

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
November 30, 2016**

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

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

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I 9:00 A.M. SDAB-D-16-303

To construct a Semi-detached House with front Verandas, fireplaces, rear uncovered decks (North Unit: 2.29 metres by 5.84 metres, South Unit: 1.83 metres by 6.05 metres ) and to demolish existing Single Detached House and rear detached Garage

9943 - 78 Street NW  
Project No.: 230916952-001

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II 11:00 A.M. SDAB-D-16-304

To cease the use of and decommission the Secondary Suite(s) on both sides, and revert each side of the property back to a Single Household by November 25, 2016

9114 - 75 Street NW  
Project No.: 088505707-002

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III 2:00 P.M. SDAB-D-16-502

**WITHDRAWN**

To change the Use from General Industrial to Religious Assembly (200 seats) and construct interior alterations

9253 – 48 Street NW  
Project No.: 231079087-001

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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-16-303

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 230916952-001

ADDRESS OF APPELLANT: 9943 - 78 Street NW

APPLICATION TO: Construct a Semi-detached House with front Verandas, fireplaces, rear uncovered decks (North Unit: 2.29 metres by 5.84 metres, South Unit: 1.83 metres by 6.05 metres) and to demolish existing Single Detached House and rear detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 8, 2016

DATE OF APPEAL: November 10, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9943 - 78 Street NW

LEGAL DESCRIPTION: Plan 3620AH Blk 12 Lots 12-13

ZONE: RF1-Single Detached Residential 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:

Semi-detached house will be good fit for this location because economic condition and 1 house down there is an apartment building. Next neighbours on north of this property have garage suite and three tenants. South of this property's neighbour have no issue for this proposed development. Existing house is completely gross which is 480 sq ft is hard to sale single detached home in this neighbourhood for more than 800K because of economy. I need help to get this semi-detached approval.

***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*:**

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, Semi-detached Housing and Duplex Housing 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.

|                                 |
|---------------------------------|
| <b><i>Discretionary Use</i></b> |
|---------------------------------|

Under Section 110.3(10), **Semi-detached Housing** is a **Discretionary Use** in the RF1 Single Detached Residential 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.

**Development Officer's Determination**

Discretionary Use - Semi-detached Housing is refused as a Discretionary Use (Section 110.3(10)).

|                                   |
|-----------------------------------|
| <b><i>Locational Criteria</i></b> |
|-----------------------------------|

Section 110.4(4) Semi-detached Housing and Duplex Housing shall only be located:

- a. on Corner Sites;
- b. on Sites abutting an arterial or service road;
- c. where both Side Lot Lines abut existing Duplex or Semi-detached Housing; or
- d. where a minimum of one Side Lot Line:
  - i. abuts a Site where Row Housing, Apartment Housing, or a commercial Use is a Permitted Use, or
  - ii. is not separated from a Site where Row Housing, Apartment Housing or a commercial Use is a Permitted Use by a public roadway, including a Lane, more than 10.0 metres wide.

**Development Officer's Determination**

Location - Subject property does not meet locational criteria for a Semi-detached Housing (Section 110.4(4)).

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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: **230916952-001**  
 Application Date: SEP 19, 2016  
 Printed: November 14, 2016 at 9:08 AM  
 Page: 1 of 1

## Application for Minor Development Permit

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

|   |  |
|---|--|
| <b>Applicant</b><br><br><div style="border: 1px solid black; width: 100%; height: 40px;"></div> | <b>Property Address(es) and Legal Description(s)</b><br>9943 - 78 STREET NW<br>Plan 3620AH Blk 12 Lots 12-13<br><br><b>Specific Address(es)</b><br>Entryway: 9943 - 78 STREET NW<br>Entryway: 9945 - 78 STREET NW<br>Building: 9943 - 78 STREET NW |
|---|--|

**Scope of Application**  
 To construct a Semi-detached House with front Verandas, fireplaces, rear uncovered decks (North Unit: 2.29m x 5.84m, South Unit: 1.83m x 6.05m ) and to demolish existing Single Detached House and rear detached Garage.

|  |  |
|--|--|
| <b>Permit Details</b><br><br># of Dwelling Units Add/Remove: 2<br>Client File Reference Number:<br>Minor Dev. Application Fee: Semi-Detached House<br>Secondary Suite Included?: N | Class of Permit: Class B<br>Lot Grading Needed?: Y<br>New Sewer Service Required: Y<br>Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay |
|--|--|

I/We certify that the above noted details are correct.  
 Applicant signature: \_\_\_\_\_

**Development Application Decision**  
 Refused

**Reason for Refusal**

1. Discretionary Use - Semi-detached Housing is refused as a Discretionary Use (Section 110.3(10)).
2. Location - Subject property does not meet locational criteria for a Semi-detached Housing (Section 110.4(4)).

**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:** Nov 08, 2016    **Development Authority:** McARTHUR, JORDAN    **Signature:** \_\_\_\_\_

| Fees                      | Fee Amount | Amount Paid | Receipt # | Date Paid    |
|---------------------------|------------|-------------|-----------|--------------|
| Dev. Application Fee      | \$456.00   | \$456.00    | 03614861  | Sep 19, 2016 |
| Sanitary Sewer Trunk Fund | \$1,566.00 | \$1,566.00  | 03614861  | Sep 19, 2016 |
| Lot Grading Fee           | \$270.00   | \$270.00    | 03614861  | Sep 19, 2016 |
| DP Notification Fee       | \$41.00    |             |           |              |
| Total GST Amount:         | \$0.00     |             |           |              |
| Totals for Permit:        | \$2,333.00 | \$2,292.00  |           |              |
| (\$41.00 outstanding)     |            |             |           |              |

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-303





ITEM II: 11:00 A.M.

FILE: SDAB-D-16-304

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 088505707-002

ORDER TO: Cease the use of and decommission the Secondary Suite(s) on both sides, and revert each side of the property back to a Single Household by November 25, 2016

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: October 24, 2016

DATE OF APPEAL: November 8, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9114/9116 - 75 Street NW

LEGAL DESCRIPTION: Plan 1844KS Blk 23 Lot B

ZONE: RF4-Semi-Detached Residential 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:

We are solicitors for Clark Rochat, owner of the above captioned property. Our client has been issued a Stop Order in respect of the development existing on the said lands. On behalf of our client, we hereby appeal the Stop Order on the grounds that the use on the site has existed lawfully for many years, as well as such further and other grounds as may be presented at the hearing of this matter.

***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,

**The Board is advised that the decision of the Development Officer is dated October 24, 2016. The Notice of Appeal was filed on November 8, 2016.**

**Determining an Appeal**

The *Municipal Government Act* states the following:

**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.

**Stop order**

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

**(2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

**(3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

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

Section 5 provides the following with respect to **Approval Required for Development**:

5.1 **No Person:**

1. shall commence, or cause or allow to be commenced, a Development without a development Permit therefor issued under the provisions of Section 12 of this Bylaw; or
2. shall carry on, or cause or allow to be carried on a development without a Development Permit therefor issued under Section 12 of this Bylaw.

Section 140.1 states that the **General Purpose** of the **RF4 Semi-detached Residential Zone** is to provide a zone primarily for Semi-detached Housing and Duplex Housing.

Under Section 150.2(4), **Secondary Suites** is a **Permitted Use** in the RF3 Small Scale Infill Development Zone.

Section 7.2(7) states:

**Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in **which the principal use is Single Detached Housing**. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above Grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Apartment Housing, Duplex Housing, Garage Suites, Garden Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing. [Emphasis Added]

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

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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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MAILING ADDRESS:  
5th Floor, 10250 - 101 Street NW  
Edmonton, AB T5J 3P4

October 24, 2016

Our File: 088505707-002



Dear Sir/Madam:

A check with Land Titles Office discloses that you are the registered owner(s) of the property located at 9114/9116 - 75 STREET NW, T6C2H4, legally described as Lot B, Block 23, Plan 1844KS. Subsequent to the City's investigation of the property on October 13, 2016, the City has confirmed that illegal Secondary Suite(s) has been developed on the property without permits.

This property is zoned (RF4) Semi-detached Residential Zone in accordance with Section 150 of the Edmonton Zoning Bylaw. The purpose of this Zone is to provide a zone primarily for Semi-detached Housing and Duplex Housing.

**LAND USE INFRACTION:**

On October 13, 2016 Development Compliance Officer Aldrin Escudro from the City of Edmonton having Authority to exercise development powers under Section 542 of the Municipal Government Act R.S.A. 2000, conducted an interior land-use inspection of the dwelling noted above. Our investigation revealed that illegal Secondary Suite(s) built in both basement levels has been developed without permits. The City of Edmonton has no record of issuing a development permit to construct a Secondary Suite, which is contrary to Section 683 of the Municipal Government Act, R.S.A. 2000, c.M-26.1.

According to section 7.2(7) of the Edmonton Zoning Bylaw 12800:  
"Secondary Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure."

Edmonton Zoning Bylaw 12800: Section 5. Approval Required for Development

5.1 No Person:

1. shall commence, or cause or allow to be commenced, a Development without a Development Permit therefor issued under the provisions of Section 12 of this Bylaw; or
2. shall carry on, or cause or allow to be carried on a Development without a Development Permit therefor issued under Section 12 of this Bylaw.

Permit theretofore issued under Section 12 of this Bylaw.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, YOU ARE HEREBY ORDERED TO:

Cease the use of the Secondary Suite(s) on both sides by November 25, 2016.

AND

Decommission the Secondary Suite(s) on both sides by November 25, 2016. This will include:

- Removing the keyed lock separation between the upstairs and downstairs floors;
- Remove the stove unit, the 220 Volt Outlet that attaches to the stove and the 220 breaker from the electrical panel associated to the stove;

AND

Revert each side of the property back to a Single Household by November 25, 2016:

- 3 unrelated tenants OR 1 Family + 1 unrelated tenant (each side)

The property will be inspected after November 25, 2016 to determine compliance with this Order. An inspection must be scheduled to confirm that the Secondary Suite(s) has been decommissioned. Please contact Arriane Pineda at 780-944-1420 to schedule a decommissioning inspection to confirm compliance with this notice.

**CONSEQUENCES FOR NON-COMPLIANCE:**

In the event that a person fails to comply with an Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter on the land and take any action necessary to carry out the Order. Section 553(1)(h.1) of the Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to subsection (2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, R.S.A. 2000, c.M-26.1, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer at 780-496-4983.

Regards,

Aldrin Escudro  
Development and Zoning  
Development Services  
Phone Number: 780-496-4983  
Email Address: Aldrin.Escudro@edmonton.ca

**Adding  
Amounts  
Owing to tax  
roll**

- 553(1)** A council may add the following amounts to the tax roll of a parcel of land:
- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
  - (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
  - (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
  - (d), (e) repealed 1999 c11 s35;
  - (f) costs associated with tax recovery proceedings related to the parcel;
  - (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
  - (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
  - (h) unpaid costs awarded by a composite assessment review board under section 468.1 or the Municipal Government Board under section 501, if the composite assessment review board or the Municipal Government Board has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Municipal Government Board was related to the parcel;
  - (h.1) the expenses and costs of carrying out an order under section 646;
  - (i) any other amount that may be added to the tax roll under an enactment.

**Stop order**

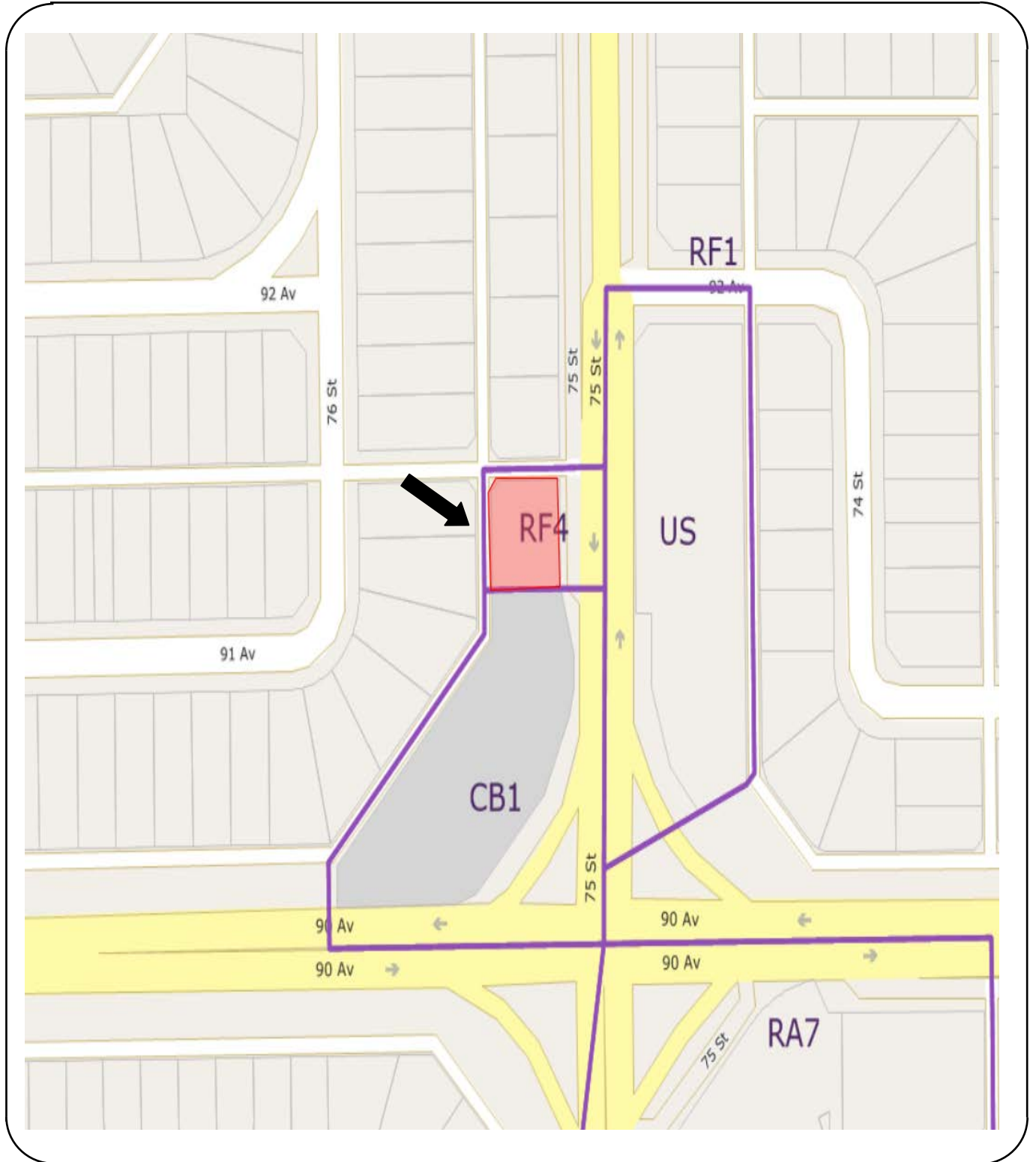
- 645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).
- (2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval, within the time set out in the notice.
- (3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

**Enforcement of  
stop order**

- 646(1)** If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.
- (2)** A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.



- (3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.
- Permit**
- 683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.
- 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.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.
- 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
    - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,
- 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.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The subdivision and development appeal board must give at least 5 days' notice in writing of the hearing
- (a) to the appellant,
  - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
  - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
- (a) the application for the development permit, the decision and the notice of appeal, or
  - (b) the order under section 645.
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-16-304



ITEM III: 2:00 P.M.

FILE: SDAB-D-16-502

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 231079087-001

APPLICATION TO: Change the Use from General Industrial to a Religious Assembly (200 seats) and construct interior alterations

**WITHDRAWN**

DECISION OF THE DEVELOPMENT AUTHORITY: N/A

DECISION DATE: N/A

DATE OF APPEAL: November 14, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9253 – 48 Street NW

LEGAL DESCRIPTION: Plan 7820294 Blk 10 Lot 2

ZONE: IB Industrial Business Zone

OVERLAY: Edmonton - Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay

STATUTORY PLAN:

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**BUSINESS LAID OVER**

|               |  |
|---------------|--|
| SDAB-D-16-144 | An appeal to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard<br><i>December 7, 2016</i>   |
| SDAB-D-16-263 | An appeal to erect a fence higher than 1.2 m in a Side Yard abutting a public roadway other than a lane.<br><i>December 7 or 8, 2016</i>   |
| SDAB-D-16-264 | An appeal to construct exterior alterations to an approved Accessory Building (rear detached Garage 7.3 metres by 6.1 metres)<br><i>December 7 or 8, 2016</i>  |
| SDAB-D-16-293 | An appeal to change the Use of a General retail Store to a Major Alcohol Sales.<br><i>January 11, 2017</i>   |
| SDAB-D-16-294 | An appeal 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. This Order is to be complied with on or before September 28, 2016.<br><i>January 18 or 19, 2017</i> |
| SDAB-D-16-295 | An appeal 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. This Order is to be complied with on or before September 28, 2016.<br><i>January 18 or 19, 2017</i> |
| SDAB-S-14-001 | An appeal 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<br><i>January 25, 2017</i>  |
| SDAB-D-16-144 | An appeal to 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)<br><i>February 2017</i>  |

**APPEAL HEARINGS TO BE SCHEDULED**

|               |   |
|---------------|---|
| 228839673-001 | An appeal to park a Recreational Vehicle in the Front Yard of a Single Detached House.<br><i>December 7 or 8, 2016</i>                    |
| 182548244-007 | An appeal to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits<br><i>December 7 or 8, 2016</i> |