

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
November 16, 2016**

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

**Members Scheduled**

Kathy Cherniawsky, Presiding Officer  
Brian Gibson  
Debby Kronewitt Martin  
Lyll Pratt  
Nancy Hack

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

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I	9:00 A.M.	SDAB-D-16-290	Construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish a Single Detached House and Accessory Building (rear detached Garage)  10752 - 72 Avenue NW Project No.: 222221652-001
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II	9:00 A.M.	SDAB-D-16-291	Construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish the existing Single Detached House  10756 - 72 Avenue NW Project No.: 222218322-001
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III	1:00 P.M.	SDAB-D-16-286	Construct 36 Dwellings of Apartment Housing (4 Storey with underground parking) and to demolish 4 existing Single Detached Houses and 3 detached Garages  10125 - 84 Avenue NW Project No.: 176858707-001
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**NOTE:** *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-290

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 222221652-001

APPLICATION TO: Construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish a Single Detached House and Accessory Building (rear detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 6, 2016

DATE OF APPEAL: October 17, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10752 - 72 Avenue NW

LEGAL DESCRIPTION: Plan 5765Q Blk 11 Lot 35

ZONE: RF3-Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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*Grounds for Appeal*

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

- 1) New construction innovative infill concept to replace existing derelict (ugly) houses
- 2) 100 percent positive response from community consultation
- 3) Minimal deficiency overages
- 4) Worked with City of Edmonton planner to make changes to plans and reduce deficiencies

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

**Hearing and Decision**

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

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
  - and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

Under Section 140.2(8), **Semi-detached Housing** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Under section 7.2(8), **Semi-detached Housing** means:

development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites or Duplexes.

Under section 6.1(27), **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 Dwellings, and including Secondary Suites under certain conditions.

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

...to ensure that new low density development in Edmonton’s mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

***RF3 Small Scale Infill Development Regulations***

**Site Area**

Section 140.4(3) states Site regulations for Semi-detached Housing:

- a. the minimum Site area shall be 442.2 m<sup>2</sup>;

...

**Development Officer’s Determination**

**Site regulations for Semi-detached Housing (Reference Section 140.4(3)(a)):**

**The minimum Site area shall be 442.2 m<sup>2</sup>**

**Proposed: 403.63 sm.**

**Deficient by: 38.57 sm [unedited].**

**Site Coverage**

Section 140.4(10) states the maximum Site Coverage shall be as follows:

	Principal Dwelling building /	Accessory building	Total Site Coverage
(d) Semi-detached Housing - Site area less than 600 square metres	28 percent	14 percent	42 percent

Under section 6.1(94), **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;

- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above Grade.

**Development Officer’s Determination**

**Maximum Site Coverage for Semi-detached Housing with Site area less than 600 m2 shall be as follows (Reference Section 140.4(10)(d)):**

**-For Principal Dwelling/building: 28% or 113.02 sm**

**Proposed: 29.48% or 119.01 sm**

**Exceeds by: 1.48% or 5.99 sm**

**-For total Site Coverage of Semi-detached House and detached**

**Garage: 42% or 169.52 sm**

**Proposed: 43.16% or 174.19 sm**

**Exceeds by: 1.16% or 4.67 sm [unedited].**

***Rooftop Terraces***

Section 61.1 states:

On a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following Stepback regulations:

- a. On an Interior Site, the minimum Stepback shall be:
  - i. 1.0 m from any building Façade facing a Front Lot Line;
  - ...
  - iv. 2.0 m from any building Façade facing a Side Lot Line, where the Site Width is 10.0 m or greater.

Under section 6.1(88), **Rooftop Terrace** means:

a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

**Development Officer’s Determination**

**Rooftop Terraces on Interior Site (Reference Section 61(1)(a)):**

**-Minimum Stepback of 1.0 m from any building Facade facing a Front Lot Line**

**Proposed 0.60 m**  
**Deficient by: 0.40 m**  
**- Minimum Stepback of 2.0 m from any building Facade facing a Side Lot Line, where the Site Width is 10.0 m or greater.**  
**Proposed: 1.07 m**  
**Deficient by: 0.93 m [unedited].**

***Mature Neighbourhood Overlay Development Regulations***

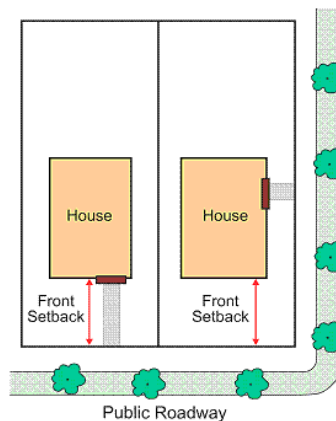
**Front Setback**

Section 814.3(1) states:

The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. [...].

Under section 6.1(40), **Front Setback** means:

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



**Development Officer's Determination**

**Minimum Front Setback shall be from 4.43 m to 6.81 m (Reference Section 814.3(1)):**  
**Proposed: 3.87 m**  
**Deficient by: 0.56 m [unedited].**

**Community Consultation**

Section 814.3(24) states:



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

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

<p><b><i>Private Outdoor Amenity Area</i></b></p>
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Section 140.4(15) states “Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.”

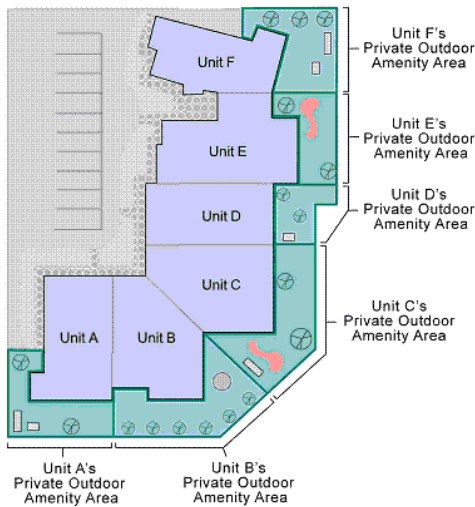
Section 47 provides the following with regard to Private Outdoor Amenity Area:

1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.
2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.
3. Private Outdoor Amenity Area shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.
4. Private Outdoor Amenity Area may be provided above Grade, and may be located within any Yard other than a Front Yard.

5. Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
6. Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.

Under section 6.1(80), **Private Outdoor Amenity Area** means:

required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;



**Development Officer’s Determination**


**Private Outdoor Amenity Area minimum dimension at grade shall be 4.0 m (Reference Section 47.5):**  
**Proposed: 2.87 m**  
**Deficient by: 1.13 m [unedited].**

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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*.

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		Project Number: <b>22221652-001</b> Application Date: MAY 19, 2016 Printed: October 6, 2016 at 3:15 PM Page: 1 of 2	
<h2>Application for Minor Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
<b>Applicant</b>		<b>Property Address(es) and Legal Description(s)</b> 10752 - 72 AVENUE NW Plan 5765Q Blk 11 Lot 35	
		<b>Specific Address(es)</b> Entryway: 10752 - 72 AVENUE NW Entryway: 10754 - 72 AVENUE NW Building: 10752 - 72 AVENUE NW	
<b>Scope of Application</b> To construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish a Single Detached House and Accessory Building (rear detached Garage).			
<b>Permit Details</b>			
# of Dwelling Units Add/Remove: 2 Client File Reference Number: Minor Dev. Application Fee: Semi-Detached House Secondary Suite Included?: N		Class of Permit: (none) Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	
I/We certify that the above noted details are correct Applicant signature: _____			
<b>Development Application Decision</b> Refused			
<b>THIS IS NOT A PERMIT</b>			



Project Number: 22221652-001  
 Application Date: MAY 19, 2016  
 Printed: October 6, 2016 at 3:15 PM  
 Page: 2 of 2

## Application for Minor Development Permit

**Reason for Refusal**

Site regulations for Semi-detached Housing (Reference Section 140.4(3)(a)):  
 The minimum Site area shall be 442.2 m<sup>2</sup>  
 Proposed: 403.63 sm.  
 Deficient by: 38.57 sm

Maximum Site Coverage for Semi-detached Housing with Site area less than 600 m<sup>2</sup> shall be as follows (Reference Section 140.4(10)(d)):

-For Principal Dwelling/building: 28% or 113.02 sm  
 Proposed: 29.48% or 119.01 sm  
 Exceeds by: 1.48% or 5.99 sm  
 -For total Site Coverage of Semi-detached House and detached Garage: 42% or 169.52 sm  
 Proposed: 43.16% or 174.19 sm  
 Exceeds by: 1.16% or 4.67 sm

Rooftop Terraces on Interior Site (Reference Section 61(1)(a)):

-Minimum Stepback of 1.0 m from any building Facade facing a Front Lot Line  
 Proposed 0.60 m  
 Deficient by: 0.40 m  
 - Minimum Stepback of 2.0 m from any building Facade facing a Side Lot Line, where the Site Width is 10.0 m or greater.  
 Proposed: 1.07 m  
 Deficient by: 0.93 m

Minimum Front Setback shall be from 4.43 m to 6.81 m (Reference Section 814.3(1)):

Proposed: 3.87 m  
 Deficient by: 0.56 m

Private Outdoor Amenity Area minimum dimension at grade shall be 4.0 m (Reference Section 47.5):

Proposed: 2.87 m  
 Deficient by: 1.13 m

**Rights of Appeal**

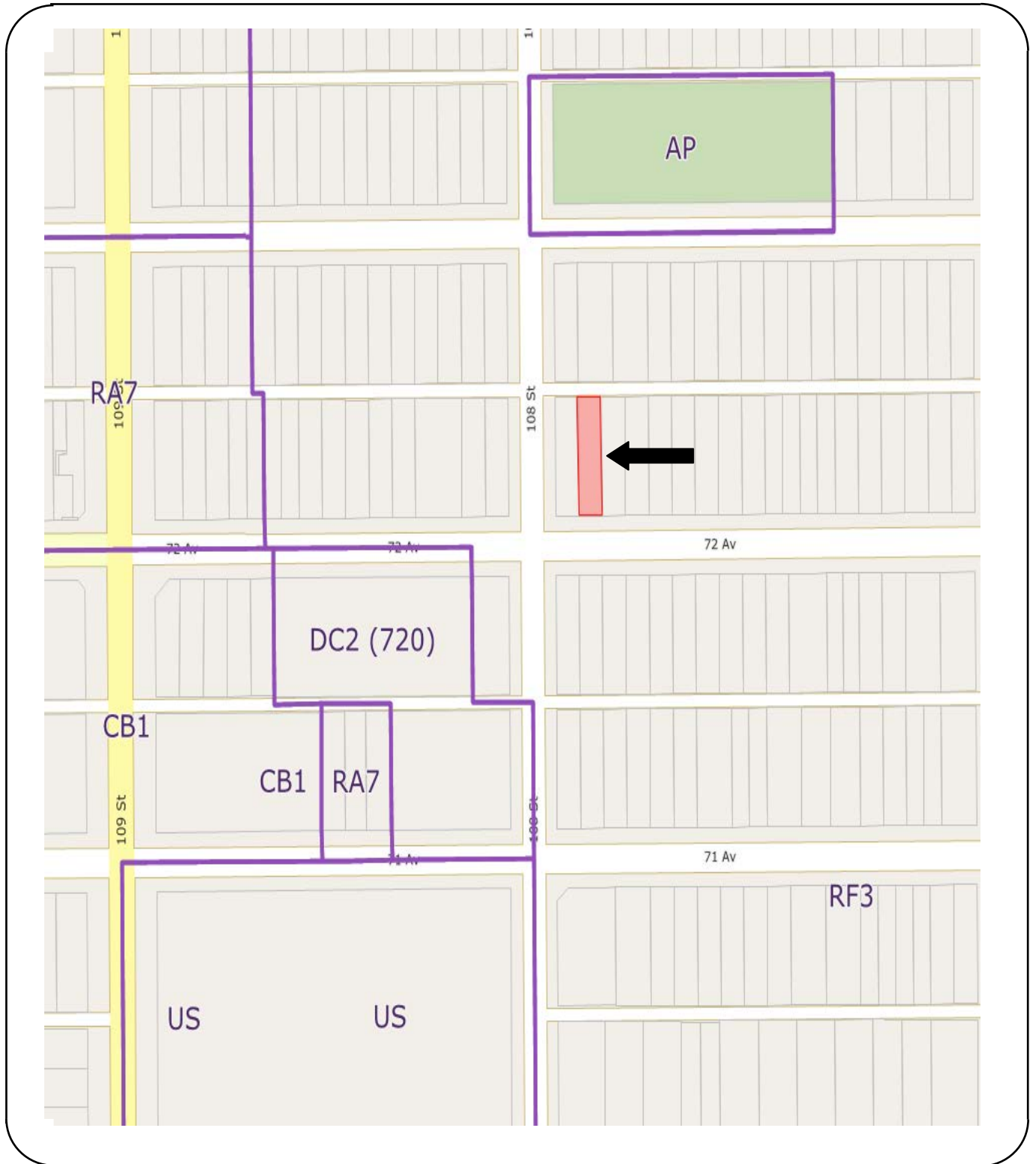
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Oct 06, 2016      **Development Authority:** ANGELES, JOSELITO      **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund	\$1,576.00	\$1,576.00	03294728	May 19, 2016
Dev. Application Fee	\$456.00	\$456.00	03294728	May 19, 2016
Lot Grading Fee	\$270.00	\$270.00	03294728	May 19, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,302.00	\$2,302.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-290



ITEM II: 9:00 A.M.

FILE: SDAB-D-16-291

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 222218322-001

APPLICATION TO: Construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish the existing Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 13, 2016

DATE OF APPEAL: October 17, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10756 - 72 Avenue NW

LEGAL DESCRIPTION: Plan 5765Q Blk 11 Lot 36

ZONE: RF3-Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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*Grounds for Appeal*

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

- New construction with innovative infill concept
- 100% positive response from community consultation
- minimal deficiency overages
- worked with City of Edmonton planner to make changes to plans and reduce deficiencies

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

**Hearing and Decision**

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

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
  - and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

Under Section 140.2(8), **Semi-detached Housing** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Under section 7.2(8), **Semi-detached Housing** means:

development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites or Duplexes.

Under section 6.1(27), **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 Dwellings, and including Secondary Suites under certain conditions.

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



...to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

***RF3 Small Scale Infill Development Regulations***

**Site Area**

Section 140.4(3) states Site regulations for Semi-detached Housing:

- a. the minimum Site area shall be 442.2 m<sup>2</sup>;
- b. ...
- c. on a Corner Lot, the minimum Site Width shall be 14.8 m; and
- d. ...

**Development Officer's Determination**

**Site regulations for Semi-detached Housing (Reference Section 140.4(3)(a)):**

**- The minimum Site area shall be 442.2 m<sup>2</sup>**

**Proposed: 403.74 sm.**

**Deficient by: 38.46 sm**

**- The minimum Site Width on Corner Lot shall be 14.8 m.  
(Reference Section 140.4(3)(c)):**

**Proposed: 10.07 m**

**Deficient by: 4.73 m [unedited].**

**Side Setbacks**

Section 814.3(2) states "where the Site Width is less than 18.3 m, the Side Setback requirements of the underlying Residential Zone shall apply."

Section 140.4(13)(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."

**Development Officer's Determination**

**On a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway (Reference Section 140.4(13)(b)):**

**- Required: 20% of 10.07= 2.01 m**

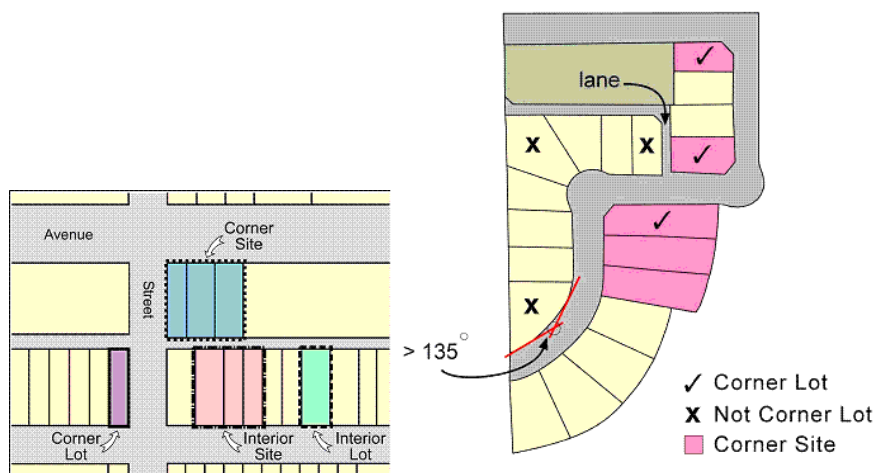
**Proposed: 1.5 m.**  
**Deficient by: 0.51 m [unedited].**

Under section 6.1(19), **Corner Site** means:

an area of land consisting of one or more adjacent Lots where at least one Lot is:

- a. located at the intersection of two public roadways, other than Lanes; or
- b. abuts a public roadway, other than a Lane, which changes direction at any point where it abuts the Site;

provided that in both cases the Site shall not be considered a Corner Site where the contained angle formed by the intersection or change of direction is an angle of more than 135 degrees. In the case of a curved corner, the angle shall be determined by the lines tangent to the property line abutting the public roadways, provided the roadway is not a Lane, at the point which is the extremity of that property line. In the case of a curved corner, the point which is the actual corner of the Site shall be that point on the property line abutting the public roadway, provided the roadway is not a Lane, which is nearest to the point of intersection of the tangent lines.



**Site Coverage**

Section 140.4(10) states the maximum Site Coverage shall be as follows:

	Principal Dwelling building	/	Accessory building	Total Site Coverage
(d) Semi-	28 percent		15 percent	42 percent

detached Housing - Site area less than 600 square metres			
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Under section 6.1(94), **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above Grade.

**Development Officer’s Determination**

**Maximum Site Coverage for Semi-detached Housing with Site area less than 600 m<sup>2</sup> shall be as follows (Reference Section 140.4(10)(d)):**  
**-For Principal Dwelling/building: 28% or 113.05 sm**  
**Proposed: 29.48% or 119.01 sm**  
**Exceeds by: 1.48% or 5.96 sm [unedited].**

***Rooftop Terraces***

Section 61.1 states:

On a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following Stepback regulations:

- a. On an Interior Site, the minimum Stepback shall be:
  - i. 1.0 m from any building Façade facing a Front Lot Line;
  - ...
  - iv. 2.0 m from any building Façade facing a Side Lot Line, where the Site Width is 10.0 m or greater.

Under section 6.1(88), **Rooftop Terrace** means:

a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

**Development Officer's Determination**

**Rooftop Terraces on Interior Site (Reference Section 61(1)(b)):**

**- Minimum Stepback of 1.0 m from any building Façade facing a Front Lot Line**

**Proposed 0.60 m**

**Deficient by: 0.40 m**

**- Minimum Stepback of 3.0 m from Façade facing an interior Side Lot Line, where the Site Width is 10.0 m or greater**

**Proposed: 2.6m**

**Deficient by 0.40 m [unedited].**

*Mature Neighbourhood Overlay Development Regulations*

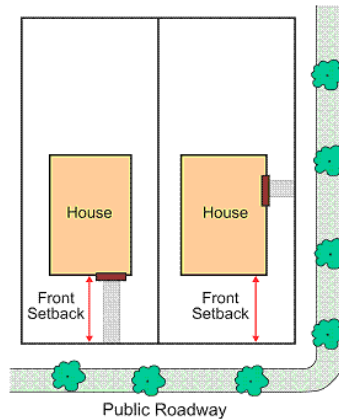
**Front Setback**

Section 814.3(1) states:

The Front Setback shall be a minimum of 3.0 m and shall be consistent within 1.5 m of the Front Setback on Abutting Lots and with the general context of the blockface. Separation Space and Privacy Zone shall be reduced to accommodate the Front Setback requirement where a Principal Living Room Window faces directly onto a local public roadway, other than a Lane. [...].

Under section 6.1(40), **Front Setback** means:

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



**Development Officer’s Determination**

**Minimum Front Setback shall be from 4.77 m to 7.38 m (Reference Section 814.3(1)):  
Proposed: 3.87 m  
Deficient by: 0.90 m [unedited].**

**Community Consultation**

Section 814.3(24) states:

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

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

***Private Outdoor Amenity Area***

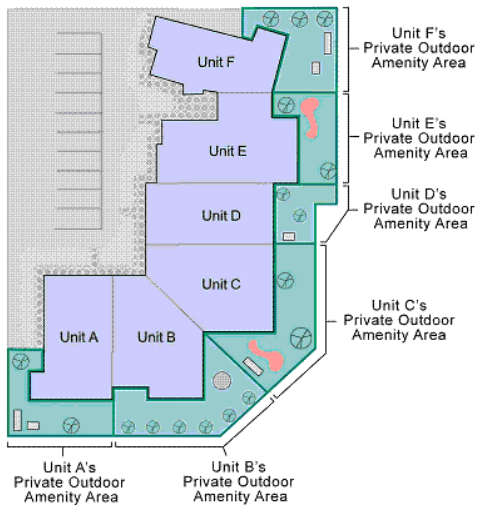
Section 140.4(15) states “Private Outdoor Amenity Area shall be provided on Site in accordance with Section 47 of this Bylaw.”

Section 47 provides the following with regard to Private Outdoor Amenity Area:

1. Where required in any Zone, a development shall provide Private Outdoor Amenity Area in accordance with the requirements of the Zone.
2. Private Outdoor Amenity Area shall be designed for the occupants of a specific Dwelling, and shall be provided immediately adjacent to, and with direct access from, the Dwelling it is to serve. It shall be landscaped and surfaced for convenient use for outdoor activities.
3. Private Outdoor Amenity Area shall be screened in a manner which prevents viewing into a part of it from any adjacent areas at a normal standing eye level. When such screening would impair a beneficial outward and open orientation of view, and there is no adverse effect on the privacy of the Private Outdoor Amenity Area, the extent of screening may be reduced.
4. Private Outdoor Amenity Area may be provided above Grade, and may be located within any Yard other than a Front Yard.
5. Neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 m, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 m.
6. Private Outdoor Amenity Area may be located within a required Separation Space, but only if the Amenity Area is intended for the use of the Dwelling for which the Separation Space is provided.

Under section 6.1(80), **Private Outdoor Amenity Area** means:

required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;



**Development Officer's Determination**


**Private Outdoor Amenity Area minimum dimension at grade shall be 4.0 m (Reference Section 47.5):**  
**Proposed: 2.87 m and 3.91 m**  
**Deficient by: 1.13 m and 0.09 m [unedited].**

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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*.

---

	Project Number: <b>222218322-001</b> Application Date: MAY 19, 2016 Printed: October 13, 2016 at 8:32 AM Page: 1 of 2
<h2 style="margin: 0;">Application for Minor Development Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 10756 - 72 AVENUE NW Plan 5765Q Blk 11 Lot 36
	<b>Specific Address(es)</b> Entryway: 10756 - 72 AVENUE NW Entryway: 10758 - 72 AVENUE NW Building: 10756 - 72 AVENUE NW
<b>Scope of Application</b> To construct a Semi-Detached House with verandas and front Rooftop Terrace, and to demolish the existing Single Detached House.	
<b>Permit Details</b>	
# of Dwelling Units Add/Remove: 2 Client File Reference Number: Minor Dev. Application Fee: Semi-Detached House Secondary Suite Included?: N	Class of Permit: (none) Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
I/We certify that the above noted details are correct.  Applicant signature: _____	
<b>Development Application Decision</b> Refused	
<b>THIS IS NOT A PERMIT</b>	





Project Number: **222218322-001**  
 Application Date: MAY 19, 2016  
 Printed: October 13, 2016 at 8:32 AM  
 Page: 2 of 2

## Application for Minor Development Permit

**Reason for Refusal**

Site regulations for Semi-detached Housing (Reference Section 140.4(3)(a)):

- The minimum Site area shall be 442.2 m<sup>2</sup>

Proposed: 403.74 sm

Deficient by: 38.46 sm

- The minimum Site Width on Corner Lot shall be 14.8 m. (Reference Section 140.4(3)(c)):

Proposed: 10.07 m

Deficient by: 4.73 m

On a Corner Site where the building faces the Front Lot Line, the minimum Side Setback flanking the roadway shall be 20% of the Width of the Lot flanking the roadway (Reference Section 140.4(13)(b)):

- Required: 20% of 10.07= 2.01 m

Proposed: 1.5 m

Deficient by: 0.51 m

Maximum Site Coverage for Semi-detached Housing with Site area less than 600 m<sup>2</sup> shall be as follows (Reference Section 140.4(10)(d)):

- For Principal Dwelling/building: 28% or 113.05 sm

Proposed: 29.48% or 119.01 sm

Exceeds by: 1.48% or 5.96 sm

Rooftop Terraces on Interior Site (Reference Section 61(1)(b)):

- Minimum Stepback of 1.0 m from any building Facade facing a Front Lot Line

Proposed 0.60 m

Deficient by: 0.40 m

- Minimum Stepback of 3.0 m from Facade facing an interior Side Lot Line, where the Site Width is 10.0 m or greater

Proposed: 2.6m

Deficient by 0.40 m

Minimum Front Setback shall be from 4.77 m to 7.38 m (Reference Section 814.3(1)):

Proposed: 3.87 m

Deficient by: 0.90 m

Private Outdoor Amenity Area minimum dimension at grade shall be 4.0 m (Reference Section 47.5):

Proposed: 2.87 m and 3.91 m

Deficient by: 1.13 m and 0.09 m

**Rights of Appeal**

The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Oct 13, 2016    **Development Authority:** ANGELES, JOSELITO    **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03294720	May 19, 2016
Dev. Application Fee	\$456.00	\$456.00	03294720	May 19, 2016
Lot Grading Fee	\$270.00	\$270.00	03294720	May 19, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,292.00	\$2,292.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-291



ITEM III: 1:00 P.M.

FILE: SDAB-D-16-286

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

APPELLANT:

APPLICATION NO.: 176858707-001

ADDRESS OF APPELLANT: 10117 – 84 Avenue NW

APPLICATION TO: Construct 36 Dwellings of Apartment Housing (4 Storey with underground parking) and to demolish 4 existing Single Detached Houses and 3 detached Garages

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: September 26, 2016

DATE OF APPEAL: October 17, 2016

NOTIFICATION PERIOD: October 4, 2016 through Oct 18, 2016

RESPONDENT: Kennedy

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10125 - 84 Avenue NW

LEGAL DESCRIPTION: Plan 1523194 Blk 78 Lot 33

ZONE: DC2.922 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Strathcona Area Redevelopment Plan

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*Grounds for Appeal*

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

Development permit does not comply with submission to council.

<i>General Matters</i>
------------------------

**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1), after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Designation of direct control districts**

**641(4)** Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (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.

**Hearing and Decision**

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

...

(a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

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

Under section 3(a), **Apartment Housing** is a **listed Use** in the DC2.922 (Bylaw 17399) Site Specific Development Control Provision.

Under section 7.2(1), **Apartment Housing** means:

means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use Class.

Section 1 states the **General Purpose** of the **DC2.922 (Bylaw 17399) Site Specific Development Control Provision** is:

to establish a Site Specific Development Control Provision to accommodate a low rise residential development that is compatible in Uses, scale and character with the surrounding neighbourhood.

**Development Officer's Determination**


**The Site is designated Direct Control (DC2.922). Reference Section 12.4 of the Edmonton Zoning Bylaw 12800. [unedited].**

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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*.

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	Project Number: <b>176858707-001</b> Application Date: JUL 31, 2015 Printed: September 26, 2016 at 4:09 PM Page: 1 of 5
<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> 10125 - 84 AVENUE NW Plan 1523194 Blk 78 Lot 33
	<b>Specific Address(es)</b> Entryway: 10125 - 84 AVENUE NW Building: 10125 - 84 AVENUE NW
<b>Scope of Permit</b> To construct 36 Dwellings of Apartment Housing (4 Storey with underground parking) and to demolish 4 existing Single Detached Houses and 3 detached Garages.	
<b>Permit Details</b>	
Class of Permit: Class B Gross Floor Area (sq.m.): 3445.61 New Sewer Service Required: Y Site Area (sq. m.): 1820.09	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 12 Stat. Plan Overlay/Annex Area: Strathcona
I/We certify that the above noted details are correct. Applicant signature: _____	
<b>Development Permit Decision</b> Approved	
The permit holder is advised to read the reverse for important information concerning this decision.	



Project Number: **176858707-001**  
 Application Date: JUL 31, 2015  
 Printed: September 26, 2016 at 4:09 PM  
 Page: 2 of 5

## Major Development Permit

### Subject to the Following Conditions

#### PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW:

1. the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms:
  - a) cash to a value equal to 100% of the established landscaping costs;
  - or
  - b) an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs.
 Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely. Reference Section 55.6;
2. the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$34,034.00. 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;
3. the applicant or property owner shall pay a Lot Grading Fee of \$880.00; and
4. the applicant or property owner shall pay a Notification Fee of \$100.00.

#### CONDITIONS OF APPROVAL:

1. Immediately upon demolition of the buildings, the site shall be cleared of all debris.
2. The applicant shall submit the following which shall be to the satisfaction of the Development Officer:
  - a) The schedule for the demolition, including the proposed hours of operation.
  - b) Information about anticipated noise impacts and any proposed mitigation.
  - c) Identification of any laydown areas on the site.
  - d) Dust suppression methodology.
  - e) Information about the dismantling and safe storage of the building materials.
3. All activities or operations of the proposed development shall comply to the standards prescribed by the Province of Alberta pursuant to the Environmental Protection and Enhancement Act and the regulations pertaining thereto.
4. Bicycle parking shall be provided in accordance with Section 54.3 of the Zoning Bylaw 12800 and to the satisfaction of the Development Officer.
5. The applicant/owner shall provide parking for People with Disabilities in accordance with Section 54.1(3) of the Zoning Bylaw 12800 and to the satisfaction of the Development Officer.
6. Any underground parking access card devices must be located on Site, a minimum of 3 m inside the property line.
7. The off-street parking (including aisles or driveways) shall be hardsurfaced, drained and maintained in accordance with Section 54.6 of the Zoning Bylaw 12800.
8. Exterior lighting shall be developed to provide a safe lit environment and 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 in accordance with Sections 51 and 58 of the Zoning Bylaw 12800 and Sections 922.5(d) and 922.5(e) of the DC2 Provision to the satisfaction of the Development Officer.
9. Landscaping shall be in accordance to the approved Landscape Plan, Section 55 and to the satisfaction of the Development Officer.

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





Project Number: **176858707-001**  
 Application Date: JUL 31, 2015  
 Printed: September 26, 2016 at 4:09 PM  
 Page: 3 of 5

## Major Development Permit

Officer:

10. Adjacent City of Edmonton boulevard trees as well as the 3 existing Manitoba Maple trees and the 1 existing Elm tree on site along the east property line shall be protected as per the approved Landscape Plan and the Parks and Planning 'Large Tree Hoarding', drawing L100. All components and workmanship shall conform to the specification Section 02930 Trees, Shrubs, and Groundcovers as well as related sections.

11. The wood screen fence along the east property line shall be installed entirely on or within property lines and not impede any sightlines for vehicular or pedestrian traffic in accordance with Section 57.2 of the Zoning Bylaw 12800 and Section 922.7(a)(iv) of the DC2 Provision.

12. All outdoor waste collection areas shall be located and screened as per the approved Development Permit drawings to the satisfaction of the Development Officer in accordance with Section 55 of the Zoning Bylaw 12800 and Section 922.8(i) of the DC2 Provision.

13. Waste enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way. If access to enclosure is not restricted by gates and/or doors, the bins shall be locked.

14. All mechanical equipment, including roof mechanical units, surface level venting systems, and transformers shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating them within the building framework and be oriented to minimize negative impacts on Amenity Areas, public roadways other than Lanes, and surrounding properties in accordance with Section 922.5(g) of the DC2 Provision.

15. In accordance with Section 922.6(g) of the DC2 Provision, in the event that the owner/developer does not obtain a Building Permit and commence construction of the principle building under a valid Development Permit by April 18, 2026, this Development Permit shall expire. Upon expiry of this Development Permit, any development of the Site will require a new Development Permit that is in accordance with the regulations of the (RF5) Row Housing Zone and the Mature Neighbourhood Overlay of the Edmonton Zoning Bylaw 12800 as existing on April 18, 2016.

### URBAN TRANSPORTATION CONDITIONS OF APPROVAL:

1. The proposed retaining wall bordering the underground parkade ramp must not exceed a height of 0.3 m for a distance of 3 m from the property line and no portion of the wall may encroach onto road right-of-way. Should the owner/applicant wish to increase this height, adequate sight line data must be provided to ensure vehicles can safely exit.

2. The proposed decorative screen wall and landscape planters must not exceed a height of 0.3 m for a distance of 3 m from the alley/driveway to ensure adequate sight lines can be met.

3. Any underground parking access card devices must be located on site, a minimum of 3 m inside the property line.

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

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

6. There are existing boulevard trees adjacent to the site that must be protected during construction. Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact Bonnie Fermanuik of Community Services (780-496-4960).

7. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and

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



Project Number: **176858707-001**  
 Application Date: JUL 31, 2015  
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## Major Development Permit

Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: [http://www.edmonton.ca/bylaws\\_licences/licences\\_permits/oscam-permit-request.aspx](http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx)


### NOTES:

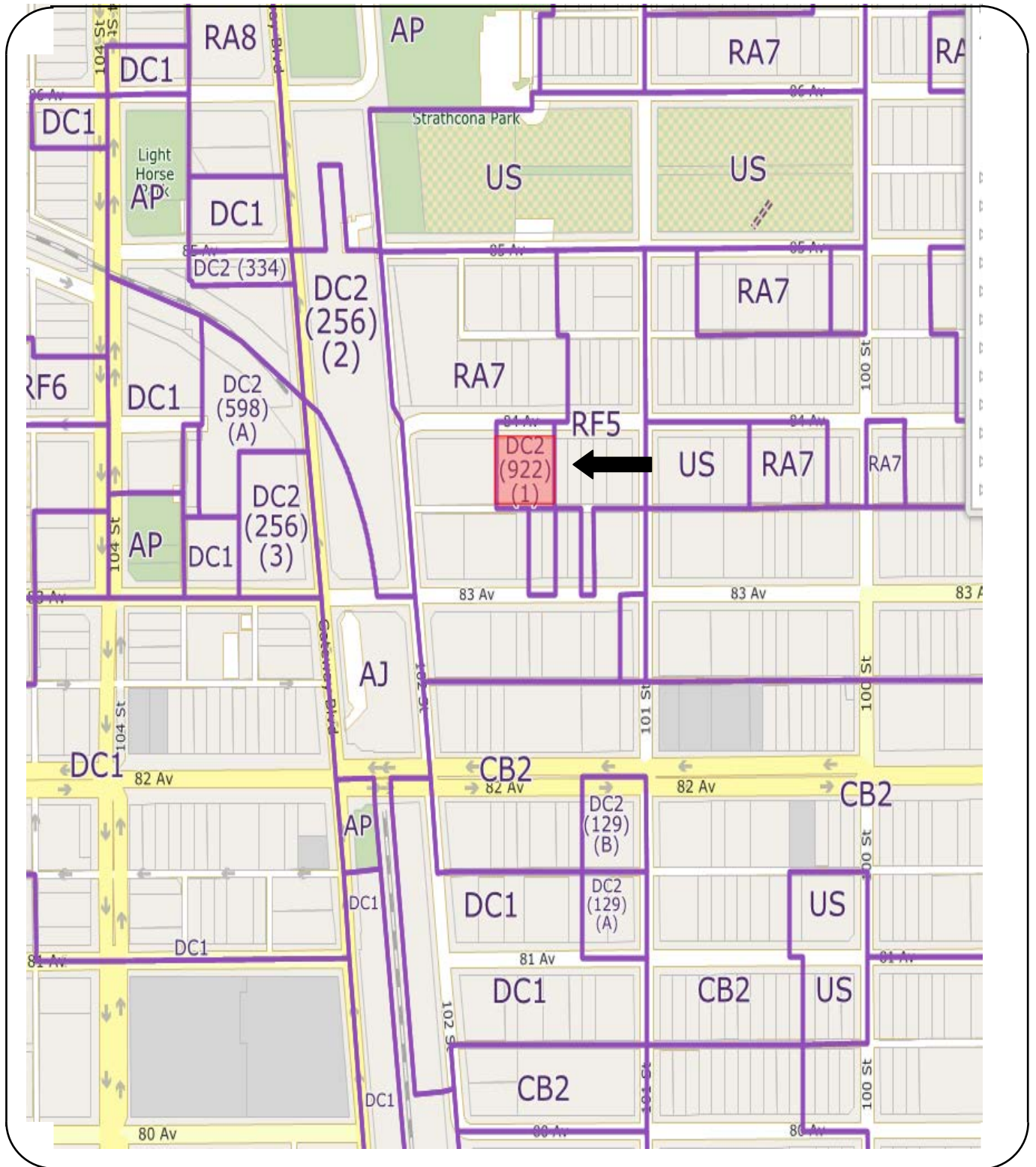
1. This Development Permit is NOT valid until the Notification Period expires in accordance with Section 21.1 (Reference Section 17.1).
2. An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Section 5.2).
3. 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.
4. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
5. Signs require separate Development Applications.
6. 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.
7. The existing connector sidewalks (4 total) adjacent to the subject site that tie into the City sidewalk from the south side of 84 Avenue should be removed and the boulevard restored to grass.
8. Prior to any permits (OSCAM / Hoarding Permits) being issued for work on road rights-of-way, the developer/applicant may be required to provide notification to surrounding property owners, residents, business owners and stakeholders, to the satisfaction of Sustainable Development and Urban Transportation. The purpose of the notification is to advise the groups identified of the scope of the proposed project and is to include general information about the project, the impacts on road rights-of-way, including anticipated construction timelines, closure of sidewalks and roadways, changes to street furniture and trees, affected by construction. Please note this requirement is for notification only. The developer/applicant is responsible for all costs associated with notification. For more information about the requirements related to the notification, please contact James Rockey (780-496-6878) of Urban Transportation.
9. Any advertising signs for the development must be located entirely within private property.
10. The Strathcona Neighbourhood is scheduled for Neighbourhood Renewal between 2019 and 2022. For more information, please contact Dale Lehman at 780-423-7441.
11. This site with 36 dwellings would receive approximately 9 cubic yards of garbage service and 4.5 cubic yards of recycle service per week for the residential units. The waste storage enclosure needs to be adequately sized for the approx. one 6 cubic yard garbage bins and one 6 cubic yard recycle bins required to service the residential units. The frequency for pickup with these amounts of bins would be 2 times per week for garbage and 1 time per week for recycle. If the loading area is situated over an underground parkade, a letter from an engineering firm stating that the area will be able to withstand the weight of the collection vehicle during loading activities will be required.

### Variations

The Site is designated Direct Control (DC2.922). Reference Section 12.4 of the Edmonton Zoning Bylaw 12800.

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

	Project Number: <b>176858707-001</b> Application Date: JUL 31, 2015 Printed: September 26, 2016 at 4:09 PM Page: 5 of 5																																													
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<p><b>Issue Date:</b> Sep 26, 2016    <b>Development Authority:</b> McLELLAN, ANDREW    <b>Signature:</b> _____</p> <p style="text-align: center;"><b>Notice Period Begins:</b> Oct 04, 2016    <b>Ends:</b> Oct 18, 2016</p>																																														
<p><b>Fees</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%;">Fee Amount</th> <th style="width: 15%;">Amount Paid</th> <th style="width: 10%;">Receipt #</th> <th style="width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee # of dwelling units</td> <td style="text-align: right;">\$2,176.00</td> <td style="text-align: right;">\$2,380.00</td> <td>02639271</td> <td>Aug 04, 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>02639271</td> <td>Aug 04, 2015</td> </tr> <tr> <td>Sanitary Sewer Trunk Fund 2012+</td> <td style="text-align: right;">\$34,034.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$880.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$100.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$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;">\$37,960.00</td> <td style="text-align: right; border-top: 1px solid black;">\$3,150.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5">(\$34,810.00 outstanding)</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee # of dwelling units	\$2,176.00	\$2,380.00	02639271	Aug 04, 2015	Major Dev. Application Fee	\$770.00	\$770.00	02639271	Aug 04, 2015	Sanitary Sewer Trunk Fund 2012+	\$34,034.00				Lot Grading Fee	\$880.00				DP Notification Fee	\$100.00				Total GST Amount:	\$0.00				Totals for Permit:	\$37,960.00	\$3,150.00			(\$34,810.00 outstanding)				
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### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-286





**BUSINESS LAID OVER**

SDAB-D-16-252	An appeal by <u>Tahir Jutt</u> to operate a Major Home Based Business (Filling Sandbags – Sandbags.ca) <b>November 23 or 24, 2016</b>
SDAB-D-16-264	An appeal by <u>413140 Alberta Ltd.</u> to construct exterior alterations to an approved Accessory Building (rear detached garage, 7.3 m x 6.1 m). <b>November 23 or 24, 2016</b>
SDAB-D-16-267	An appeal by <u>Gordon Foster VS Eden Tesfastian</u> to change the Use from Warehouse Sales to Restaurants (170 seats) and to construct interior alterations <b>November 23 or 24, 2016</b>
SDAB-D-16-273	An appeal by <u>Olga Hagodnik</u> to construct an addition (3.33m x 7.39m carport) to a Single Detached House, existing without permits. <b>November 30 or December 1, 2016</b>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <b>November 30 or December 1, 2016</b>
SDAB-D-16-263	An appeal by <u>Alexander Tilley</u> to erect a fence higher than 1.2 m in a Side Yard abutting a public roadway other than a lane. <b>December 7 or 8, 2016</b>
SDAB-S-14-001	An appeal by <u>Stantec Consulting Ltd.</u> to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <b>January 25, 2017</b>

**APPEAL HEARINGS TO BE SCHEDULED**

000413016-003	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <b>November 17, 2016</b>
000413016-004	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <b>November 17, 2016</b>
188283359-001	An appeal by <u>Kennedy Agrios</u> to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <b>November 23 or 24, 2016</b>

**BUSINESS LAID OVER CONTINUED**

116341262-007	An appeal by <u>Meekon Hui / Permit Masters</u> to construct a 2 Storey Accessory Building (Garage Suite on second floor, Garage on main floor, 10.36m x 6.81m), existing without permits <b><i>November 23 or 24, 2016</i></b>
182548244-007	An appeal by <u>Stephanie Chan VS Deborah &amp; Terence Nikolaichuk</u> to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits <b><i>December 7 or 8, 2016</i></b>
128010578-001	An appeal by <u>Jeffrey Jirsch VS Anna Bashir</u> to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard <b><i>December 7 or 8, 2016</i></b>