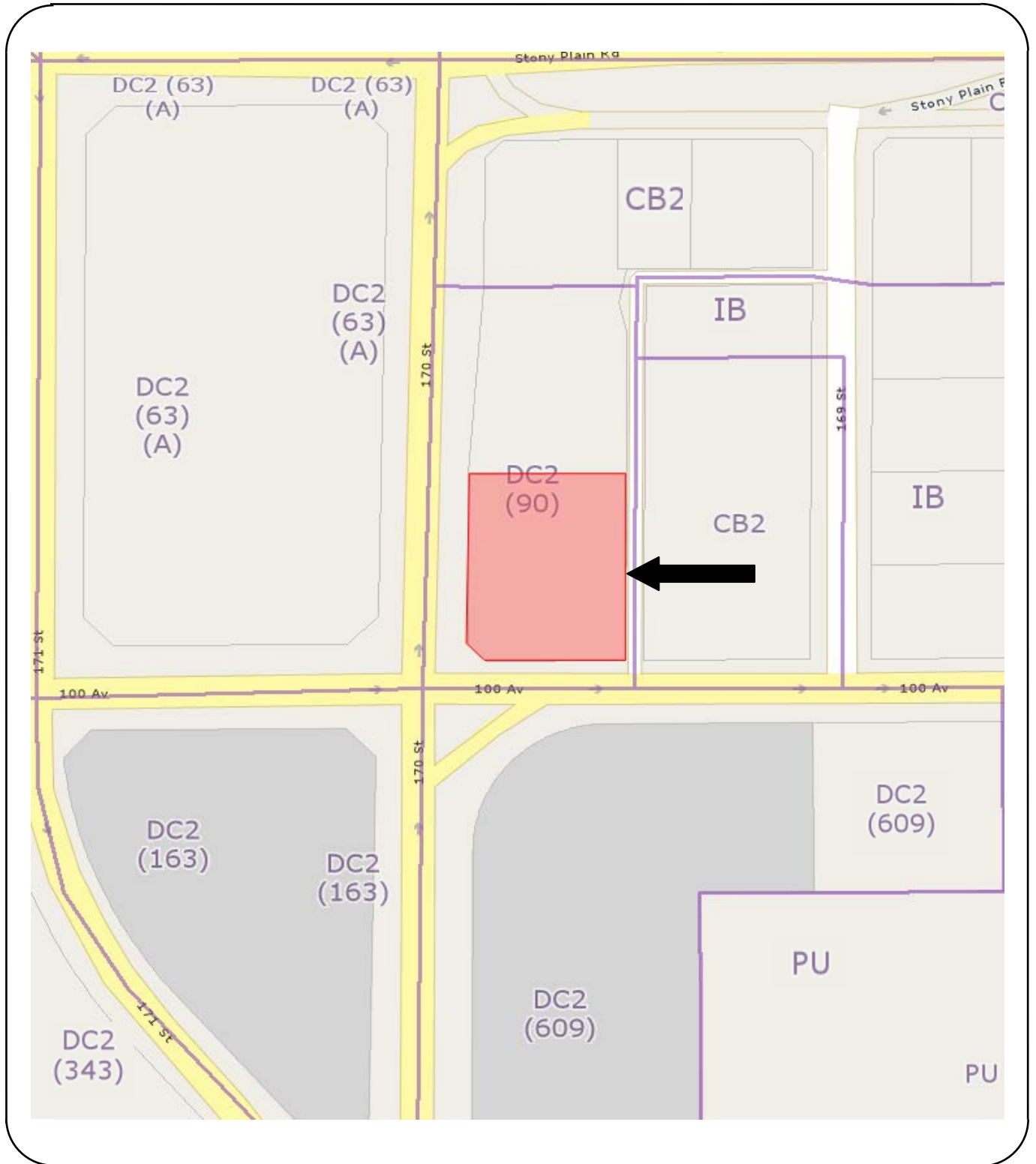
The following permit applications are listed in the Sustainable Development POSSE system:

Application Number	Description	Decision
170125152-001	To place a Temporary Sign for 90 days ending 26-JUL-2015 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Red Wing Shoes)	On Notices
167203813-001	To place a Temporary Sign for 90 days ending 26-APR-2015 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Red Wing Shoes)	Issued January 26, 2015.
166011910-001	To place a Temporary Sign for 90 days ending 20-APR-2015 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Cash Money)	Issued December 22, 2014.
162055885-001	To place a Temporary Sign for 90 days ending 19-JAN-2015 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Cash Money)	Issued October 8, 2014.

160476193-001	To place a Temporary Sign for 90 days ending 28-DEC-2014 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Red Wing Shoes)	Issued September 19, 2014.
157043601-001	To place a Temporary Sign for 90 days ending 20-OCT-2014 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Cash Money)	Issued July 4, 2014.
156211832-001	To place a Temporary Sign for 90 days ending 28-SEP-2014 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Red Wing Shoes)	Issued June 24, 2014.
150133341-001	To place a Temporary Sign for 90 days ending 04-JUN-2014 for MAGNETSIGNS EDMONTON WEST, DARRYN SEMENIUK (Multi: Red Wing Shoes)	Issued March 3, 2014.

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-15-088



TO BE RAISED
ITEM II: 1:00 P.M.

FILE: SDAB-D-15-075

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 152514895-001

APPLICATION TO: Construct exterior alterations to an existing Single Detached House (extension to front concrete Driveway 9.50m x 15.5m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 6, 2015

DATE OF APPEAL: March 24, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 199 – Dunvegan Road NW

LEGAL DESCRIPTION: Plan 9721701 Blk 1 Lot 14

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Dunvegan Area Structure Plan

DEVELOPMENT OFFICER'S DECISION

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

1.) 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

Other than the approved 6.1 m wide concrete front driveway, the existing concrete extension left side property line does not lead to an overhead garage door or parking area. (Section 6.1(26)).

2.) Section 55.4(1): All open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing.

The existing driveway extension is in the front of the property. Based on the landscaping regulations, front yards/front setbacks must be landscaped. Monolithic concrete is not considered a form of landscaping. (Section 55.4(1)) (Section 6.1(55))

3.) Section 54.2(2(e)): Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following: parking spaces shall not be located within a Front Yard.

The Front yard of this property between the left side property line and the south-east wall of the front attached garage, are being used for parking. These areas should be landscaped and parking is also not allowed on within these yards.

4.) Section 11.3(1): Given the above observations, the proposed 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.

The extensive concrete covering the entire front yard is unsightly. Other than areas designated for driveway, the rest of the front yard should be landscaped. Parking on areas that should be landscaped also takes away from desirable curb appeal.

5.) Section 17.1(1)(a) When an application for a Development Permit has been approved by the Development Officer, the Development Permit shall not be valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled.

The landscape condition attached to Development Permit #654708-001 for the Single Detached House approval has not been fulfilled:

"All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b)."

NOTES:

Sufficient on site parking is provided through the provision of a 2-car front attached garage, additional parking spaces create a negative impact to the site and the surrounding neighbourhood.

This Development Permit application "To construct exterior alterations to an existing single detached house (extension to front concrete driveway 9.50m x 15.5m)" originated as a Development Compliance Complaint.

The enclosed trailer parked within the front yard is visible in all of the available aerial imagery and site inspection photos.

Runoff may drain onto neighbouring properties creating a negative impact.

This sort of driveway extension is not characteristic of the neighbourhood, nor allowed in the City of Edmonton.

Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

APPELLANT'S SUBMISSION

After 16 years, why is this front driveway becoming an issue now, it was installed before the bylaw came into effect. It was a selling feature of the house, a development permit was purchased by ourselves since the previous owners never did. We now have the hardship of being told to remove it or keep it and not being able to park on it. None of the immediate neighbours have any issues with it, and it keeps vehicles off the main road. Not only are we losing valuable parking, we would also incur the cost of having to remove the concrete and return to grass which would be a few thousand dollars. This driveway was installed in 1999 by the original owners of the property, and the bylaw for this type of driveway was passed in 2000. This should mean our front driveway is grandfathered seeing as it was installed before the bylaw was passed. It would be easy to sell the property and move on, but who is going to purchase a house with a front drive that nobody is able to park on, another hardship we have to deal with. Please see these concerns enough to have this driveway grandfathered.... Thank you.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

The Subdivision and Development Appeal Board at a hearing on April 1, 2015 made and passed the following motion:

“that SDAB-D-15-075 be TABLED TO MAY 6, 2015 at the written request of the Appellant.”

Section 686(1)(a)(i) of the *Municipal Government Act* states “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...after the date on which the person is notified of the order or decision or the issuance of the development permit.”

The decision of refusal by the Development Officer is dated March 6, 2015. Fourteen days from the decision date is March 20, 2015 and the Notice of Appeal was filed on March 24, 2015.

Included in the Sustainable Development Department’s POSSE system, under “Shared with SDAB”, is a Canada Post Registered Mail Delivery, dated March 12, 2015 that confirms the notice of refusal was delivered on March 10, 2015. **A copy of the Canada Post Registered Mail Delivery is on file.**

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

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

The Development Officer determined a Driveway must lead to an overhead Garage door or Parking Area, which is not met by the proposed development.

Section 55.4(1) states all open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.

The Development Officer determined the Front Yard must be Landscaped. The proposed development provides a concrete Driveway extension, which is not considered a form of Landscaping.

Section 54.2(2)(e) states except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard; and
- ii. on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Yard abutting the flanking public roadway, other than a Lane. Where the amount of parking provided on a Corner Lot is in excess of the minimum requirements of this Bylaw, the Development Officer shall have the discretion to allow such additional spaces within a Side Yard flanking a public roadway, other than a Lane.

The Development Officer determined parking spaces shall not be located within a Front Yard. The proposed development provides parking spaces in the Front Yard.

Section 11.3(1) states the Development Officer may approve, with or without conditions as a Class B Development, an application for development that does not comply with this Bylaw where the proposed development would not, in his opinion:

- a. unduly interfere with the amenities of the neighbourhood; or
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

The Development Officer determined the extensive concrete covering the entire Front Yard is unsightly and takes away from desirable curb appeal.

Section 17.1(1)(a) states when an application for a Development Permit has been approved by the Development Officer, the Development Permit shall not be valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled.

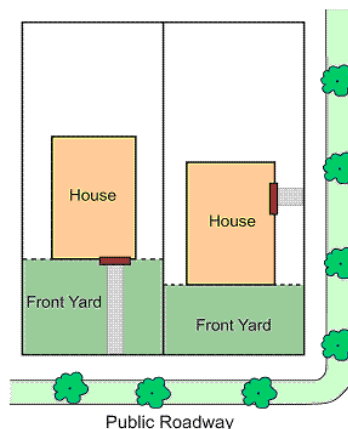
The Development Officer determined Development Permit 654708-001 for the Single Detached House includes a Landscape condition, which has not been met.

Section 54.1(4) states The Front Yard of any at-grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for a Driveway, not including the area used as a walkway, shall:

- a. have a minimum width of 3.1 m;
- b. for a Site 10.4 m wide or greater, have a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage; and
- c. for a Site less than 10.4 m wide, have a maximum width of 3.1 m.

The Driveway shall lead directly from the roadway to the required Garage or Parking Area.

Under Section 6.1(39), **Front Yard** means the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under Section 6.1(55), **Landscaping** means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements such as decorative fencing, walls and sculpture.

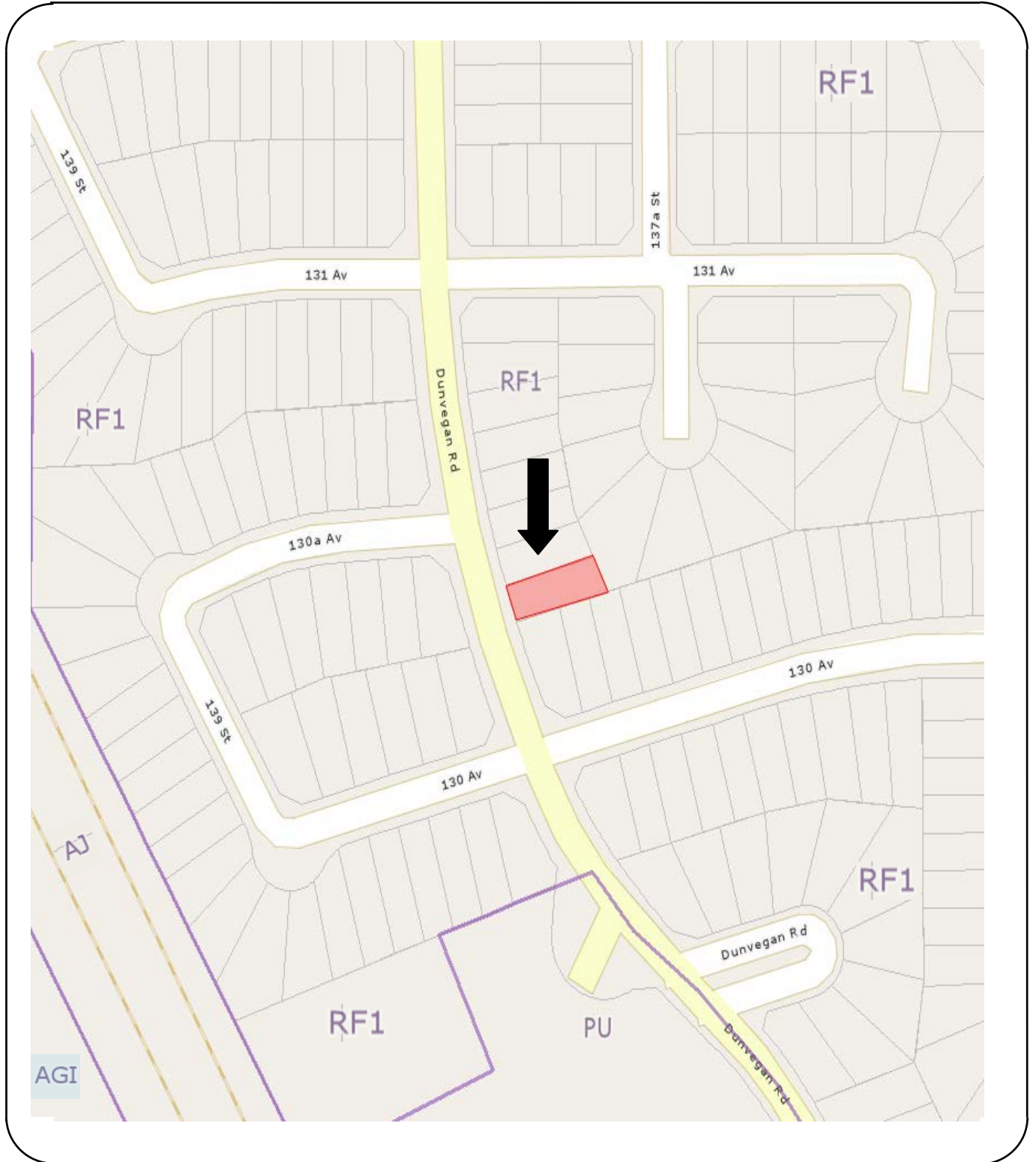
Under Section 6.1(69), **Parking Area** means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.

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

Section 814.1 states 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

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SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-075



BUSINESS LAID OVER

APPEAL HEARINGS TO BE SCHEDULED

159253875-001; LDA14-0384	An appeal to create 31 Single Detached Residential lots, 46 Semi-detached Residential Lots and 30 Row Housing Lots. <i>May 20, 2015</i>
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