

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
November 26, 2015**

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

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

| | | | |
|---|-----------|---------------|--|
| I | 9:00 A.M. | SDAB-D-15-280 | Construct a Minor Impact Utility Services Use building (EPCOR Training Facility) |
|---|-----------|---------------|--|

| | |
|---------------------------|---|
| Tabled to January 6, 2015 | 22004 - 115 Avenue NW Project No.: 177472229-001 |
|---------------------------|---|

NOTE: *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-15-280

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 177472229-001

ADDRESS OF APPELLANT: 22004 - 115 Avenue NW

APPLICATION TO: Construct a Minor Impact Utility Services Use building (EPCOR Training Facility)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 23, 2015

DATE OF APPEAL: November 2, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 22004 - 115 Avenue NW

LEGAL DESCRIPTION: Plan 0020287 Blk 1 Lot 3

ZONE: PU Public Utility Zone

OVERLAY: N/A

STATUTORY PLAN: Winterburn Industrial Area Structure Plan

Grounds for Appeal

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

Please note that the permit was applied under PCL as the builder. I am appealing as EPCOR's owners representative. I am filing to maintain the right to appeal 14 days after permit issuance.

Appeal Conditions (A)
1&2) PAC, EA, SSTC: There is not existing service. Unsure on the benefit EPCOR to receive through this assessment as there are existing onsite water and sewer tanks. Unsure on timing for these services.

Transportation Conditions (2)

3) Bus stop pad and sidewalk construction. Existing bus service and stop is sufficient. The site is meant as a training facility that will not have attendees using transit to haul tools and equipment to site. There are not other sidewalks at nearby properties.

5) ARA: City authority and benefit to EPCOR for the road assessment.

[unedited]

General Matters

The decision of the Development Authority was appealed by an adjacent property owner.

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

Grounds for Appeal

685(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) ...

(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.

The decision of the Development Authority was dated October 23, 2015. The Notice of Appeal Period started on October 29, 2015 and expired on November 11, 2015. The Notice of Appeal was filed on November 2, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 520.1 states that the **General Purpose** of the **PU Public Utility Zone** is:

... to provide for a system or works that is used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, electric power, heat, waste management and telecommunications.

Under Section 520.2(2), **Minor Impact Utility Services** is a **Permitted Uses** in a Permitted Use in the PU Public Utility Zone.

Section 7.7(7) states:

Minor Impact Utility Services means development for public utility infrastructure purposes which is likely to have some impact on the environment or adjacent land Uses by virtue of its appearance, noise, size, Traffic Generation or operational characteristics. Typical Uses include vehicle, equipment and material storage yards for utilities and services; telephone exchanges; wire centres; switching centres; snow dumping sites; Transit Centres; transit depots and transfer facilities; water towers; hydrospheres; water treatment plants; power terminals and distributing substations; communication towers and gate stations for natural gas distribution.

Landscaping

Section 55.4(1) states:

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

Section 6.1(55) states:

Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

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

Development Officer’s Determination

- 1) Landscaping - The minimum required landscaping is waived on Rear Setback and Side setbacks. (Reference Section 55.4 (1)). [unedited]

Parking

The *Edmonton Zoning Bylaw* states:

54.3 Schedule 2

Schedule 2 - Bicycle Parking Requirement

| Use of Building or Site | Minimum Number of Bicycle Parking Spaces |
|---|--|
| 1. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes outside the boundaries of the Downtown Area Redevelopment Plan. | 5% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces with 5 Bicycle Parking spaces being the minimum to be provided. |
| 2. Administration Use and Educational Facilities | 10% of the number of vehicular parking spaces required under Schedule 1, with 5 Bicycle Parking spaces being the minimum number of spaces to be provided. |
| 3. All Residential and Residential-Related Use Classes of 20 Dwellings or more, and all Non-residential Use Classes within the boundaries of the Downtown Area Redevelopment Plan | 20% of the number of vehicular parking spaces required under Schedule 1 to a maximum of 50 Bicycle Parking spaces, with 5 Bicycle Parking spaces being the minimum to be provided. |

Development Officer's Determination

2) Bicycle Parking - The site has 0 bicycle parking stalls, instead of 5 (Reference Section 55.3 and Schedule 2). [unedited]

Board Officer's Comments

The Development Permit references Section 55.3 which deals with Landscaping Plans and Content. Section 54.3 addresses Bicycle Parking and has been provided in full as follows:

54.3 Bicycle Parking Facilities

1. Number of Bicycle Spaces
 - a. In addition to the required vehicular parking, Bicycle Parking shall be provided in accordance with Schedule 2.
2. Size and Location of Bicycle Parking Facilities
 - a. Each Bicycle Parking space shall be a minimum of 0.6 m in width with a minimum clear length of 1.8 m. Bicycle Parking spaces shall have a vertical clearance of at least 2.0 m.
 - b. Required Bicycle Parking spaces shall be wholly provided on the same Site as the building.
 - c. Adequate access to and exit from individual Bicycle Parking spaces shall be provided with an aisle of not less than 1.5 m in width, to be provided and maintained beside or between each row of Bicycle Parking.
 - d. Required Bicycle Parking spaces and accesses shall be located on Hardsurfaced areas.
 - e. Bicycle parking shall be separated from vehicular parking by a physical barrier or a minimum 1.5 m of open space.
 - f. Bicycle Parking spaces shall be visibly located where possible and provided in one or more of the following ways:
 - i. secure bicycle storage rooms, lockers, racks, railings or other such device inside the building, preferably at the ground level;
 - ii. secure bicycle storage rooms, lockers, racks, railings or other such device in any Accessory parking area; or
 - iii. within any Yard of a Site but not more than 15.0 m from a principal entrance of the building, except: in the case of educational services developments where the students are restricted from using the principal entrance of the building, Bicycle Parking spaces may be provided in any Yard of a Site, no more than 15.0 m from the principal entrance of the building designated for student use

- g. Where Bicycle Parking is not visibly located on site, directional signage shall be displayed indicating its location.
 - h. All Bicycle Parking spaces shall be situated to maximize visibility so as to discourage theft and vandalism, and shall be illuminated.
3. Design of Bicycle Parking Facilities
- a. Bicycle Parking shall be designed so that bicycles may be securely locked to the rack, railing or other such device without undue inconvenience and shall be reasonably safeguarded from intentional or accidental damage, in accordance with the following standards:
 - i. Bicycle Parking shall hold the bicycle securely by means of the frame. The frame shall be supported so that the bicycle cannot fall or be pushed over causing damage to the bicycle.
 - ii. Bicycle parking shall accommodate:
 - A. locking both the frame and the wheels to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist removes the front wheel;
 - B. locking the frame and one wheel to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist leaves both wheels on the bicycle; and
 - C. locking the frame and wheels both to the rack, railing or other such device with a chain or cable not longer than 2.0 m without the removal of any wheels.
 - b. Bicycle parking racks, railings or other such devices shall be anchored securely to a hardsurface or fixed structure.

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: **177472229-001**
Application Date: AUG 12, 2015
Printed: November 20, 2015 at 11:43 AM
Page: 1 of 6

Major Development Permit

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.

| | |
|--|--|
| Applicant PCL. TONY  | Property Address(es) and Legal Description(s) 22004 - 115 AVENUE NW Plan 0020287 Blk 1 Lot 3 Specific Address(es) Entryway: 22004 - 115 AVENUE NW Building: 22004 - 115 AVENUE NW |
|--|--|

Scope of Permit
To construct a Minor Impact Utility Services Use building (EPCOR Training Facility).

| | |
|--|---|
| Permit Details Class of Permit: Class B Gross Floor Area (sq.m.): 882.6 New Sewer Service Required: Y Site Area (sq. m.): 28402 | Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none) |
|--|---|

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision
Approved

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



Project Number: **177472229-001**
 Application Date: AUG 12, 2015
 Printed: November 20, 2015 at 11:43 AM
 Page: 2 of 6

Major Development Permit

Subject to the Following Conditions

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

(1) DRAINAGE SERVICES CONDITIONS:

Drainage Services as it pertains to drainage assessment has no objection to the captioned Development Permit for the property located at 22004 - 115 Avenue NW (Plan 002 0287 Blk 1 Lot 3; Winterburn Industrial Area West) subject to the following conditions:

(A) Conditions

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant/owner shall pay the following applicable drainage assessments.

1. Permanent Area Contribution (PAC) & Sanitary Servicing Strategy Expansion Assessment (EA)

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the PACs must be paid by entering into a servicing agreement which will be prepared by the Sustainable Development. The applicant/owner should contact Raghda Abdelmonem at (780) 442-7042, upon issuance of the Development Permit, when he/she is ready to initiate the servicing agreement and make payment. Assessment area is 2.8402 ha. The assessment area is obtained from the City's information computer program called POSSE.

The following is for information purposes and the rates are in the year 2015. The final PAC amounts will be based on the prevailing rates at the time the applicant/owner pays and enters into a servicing agreement with the City.

- Winterburn Industrial North Onsite Storm: \$81,895/ha
- 137 Avenue Culvert Upgrade: \$2,130/ha
- Winterburn Industrial Area Master Plan: \$128/ha
- Area Master Drainage Study (NW Annex I-130): \$43/ha
- Winterburn Industrial North (Yellowhead Ind) Onsite Sanitary: \$25,555/ha
- There may also be PAC over-expenditure payment which can only be determined at the time the applicant/owner is ready to enter into a servicing agreement.
- EA (WESS): \$25,536/ha

2. Sanitary Sewer Trunk Charge (SSTC)

- Based on our record, this property was never assessed for SSTC
- SSTC is applicable to the proposed development area of 2.8402 ha at the rate of \$7,152 /ha under the current DP#177472229-001. The area is obtained from the City's information computer program called POSSE. For information purposes, the year 2015 rate is \$7,152/ha. However, the final SSTC is based on the prevailing rate at the time the applicant/owner makes payment at the 5th Floor cashiers, Planning and Development Department, 10250 ? 101 Street NW.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$20313.11. 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.

(B) Additional Notes

- The above assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment will have to be made.
- In addition to the above items, if required, the applicant/owner shall pay for the installation cost of sewer services to property line. For detail, please contact Derek Kucy of Public Services Section at 780-496-5450.

(2) TRANSPORTATION SERVICES CONDITIONS:

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



Project Number: **177472229-001**
 Application Date: AUG 12, 2015
 Printed: November 20, 2015 at 11:43 AM
 Page: 3 of 6

Major Development Permit

1. There is an existing culvert crossing access to 115 Avenue, located 65.75 m west of the east property line, which was constructed without a permit and not to City of Edmonton standards. The owner must reconstruct the access as a 13.5 m wide culvert crossing in the same location with hard surfacing 10 m into the site to current City of Edmonton standards.

2. Transportation Services will not permit a graveled access to a paved roadway. The access/drive aisle must be hard surfaced from the edge of driving surface to 10 m into the site. The 10 m hard surfacing will consist of the length of the access and drive aisle on road right-of-way (5.3 m) and the remaining length of drive aisle (4.7 m) on private property, as shown on Enclosure I. The pavement will limit loose gravel from being carrying onto the paved surface of the adjacent roadway from the graveled yard.

3. The owner must construct a bus stop pad for bus stop #8727 and connecting walk to the site. Edmonton Transit has agreed to relocate the bus stop west of the existing location. The bus stop pad is to be constructed 20 m west of the access (99.25 m west of the east property line), as shown on the Enclosure.

4. The owner must enter into a Municipal Improvement Agreement with the City for the following improvements:

- a) removal of existing culvert crossing;
- b) construction of a 13.5 m wide culvert crossing with hard surfacing, located 65.75 m west of the east property line;
- c) construction of a 9 m x 4 m bus stop pad for bus stop #8728, located 99.25 m west of the east property line; and
- d) construction of a connecting walk from the site to the bus stop pad.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, The Municipal Improvement Agreement must be signed. The Agreement must be signed by the property owner and returned to Transportation Services to the attention of Loli Fernandez (780-944-7683) including an irrevocable Letter of Credit in the amount of \$41,000.00 to cover 100% of construction costs. The Agreement will be forwarded directly to the owner for his signature. Once signed, the owner is required to have a Civil Engineer submit stamped engineering drawings for approval by the Transportation Services.

5) This lot is within the Winterburn Industrial Arterial Roadway Assessment (ARA) catchment. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, The owner must enter into a Servicing Agreement with the City of Edmonton for the payment of the ARA owing. The amount of ARA owing using the 2015 rate totals \$179,440.00 for the entire site. The assessment amount may be adjusted to reflect the current ARA rate at the time the Servicing Agreement is signed. The owner must contact Raghda Abdelmonem (780-442-7042) of Sustainable Development for more information on the Servicing Agreement and ARA owing.

6) There is an existing power pole in the vicinity of the proposed 13.5 m access to 115 Avenue, as shown on the Enclosure. The access must maintain a minimum clearance of 1.5 m from the power pole and/or guy-wire. The applicant should contact Andy Balding (780-412-3520) of EPCOR Distribution & Technologies for more information. Should relocation of the pole/guy-wire be required, all costs associated with relocation must be borne by the owner/applicant.

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

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

ADVISEMENTS:

1. The Winterburn Industrial ARA catchment is set up as a means for cost sharing the arterial roadway construction within the Winterburn Industrial Area. For further information regarding Arterial Roadway Assessments, please contact Raghda Abdelmonem (780-442-7042) of Sustainable Development, Current Planning.

2. With future development of the site, if the owner required access to 220 Street they would be responsible for the construction of 220 Street, at their expense. Otherwise, construction of 220 Street will likely occur when the subdivision to the north develops.

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



Project Number: **177472229-001**
 Application Date: AUG 12, 2015
 Printed: November 20, 2015 at 11:43 AM
 Page: 4 of 6

Major Development Permit

(3) FIRE SERVICES CONDITIONS:

Upon review of the noted development application (and the revised site plan, attached), Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.

1. Ensure Emergency Access Routes are designed according the Alberta Building Code.

Reference: ABC 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall
 - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
 - b) have a centreline radius not less than 12m,
 - c) have an overhead clearance not less than 5 m,
 - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15m,
 - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
 - f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
 - g) be connected with a public thoroughfare.

2. Ensure that the travel distance (not radius) from principle entrance to fire hydrant does not exceed 90 meters (non-sprinklered building)

Reference: ABC 3.2.5.5. Location of Access Routes

- 2) Access routes shall be provided to a building so that
 - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90m, and
 - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45m.

3. Ensure provisions for adequate construction phase Fire Fighting Water have been addressed prior to construction. Consult with Edmonton Fire Rescue Services prior to construction to ensure compliance for volume of water and method of delivery (i.e. provide technical information for on-site pond and hydrant to ensure operability by Edmonton Fire Rescue; to be reviewed with Building Permit application)

Water Supplies and Access for Fire Fighting STANDATA -

<http://municipalaffairs.alberta.ca/documents/ss/STANDATA/fire/fci/FCI-09-01.pdf>

Reference: AFC 5.6.1.4. Access for Firefighting

4) Access routes for fire department vehicles shall be provided and maintained to construction and demolition sites.

Fire Code Interpretation STANDATA FCI-09-01

- b)...ensure that unobstructed access is always provided to fire hydrants (or other water supplies...)...
- c)...verifying, in cooperation with the municipality and the fire department, that the water supply systems, where required by the ABC, AFC, municipal infrastructure standards, development permit conditions and/or firefighting operations.

4. Ensure that a Fire Safety Plan is prepared for this project. A formal submission of your Fire Safety Plan will be required for a Building Permit to be issued (please do NOT forward your Fire Safety Plan at this time). If you have any questions at this time, please contact Captain Bruce Taylor at cmsfpts@edmonton.ca. For additional information please see: Fire Safety Plan STANDATA - <http://www.municipalaffairs.alberta.ca/documents/ss/standata/fire/fci/fci-09-03.pdf>

5. If tanks are installed on site, you are required to complete a small tank application form. Ensure that storage tank systems are approved and installed according to the Alberta Fire Code.

Reference: AFC Division C Part 2

2.2.3.1. Storage Tank Systems

- 2) No person shall install or alter any storage tank system referred to in this Part, unless
 - a) required permits or approvals have been obtained from the authority having jurisdiction,
 - b) plans, drawings and specifications of the system or equipment have been examined and accepted by the authority having jurisdiction, and

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



Project Number: **177472229-001**
 Application Date: AUG 12, 2015
 Printed: November 20, 2015 at 11:43 AM
 Page: 5 of 6

Major Development Permit

c) the plans, drawings and specifications referred to in Clause (b) bear the stamp and seal of a professional engineer licensed to practice in Alberta.

If the tank is over 8000 Litres:

Send (3) three identical complete sets of engineered drawings to the Fire Prevention Branch (10425 106 Avenue NW Edmonton, AB T5H 0P5) for tank/property review.

Applications may be submitted online at fueltankpermits.Edmonton.ca

For additional information please contact Tiffany Edgecombe at tiffany.edgecombe@edmonton.ca

(4) DEVELOPMENT REVIEW CONDITIONS:

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$624.84.

Landscaping shall be in accordance to Section 55 of the Edmonton Zoning Bylaw and to the satisfaction of the Development Officer.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, 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

The development shall comply to the Section 520 -(PU) Public Utility Zone of the Edmonton Zoning Bylaw.

No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris.

Any outdoor lighting for any development shall 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. (Reference Section 51)

All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. Reference Section 54.1(1) (c)

Parking spaces for the disabled shall be (a minimum of 1 space) provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. Reference Section 54.1(3)

The off-street parking, loading and unloading (including aisles or driveways) shall be hard surfaced, curbed, drained and maintained in accordance to Section 54.6.

The design and use of exterior finishing materials shall be as far as reasonably practicable, that materials shall be used that ensure

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



Project Number: **177472229-001**
 Application Date: AUG 12, 2015
 Printed: November 20, 2015 at 11:43 AM
 Page: 6 of 6

Major Development Permit

that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development and to the satisfaction of the Development Officer. (Reference Section 57.2)

All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

NOTES:

- 1) This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
- 2) Signs require separate Development Applications.
- 3) An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.
- 4) The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).
- 5) 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.
- 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

Variations

- 1) Landscaping - The minimum required landscaping is waived on Rear Setback and Side setbacks. (Reference Section 55.4 (1)).
- 2) Bicycle Parking - The site has 0 bicycle parking stalls, instead of 5 (Reference Section 55.3 and Schedule 2).

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

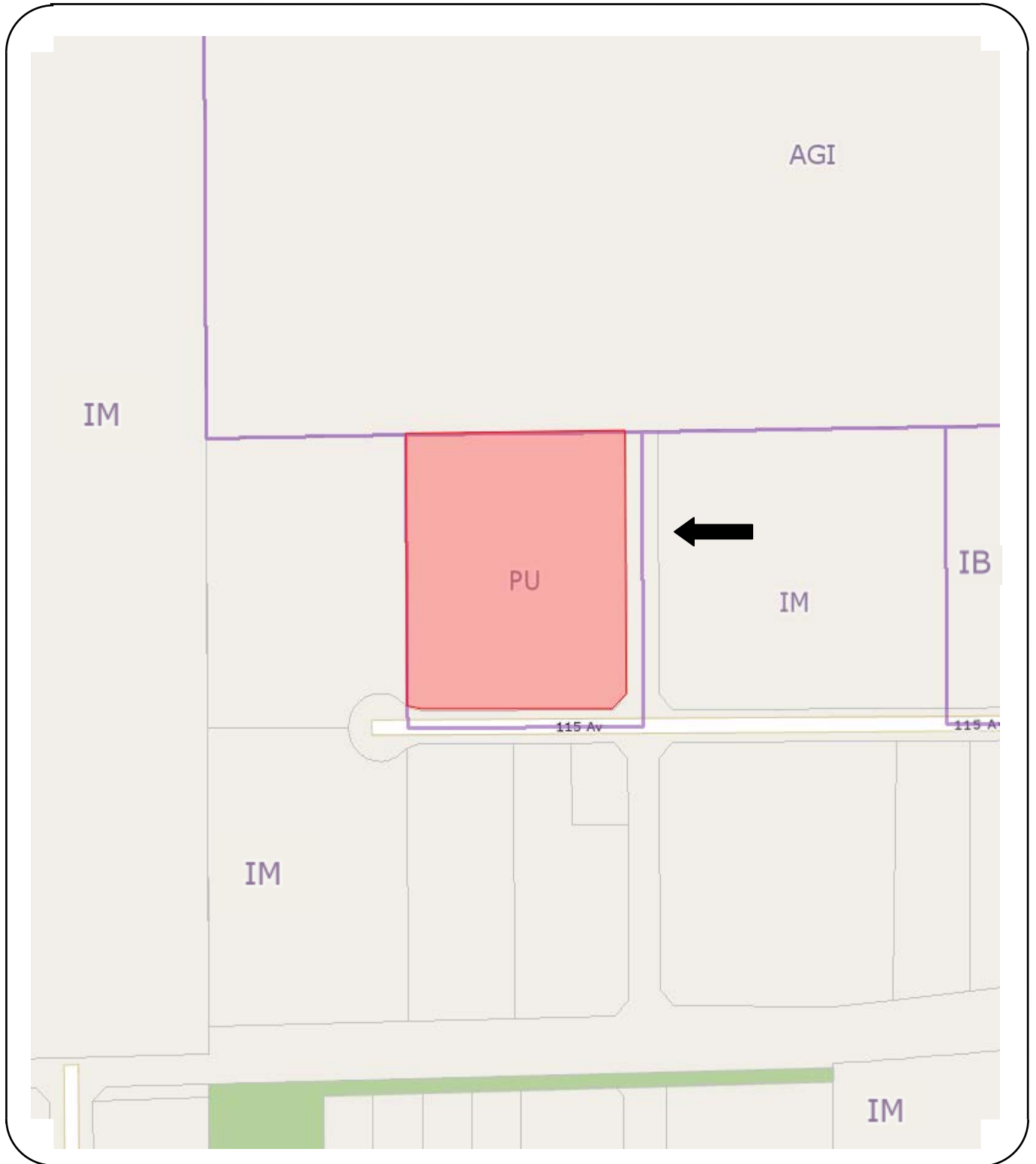
Issue Date: Oct 23, 2015 **Development Authority:** SHAH, NIKHIL **Signature:** _____

Notice Period Begins: Oct 29, 2015 **Ends:** Nov 11, 2015

Fees

| | Fee Amount | Amount Paid | Receipt # | Date Paid |
|---------------------------------|-------------|-------------|-----------|--------------|
| Lot Grading Fee | \$624.84 | \$244.90 | 02673307 | Aug 17, 2015 |
| Major Dev. Application Fee | \$811.00 | \$811.00 | 02673307 | Aug 17, 2015 |
| Dev. Application Fee for GFA | \$352.00 | \$352.00 | 02673307 | Aug 17, 2015 |
| DP Notification Fee | \$100.00 | | | |
| Sanitary Sewer Trunk Fund 2012+ | \$20,313.11 | | | |
| Total GST Amount: | \$0.00 | | | |
| Totals for Permit: | \$22,200.95 | \$1,407.90 | | |
| (\$20,793.05 outstanding) | | | | |

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



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-280



BUSINESS LAID OVER

| | |
|----------------------|---|
| SDAB-D-15-247 | An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i> |
| SDAB-D-15-236 to 241 | An appeal by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i> |
| SDAB-D-15-268 | An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <i>Date to be determined</i> |

APPEAL HEARINGS TO BE SCHEDULED

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| 176994655-002 | An appeal by <u>Permit Masters</u> to install a Freestanding On-premises Sign/Minor Digital On-premises Sign (LaZboy) <i>December 3, 2015</i> |
| 176406166-003 | An appeal by <u>Wilfred Krebs</u> to convert a half of Semi-detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, Dwellings below grade). <i>December 16, 2015</i> |
| 160474324-004 | An appeal by <u>1319416 Alberta Ltd.</u> to replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.) <i>December 16, 2015</i> |
| 174864823-001 | An appeal by <u>Dean and Jade Gronemeyer VS Imelda Calapre</u> to convert a Single Detached House into a Limited Group Home (6 Residents). <i>December 10, 2015</i> |
| 171838918-001 | An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <i>January 13 or 14, 2016</i> |
| 159269966-003 | An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <i>January 21, 2016</i> |