

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
November 28, 2018**

**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-18-195	Construct exterior alterations to a Single Detached House (Driveway extension) 16412 - 63 Street NW Project No.: 293918320-001
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II	10:30 A.M.	SDAB-D-18-196	Construct a Residential Sales Centre for a time period of five years 2504 - 66 Street SW Project No.: 296086164-001
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III	1:30 P.M.	SDAB-D-18-197	Construct and operate an Automotive and Minor Recreation Vehicle Sales/Rentals building. (Go Auto - Jaguar and Land Rover South) 10150 - 34 Avenue NW Project No.: 290361783-001
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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-18-195

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 293918320-001

APPLICATION TO: Construct exterior alterations to a Single Detached House (Driveway extension)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 23, 2018

DATE OF APPEAL: November 11, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 16412 - 63 Street NW

LEGAL DESCRIPTION: Plan 0423766 Blk 19 Lot 11

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Matt Berry Neighbourhood Structure Plan
Pilot Sound Area Structure Plan

Grounds for Appeal

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

I would like to appeal the decision based upon numerous reasons. The first being that the permit application is for a concrete driveway that was done 6 years ago with no complaint from the community over the course of that 6 years. There is adequate public parking in that cul-de-sac. In fact there are numerous vehicles belonging to neighbours along the main street of 64 St & 165 Ave that use the cul-de-sac public parking. As for the residents of 63 St, there has always been adequate parking for them and any visitors. Second, there is green space along the front and side yard as well as decorative rock along both sides of the property to enhance the overall aesthetics of the property. This being said, there is always future opportunity to add natural trees, shrubs or a garden bed.

Third reason being that this property has recently been sold to new homeowners, and this is why the issue of a permit has been brought forth.

At the time of pouring the concrete, I was under the impression that I did not require a permit due to the fact that I did not require one for the back patio, patio stairs and side walkway that were also done at the same time as the front driveway extension. As a previous homeowner and dealing with making the new homeowners happy with their purchase, I am asking for this appeal to be reviewed with great care.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

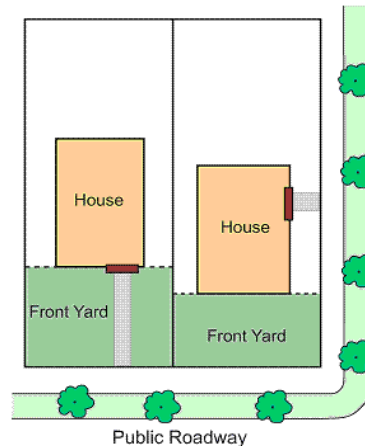
Under section 110.2(5), **Single Detached Housing** is a **Permitted Use** in the (RF1) Single Detached Residential Zone.

Under section 6.1, **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1, **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.”

Under section 6.1, **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, **Garage** means “an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.”

Under section 6.1, **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, **Walkway** means “a path for pedestrian circulation that cannot be used for vehicular parking.”

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Off-street Parking and Loading Regulations

Section 54.1(4) states:

The Front Yard of any ground level Dwelling in any Residential Zone, or in the case of a corner Site, either the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The Driveway shall:

- a. lead directly from the roadway to the Garage or Parking Area;

- b. for a Garage or Parking Area with one parking space, have a maximum width of 4.3 m, or the width of the Garage or Parking Area, whichever is the lesser;
- c. For a Garage or Parking Area with two or more parking spaces, have a maximum width that shall be calculated as the product of 3.7 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage or Parking Area, or the width of the Garage or Parking Area, whichever is the lesser; and
- d. for a Site Zoned RF1 and less than 10.4 m wide, have a maximum width of 4.3 m.

Development Officer's Determination

Driveway extension leads to the front of the house not to a Garage or Parking Area. (Reference Section 54.1(4)) [unedited]

Location of Vehicular Parking Facilities

Section 54.2(2)(e) states:

Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard in a Residential Zone;


...

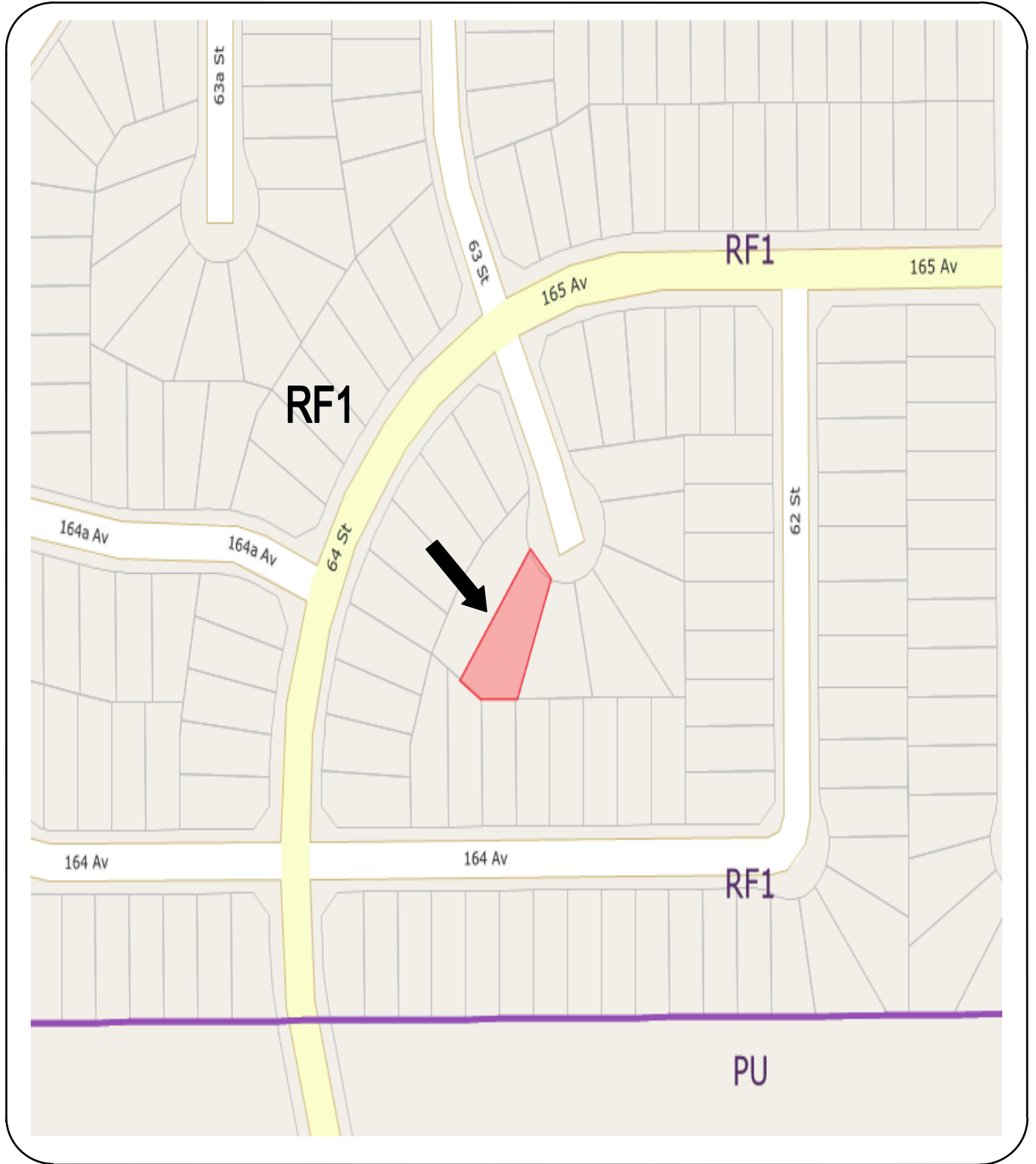
Development Officer's Determination

Parking spaces shall not be located within a Front Yard in a Residential Zone. (Reference Section 54.2(2)(e)(i)) [unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	Project Number: 293918320-001 Application Date: SEP 28, 2018 Printed: November 13, 2018 at 8:48 AM Page: 1 of 1																				
<h2 style="margin: 0;">Application for Minor Development Permit</h2>																					
This document is a Development Permit Decision for the development application described below.																					
Applicant	Property Address(es) and Legal Description(s) 16412 - 63 STREET NW Plan 0423766 Blk 19 Lot 11																				
Scope of Application To construct exterior alterations to a Single Detached House (driveway extension).																					
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> # of Dwelling Units Add/Remove: 0 # of Secondary Suite Dwelling Units To Construct: Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N </td> <td style="width: 50%; border: none;"> # of Primary Dwelling Units To Construct: Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		# of Dwelling Units Add/Remove: 0 # of Secondary Suite Dwelling Units To Construct: Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	# of Primary Dwelling Units To Construct: Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: (none)																		
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I/We certify that the above noted details are correct. Applicant signature: _____																					
Development Application Decision Refused Issue Date: Oct 23, 2018 Development Authority: FOLKMAN, JEREMY Reason for Refusal Driveway extension leads to the front of the house not to a Garage or Parking Area. (Reference Section 54.1(4)) Parking spaces shall not be located within a Front Yard in a Residential Zone. (Reference Section 54.2(2)(e)(i)) Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																					
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$170.00</td> <td style="text-align: right;">\$170.00</td> <td style="text-align: right;">05377936</td> <td style="text-align: right;">Sep 28, 2018</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$170.00</td> <td style="text-align: right; border-top: 1px solid black;">\$170.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$170.00	\$170.00	05377936	Sep 28, 2018	Total GST Amount:	\$0.00				Totals for Permit:	\$170.00	\$170.00		
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THIS IS NOT A PERMIT																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-195



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-196

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 296086164-001

APPLICATION TO: Construct a Residential Sales Centre for a time period of five years

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 9, 2018

DATE OF APPEAL: November 9, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2504 - 66 Street SW

LEGAL DESCRIPTION: Plan 1822562 Blk 21 Lot 300

ZONE: (RPL) Planned Lot Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Ellerslie Area Structure Plan
The Orchards at Ellerslie Neighbourhood Structure Plan

Grounds for Appeal

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

Chokecherry Close is a new stage in The Orchards development. As a new stage within the Orchards Community there are currently no other dwellings in the surrounding area.

We have elevated the central ‘hub’ of the new Orchards Sales Center to create a visible landmark, one that signifies the innovative new design and function of your typical Residential Sales Center.

This is a progressive design for a residential sales center which has all 4 builders in the community easily accessible for the customer in one building.

This building is a temporary structure, and will be in place for only 5 years.

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

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 - (A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

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- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

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- (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 130.3(5), **Residential Sales Centre** is a **Discretionary Use** in the (RPL) Planned Lot Residential Zone.

Under section 7.3(9), **Residential Sales Centre** means “a permanent or temporary building or structure used for a limited period of time for the purpose of marketing residential land or buildings.”

Under section 6.1, **Site** means “an area of land consisting of one or more abutting Lots.”

Section 130.1 states that the **General Purpose** of the (RPL) **Planned Lot Residential Zone** is:

to provide for small lot Single Detached Housing serviced by both a Public Roadway and a Lane, including Zero Lot Line Development and Reverse Housing forms, that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

<i>Section 82 – Residential Sales Centres</i>
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The following regulations shall apply to all Residential Sales Centres except those developments provided for in subsections 12.2(1)(i) and 12.2(1)(p) of this Bylaw:

1. Sites containing Residential Sales Centres shall be located and developed such that their impacts on local roadways and surrounding residential development are minimized. In deciding upon an application, the Development Officer shall take into consideration the scale of the Residential Sales Centre, its proximity to arterial or neighbourhood collector roadways, and to occupied residential development;
2. **where Sites are located within 60.0 m of existing development, the applicant shall demonstrate that sufficient parking is available on or adjacent to the Site so that parking congestion shall not develop on that portion of local streets serving existing development in the vicinity of the Residential Sales Centre. The Development Officer shall determine the adequacy of parking based on a requirement of 1 parking space per 20 m² of Floor Area of the Residential Sales Centre;**
3. **the siting and development of Residential Sales Centre buildings shall comply with the regulations of the Land Use Zone applying to the Site except that:**
 - a. the Development Officer may attach conditions requiring additional setbacks to minimize any adverse impacts on adjacent development;
 - b. in the case of a temporary structure, the Height of the building including any hoardings or false fronts shall not exceed one Storey or 4.0 m; and**
 - c. all curb crossings and access points shall be designed and located so as to minimize on-site and off-site traffic impacts and, in consultation with Transportation Services;
4. where a Site is located within a Residential Zone or is visible from residential development located within 60.0 m of the Site, the colour and material of the exterior finish of the temporary structure and hoardings or false fronts, excluding advertising Copy, shall be compatible with those commonly found in Residential Zones;
5. any exterior lighting shall be developed in accordance with Section 51 of this Bylaw;
6. notwithstanding Section 55, Landscaping shall not be required for a Residential Sales Centre;

7. a Development Application for a Residential Sales Centre shall be accompanied by the following information in addition to the information required by subsection 13.3 of this Bylaw:
 - a. a context plan identifying the nature of the Uses and development within a 60.0 m radius of the proposed Site;
 - b. a description of the exterior finish materials and colours for any temporary sales structure including any proposed hoardings or false fronts;
 - c. drawings showing the location, area, Height, construction material, colour and method of support for any proposed on-site identification and advertising Signs, including any advertising or supergraphics that shall be displayed on a hoarding or false front; and
 - d. drawings showing the area, Height, construction materials and method of support for any proposed off-site Directional Signs that shall exceed 1.0 m² in area 1.5 m in Height, and a description of the proposed location for the Signs; and
8. **the Development Permit for a Residential Sales Centre shall be valid for such a period of time as specified by the Development Officer having regard for the amount of land or development being marketed, but in no case shall the time period exceed two years.**

Development Officer's Determination

Height - Maximum height to midpoint of parapet is 6.4m, instead of 4.0m (Section 82.3.b).

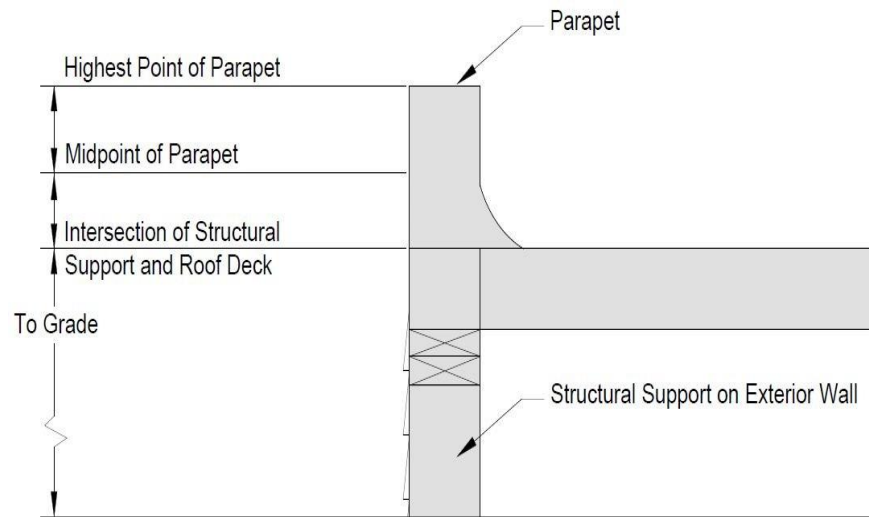
Parking - The site has 16 parking spaces, instead of 30 (Section 82.2)

Expiry of Permit - Development permit for this residential sales centre is valid for a time period of five years, instead of two years (Section 82.8).

Section 52 – Height and Grade

Section 52.1(b) states:

For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 metres above the maximum Height allowed in the zone or overlay; [...]



Development Officer's Determination

Height - Maximum height to highest point of parapet is 7.4m, instead of 4.4m (Section 52.1.b).

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.



Project Number: **296086164-001**
 Application Date: OCT 25, 2018
 Printed: November 9, 2018 at 2:13 PM
 Page: 1 of 2

Application for Major Development Permit

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

Applicant	Property Address(es) and Legal Description(s) 2504 - 66 STREET SW Plan 1822562 Blk 21 Lot 300 Specific Address(es) Suite: 101, 2371 - CHOKECHERRY CLOSE SW Suite: 102, 2371 - CHOKECHERRY CLOSE SW Suite: 103, 2371 - CHOKECHERRY CLOSE SW Suite: 104, 2371 - CHOKECHERRY CLOSE SW Entryway: 2371 - CHOKECHERRY CLOSE SW Building: 2371 - CHOKECHERRY CLOSE SW
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Scope of Application

To construct a Residential Sales Centre for a time period of five years.

Permit Details

Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision

Refused

Issue Date: Nov 09, 2018 **Development Authority:** YEUNG, KENNETH

Reason for Refusal

- Height - Maximum height to midpoint of parapet is 6.4m, instead of 4.0m (Section 82.3.b).
- Height - Maximum height to highest point of parapet is 7.4m, instead of 4.4m (Section 52.1.b).
- Parking - The site has 16 parking spaces, instead of 30 (Section 82.2).
- Expiry of Permit - Development permit for this residential sales centre is valid for a time period of five years, instead of two years (Section 82.8).

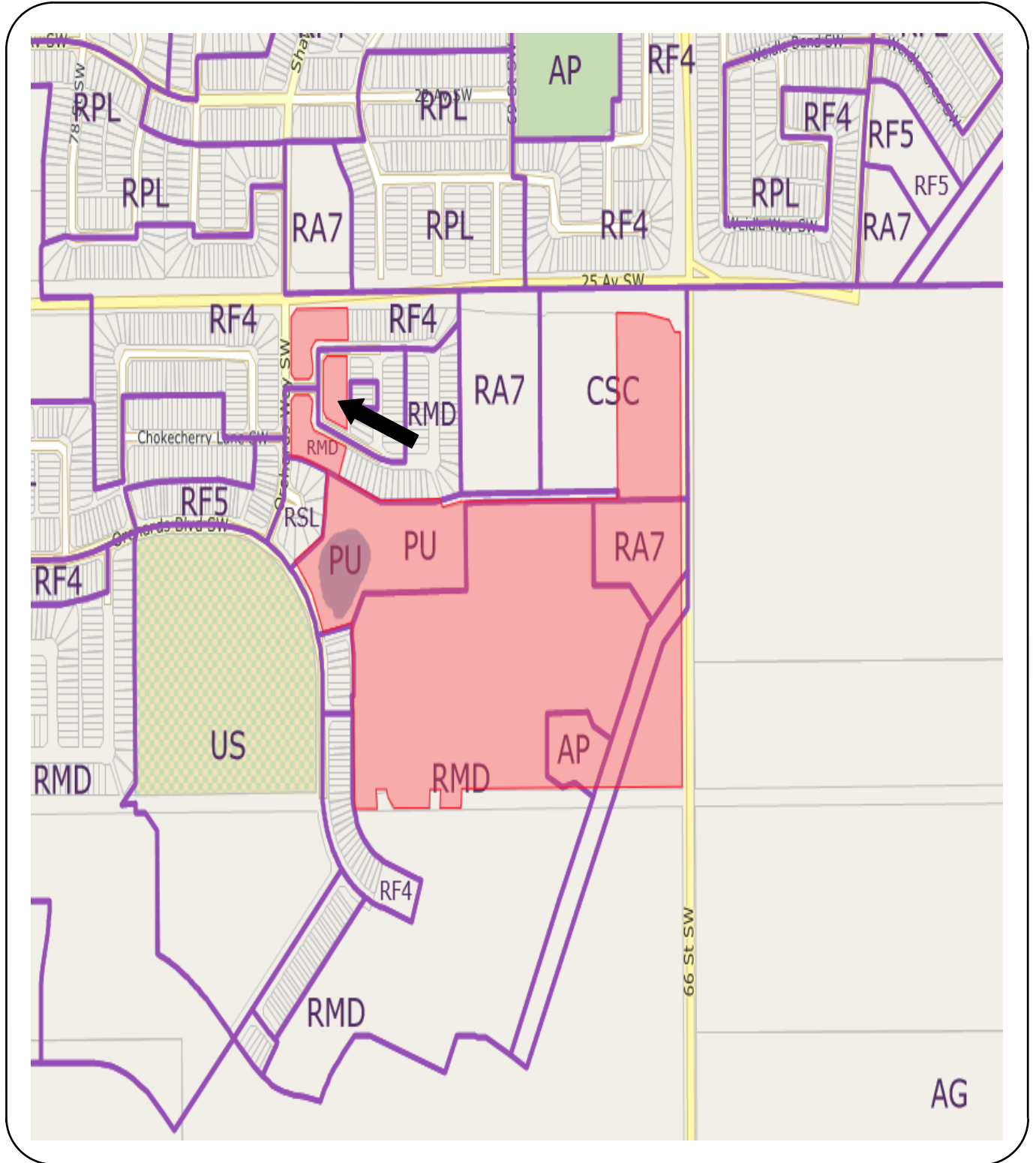
Rights of Appeal

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$485.00	\$485.00	05434703	Oct 25, 2018
Development Permit Inspection Fee	\$0.00	\$0.00		
Lot Grading Fee	\$0.00	\$0.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-196



ITEM III: 1:30 P.M.

FILE: SDAB-D-18-197

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 290361783-001

APPLICATION TO: Construct and operate an Automotive and Minor Recreation Vehicle Sales/Rentals building. (Go Auto - Jaguar and Land Rover South)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 3, 2018

DATE OF APPEAL: October 23, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10150 - 34 Avenue NW

LEGAL DESCRIPTION: Plan 9622460 Blk 1 Lot 30

ZONE: (IB) Industrial Business Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

Existing bylaw for IB allows 2 storey development, the 12 meter limit (39'-4") restricts the floor to floor and clear heights within the floor spaces to dimensions not keeping with industry standard. Proposed dimension of 13.6 meters, an increase of 1.3 meters (4') provides for 4.6 meter (15')ceiling heights in floor area on both floors.

Neighboring buildings are equal or taller than proposed development. In particular: Gateway Lanes.

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.

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Hearing and Decision

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

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- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
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 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*

Section 400.1, the **General Purpose** of **(IB) Industrial Business Zone** is to provide for industrial businesses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone, and to accommodate limited, compatible non-industrial businesses. This Zone should normally be located on the periphery of industrial areas and adjacent to arterial or major collector roadways.

Section 400.3 (4) states **Automotive and Minor Recreation Vehicle Sales/Rentals** is a **Discretionary Use** in the **(IB) Industrial Business Zone**.

Under Section 7.4(5), **Automotive and Minor Recreation Vehicle Sales/Rentals** means a development used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. This Use Class includes automobile dealerships, car rental agencies and motorcycle dealerships.

This Use does not include dealerships for the sale of trucks with a gross vehicle weight rating of 4000 kg or greater, or the sale of motorhomes with a gross vehicle weight rating greater than 6000 kg or a length of more than 6.7 metres.

Under Section 6.1, **Height** means a vertical distance between two points.

Height

Section 400.4(5) states that the maximum Height shall not exceed 12.0 metres, in accordance with Section 52 except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 metres, where this is required to facilitate the industrial development of the Use involved

Development Officer’s Determination

The maximum Height shall not exceed 12.0 metre, in accordance with Section 52 except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 metre, where this is required to facilitate the industrial development of the Use involved. (Reference Section 400.4.5)

PROPOSED HEIGHT: 13.4m

MAXIMUM HEIGHT: 12.0m

EXCEEDED BY: 1.4m


There shall be no variance to a maximum Height. (Reference Section 11.4.1(b))
[unedited]

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-11-237	Convert west panel on an Off-premises Freestanding Sign to Animation (LED various advertising - double-sided facing East/West 6 metres by 3 metres) on Lot 30, Block 1, Plan 9622460 was refused as the Development Officer is of the opinion that the proposed sign will create a hazard to traffic on a public roadway from which the Sign is visible	Approved with Conditions

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.

	<h2 style="margin: 0;">Application for Major Development Permit</h2>	Project Number: 290361783-001 Application Date: AUG 17, 2018 Printed: October 23, 2018 at 9:51 AM Page: 1 of 2		
This document is a Development Permit Decision for the development application described below.				
Applicant	Property Address(es) and Legal Description(s) 10150 - 34 AVENUE NW Plan 9622460 Blk 1 Lot 30			
	Specific Address(es) Entryway: 10150 - 34 AVENUE NW Building: 10150 - 34 AVENUE NW			
Scope of Application To construct and operate an Automotive and Minor Recreation Vehicle Sales/Rentals building. (Go Auto - Jaguar and Land Rover South)				
Permit Details				
Class of Permit: Class B Gross Floor Area (sq.m.): 5440 New Sewer Service Required: Y Site Area (sq. m.): 14889.42	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)			
I/We certify that the above noted details are correct. Applicant signature: _____				
Development Application Decision Refused Issue Date: Oct 03, 2018 Development Authority: LEE, RACHEL Reason for Refusal 1. The maximum Height shall not exceed 12.0 m, in accordance with Section 52 except that the Development Officer may, notwithstanding Section 11.4, grant a variance to permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 m, where this is required to facilitate the industrial development of the Use involved. (Reference Section 400.4.5) PROPOSED HEIGHT: 13.4m MAXIMUM HEIGHT: 12.0m EXCEEDED BY: 1.4m There shall be no variance to a maximum Height. (Reference Section 11.4.1(b)) Advisements: No outdoor service or display area shall be permitted within a Setback (required 6m landscaped yard along 34 Avenue, Reference Section 400.4.4). Any variance to Section 400.4.4 requires the consideration of a separate development permit application.				
Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.				
Fees				
	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$948.00	\$948.00	05271451	Aug 20, 2018
THIS IS NOT A PERMIT				



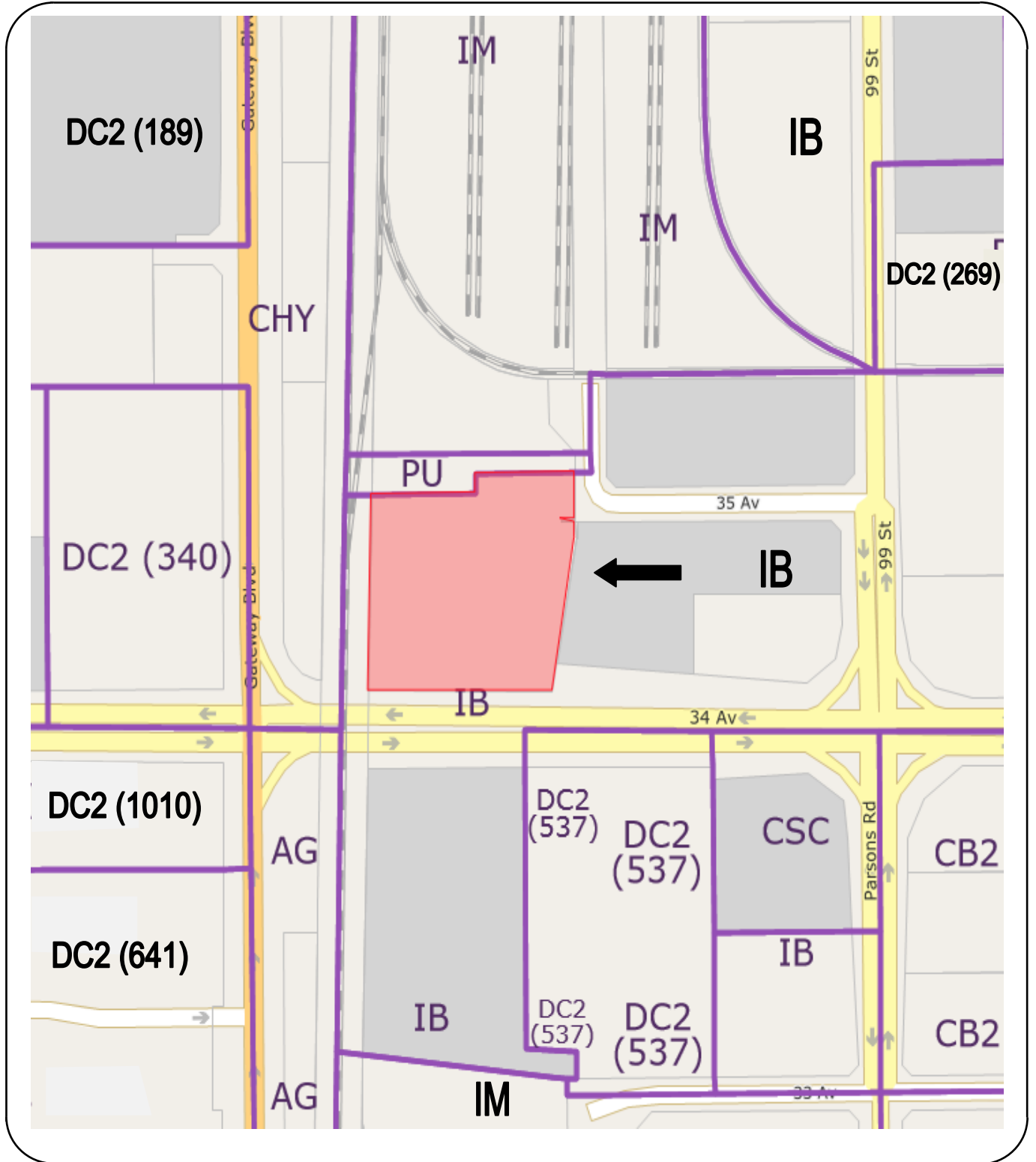
Application for Major Development Permit

Project Number: **290361783-001**
Application Date: AUG 17, 2018
Printed: October 23, 2018 at 9:51 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee for GFA	\$4,800.00	\$4,800.00	05268173	Aug 17, 2018
Lot Grading Fee	\$345.43			
Development Permit Inspection Fee	\$510.00			
Sanitary Sewer Trunk Fund 2012+	\$12,131.90			
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$18,735.33</u>	<u>\$5,748.00</u>		
(\$12,987.33 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-197

