

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
November 6, 2019**

**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-19-197

To construct an Accessory building (detached  
Garage 8.23 metres by 6.71 metres)

6119 - 111 Avenue NW  
Project No.: 332739324-001

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**TO BE RAISED**

II    10:30 A.M.     SDAB-D-19-190

To construct a two storey Rapid Drive-through  
Vehicle Services Use building (Bubbles  
Carwash)

6231 - Andrews Loop SW  
Project No.: 292583724-001

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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-19-197

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

APPELLANT:

APPLICATION NO.: 332739324-001

APPLICATION TO: Construct an Accessory building (detached Garage 8.23 metres by 6.71 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 25, 2019

DATE OF APPEAL: October 17, 2019

NOTIFICATION PERIOD: October 1, 2019 through October 22, 2019

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6119 - 111 Avenue NW

LEGAL DESCRIPTION: Plan 1820248 Blk 10 Lot 3A

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:

The development permit approval notice was received for 6119 – 111 Avenue. We heard there was actually a development permit issued for both of the infill homes for 3 car garages, although we only received one notice.

We need to appeal this permit. If the city wishes to approve infill lots it is our opinion that building codes and city regulations/limits need to be

followed. We cannot be pushed to also accept two oversized garages side by side. We have not been adequately informed in preparation to state our agreement with this variance.

The appeal letter we received does not show any plans to illustrate the impact of 2% of total lot size (what is the lot size?). We attempted to gather information over the phone, but due to FOIP and lack of building plans supplied we could not obtain an understanding of the impact of this project (How tall will these buildings be? Will there be two garages side by side on these infills? How wide will they be?).

Allowing oversized garages to be built on two neighbouring properties behind our house will greatly impact the community and surrounding properties.

Highlands is well known for its spacious lots with beautiful green spaces. It is sad that the city has approved a variance on their standards. Standards that have been studied and researched to be the maximum allowable and practical without impacting both property enjoyment and value of surrounding homes.

Increased alley congestion could be a safety issue. Especially when there is no place for the homeowners to move the snow (no side yard left).

Oversized garages will effect sight lines of surrounding neighbours. I do not understand why concessions need to be made because of a lack of initial planning design so that lot coverage was not exceeded. Let's remember this was a new build – were they always planning to just get a variance for the garages later?

The city spent vast amounts of time and money researching and setting standards to ensure neighbourhoods, communities, and surrounding properties will not be affected by new infills in a negative way.

I was informed of two reasons for the request:

- 1) To alleviate parking concerns.
- 2) There is no room to build a shed for storage because the maximum house size was built for the lot.

There are mutually exclusive goals for this proposed garage. Having an oversized garage to reduce parking in front just shifts any parking issues from the front to the back alley. There are several home based businesses that share this alley, including ours directly across. Increased traffic in the alley will impact these businesses and other neighbours.

If it is for storage, how will that alleviate parking? This is a neighbourhood where almost every house has a shed. If two standard size garages were built a shed could still be constructed, and storage could also be utilized in the attic space of a standard size garage.

Please consider the overall impacts of the variances. We rely on our city officials to stand up for the best interest of the whole neighbourhood and hope your decision can reflect the city's goals, values and regulations.

***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.

**(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,

- (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, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

### **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(7), **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, **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.”

Section 110.1 states that the **General Purpose** of **(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, Garden Suites, Semi-detached Housing and Duplex Housing.

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

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

<b><i>Site Coverage</i></b>
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Section 50.3(4) states the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.

Section 110.4(6) states the Maximum Site Coverage shall be as follows:

	Principal Dwelling / building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing – Site greater than 300 m2	28%	12%	40%	40%

Under section 6.1, **Site Coverage** means:

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

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

**Development Officer's Determination**

Site Coverage - The proposed Garage covers 14% of the site, instead of 12%. (Section 110.4.6.a.)


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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.

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	Project Number: <b>332739324-001</b> Application Date: AUG 22, 2019 Printed: September 25, 2019 at 10:07 AM Page: 1 of 2		
<h2 style="margin: 0;">Accessory Building Permit</h2>			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.			
<b>Applicant</b> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></div>	<b>Property Address(es) and Legal Description(s)</b> 6119 - 111 AVENUE NW Plan 1820248 Blk 10 Lot 3A		
<b>Scope of Permit</b> To construct an Accessory building (detached Garage 8.23 m x 6.71 m).			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     Class Of Permit: Class B                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> <td style="width: 50%; border: none;">                     Site Area (sq. m.): 398.73                 </td> </tr> </table>		Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 398.73
Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 398.73		
I/We certify that the above noted details are correct. Applicant signature: _____			
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Sep 25, 2019 <b>Development Authority:</b> FOLKMAN, JEREMY <b>Subject to the Following Conditions</b> This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21. (Reference Section 17.1)  This Development Permit authorizes the development of an Accessory building (detached Garage, 8.23 m x 6.71 m). The development shall be constructed in accordance with the stamped and approved drawings.  An Accessory building or structure shall not exceed 4.3m in Height. (Reference Section 6.1 and 50.3(3)).  Eave projections shall not exceed 0.46m into required Setbacks or Separations spaces less than 1.2m. (Reference Section 44.1(c)(ii))  <b>ADVISEMENTS:</b>  An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)  The driveway access must maintain a minimum clearance of 1.5 m from any service pedestal and other surface utilities.  Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.  A Building Permit is required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.			



Project Number: 332739324-001  
Application Date: AUG 22, 2019  
Printed: September 25, 2019 at 10:07 AM  
Page: 2 of 2

### Accessory Building Permit

**Variations**

Site Coverage - The proposed Garage covers 14% of the site, instead of 12%. (Section 110.4.6.a.)

**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.

**Notice Period Begins:** Oct 01, 2019

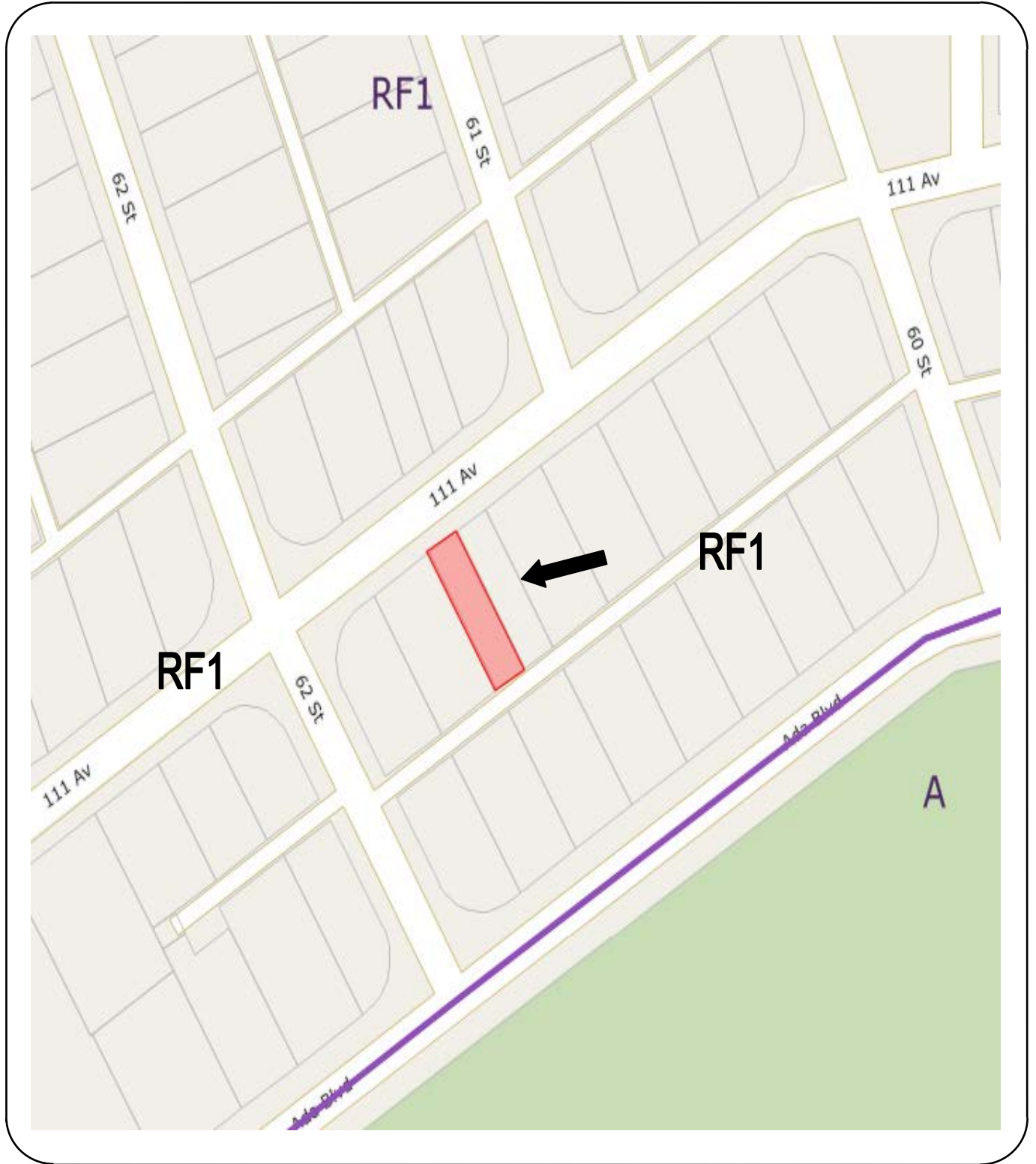
**Ends:** Oct 22, 2019

**Building Permit Decision**

No decision has yet been made.

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Safety Codes Fee	\$4.50	\$4.50	06083622	Aug 22, 2019
Development Application Fee	\$118.00	\$118.00	06083622	Aug 22, 2019
Building Permit Fee (Accessory Building)	\$110.00	\$110.00	06083622	Aug 22, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$232.50	\$232.50		



**SURROUNDING LAND USE DISTRICTS**

Site Location 

File: SDAB-D-19-197



**TO BE RAISED**

ITEM II: 10:30 A.M.

FILE: SDAB-D-19-190

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

APPELLANT:

APPLICATION NO.: 292583724-001

APPLICATION TO: Construct a two storey Rapid Drive-through Vehicle Services Use building (Bubbles Carwash)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 24, 2019

DATE OF APPEAL: October 3, 2019

NOTIFICATION PERIOD: October 1, 2019 through October 22, 2019

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6231 - Andrews Loop SW

LEGAL DESCRIPTION: Plan 1520533 Blk 3 Lot 1

ZONE: DC1 - Direct Development Control Provision (Bylaw 17494)

OVERLAY: N/A

STATUTORY PLAN: Ambleside Neighbourhood Structure Plan  
Windermere Area Structure Plan

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*Grounds for Appeal*

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

I am supportive of the proposed development use, however, I am not supportive of the parking stall variance that has been requested and the amount of density on such a small parcel of land.

Rapid Drive Through Vehicle Services businesses (particularly car wash detailing businesses) are very labour intensive, as such there will be a significant number of employees onsite at this business. Also, customers who are utilizing the detailing services will require parking stalls for prepping and finishing up the cleaning of their vehicles. Many car wash/detailing customers like to perform their own additional cleaning before and after a professional detailing service.

Vehicle detailing services can take several hours to complete. According to the Bubbles website, a comprehensive service can take 2 - 4.5 hours, while a mid level service can take 45 minutes - 2 hours. Many customers will choose to drop off their vehicle and then leave to complete other shopping or services (rather than waiting onsite), before returning to collect their vehicle. Their vehicles will be stored onsite in the Bubbles parking lot, while Bubbles waits for the customer to return to collect their vehicle. This will add to the requirement for sufficient parking storage onsite.

The businesses around Andrews Loop and Allan Drive are already very parking constrained. This is a very dense commercial area in southwest Edmonton, with significant expected future growth. Our business is constantly dealing with challenges of neighbouring businesses customers and staff utilizing our parking stalls. It is unfair to surrounding businesses who made the investment in the necessary land and paving to provide sufficient parking stalls, that they be forced to subsidize the businesses surrounding them who are cutting corners and not providing sufficient parking stalls. Because land prices were \$1.4 million per acre, business owners are trying to squeeze too much density onto their sites and cutting the necessary amount of parking required to service their business.

The parking ratio required for this type of business use/zoning was specifically set out in the municipal bylaws. A variance does not make sense, as significant analysis was already invested to determine the required parking bylaws for this type of business use. Also, a parking/traffic study has not been performed.

A two storey rapid drive through vehicle services / Bubbles Car Wash is a new concept in Edmonton and Alberta. This is a very high level of density for this type of business use that has not been replicated. As such, consideration and sensitivity should be given to the analysis of this project, given that the project could cause significant and long term traffic and parking issues - since it is an unproven concept.

A two storey business of this type of use will very likely cause traffic issues on Andrews Loop which will negatively affect the surrounding businesses.

Our preference is that the development be reconsidered for i) less density on such a small parcel of land, ii) meeting the minimum required number of parking stalls, and iii) a traffic study be performed to ensure that customer vehicle queues do not negatively affect the surrounding businesses and Andrews Loop.

***General Matters***

**Appeal Information:**

The Subdivision and Development Appeal Board made and passed the following motion on October 17, 2019:

“That the appeal hearing be scheduled for November 6, 2019, at the written request of the Appellant.”

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

**Grounds for Appeal**

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

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

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

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

**Appeals**

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

- (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, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**685(4)** Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) ...

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

**General Provisions from the DC1 (Bylaw 17494 – Area C ) Direct Development Control Provision passed January 25, 2016 (“DC1”):**

Under Section 3 **Uses**:

3.3. Area C

p. Rapid Drive-through Vehicle Services

The **General Purpose** of the **DC1** is:

To accommodate the development of a range of business employment uses with potential for limited commercial and service type uses for servicing the greater neighbourhood. This Provision allows the opportunity for the development of high rise buildings, which may be designed in a stand alone or mixed use format for hotel and office applications, together with ancillary and complementary commercial uses. This Provision provides development controls and urban design regulations and guidelines to establish a high quality urban environment, to ensure that the development is well integrated with the adjacent Ambleside commercial and residential areas, and to create an aesthetic and architecturally appealing development adjacent to Windermere Boulevard.

Under section 7.4(44), **Rapid Drive-through Vehicle Services** means development providing rapid cleaning, lubrication, maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises. Typical Uses include automatic or coin operated car washes (including self-service car wash), rapid lubrication shops, or specialty repair establishments. This Use does not include automated teller machines.

Section 4(n) of the DC1 states: Any development of Vehicle-Oriented Uses shall conform to Section 72 of the Zoning Bylaw, as well as the following:

- i. drive-through service windows shall be oriented away from any Yard abutting a public or private roadway and placed, where feasible, at the rear of the building;
- ii. the design, finishing and siting of such development shall achieve a compatible relationship with surrounding development and a high standard appearance when viewed from adjacent roadways; and
- iii. landscaping shall be used to screen and soften the impact of a drive-through service window.

***Parking***

Section 54.2, Schedule 1(A)(12) states: **Commercial Uses**

12. Any development within a Commercial Use not listed separately in this table, with a Floor Area of:	
a. less than 4 500 m2	1 parking space per 40.0 m2 of Floor Area
b. 4 500m2 - 9 000m2	1 parking space per 33.3 m2 of Floor Area
c. 9 000 m2 28 000 m2	1 parking space per 28.5 m2 of Floor Area
d. greater than 28 000 m2	1 parking space per 25.0 m2 of Floor Area

**Development Officer’s Determination**

- 1. Parking - The site has 26 parking spaces, instead of 35 parking spaces. (Section 54.2 and Schedule 1)
- 2. You are receiving this notice because a Development Permit has been issued on a Direct Control Zone, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

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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.

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Project Number: **292583724-001**  
 Application Date: SEP 14, 2018  
 Printed: October 3, 2019 at 1:44 PM  
 Page: 1 of 4

## 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.

<p><b>Applicant</b></p> <div style="border: 1px solid black; height: 60px; width: 100%;"></div>	<p><b>Property Address(es) and Legal Description(s)</b>                  6231 - ANDREWS LOOP SW                  Plan 1520533 Blk 3 Lot 1</p> <hr/> <p><b>Specific Address(es)</b>                  Entryway: 6231 - ANDREWS LOOP SW                  Building: 6231 - ANDREWS LOOP SW</p>
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**Scope of Permit**  
 To construct a two storey Rapid Drive-through Vehicle Services Use building (Bubbles Carwash)

<p><b>Permit Details</b></p> <p>Class of Permit: Class B                  Gross Floor Area (sq.m.): 1935.5                  New Sewer Service Required: Y                  Site Area (sq. m.): 4017.1</p>	<p>Contact Person:                  Lot Grading Needed?: Y                  NumberOfMainFloorDwellings:                  Stat. Plan Overlay/Annex Area: (none)</p>
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I/We certify that the above noted details are correct.  
 Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
 Approved

**Issue Date:** Sep 24, 2019    **Development Authority:** ADAMS, PAUL

**Subject to the Following Conditions**

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$232.00.
2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$3277.13. All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted. The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.
3. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Development Permit Inspection Fee of \$510.00 (This can be paid by phone with a credit card - 780-442-5054)
  - A. Landscaping shall be in accordance with the approved Landscape Plan, and Section 55 of the Zoning Bylaw, to the satisfaction of the Development Officer.
  - B. Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.
  - C. Landscaping shall be installed within 18 months of receiving the Final Occupancy Permit. Landscaping shall be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Officer.
  - D. A Landscape Security shall be provided to the City of Edmonton at the time of initial Landscape Inspection, to the satisfaction of the Development Officer. The initial Landscape Inspection shall be requested within 14 days of the Landscape installation being



Project Number: **292583724-001**  
 Application Date: SEP 14, 2018  
 Printed: October 3, 2019 at 1:44 PM  
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## Major Development Permit

completed ([www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest)).

E. Upon determination that landscaping has been installed in compliance with the approved Landscape Plan, 20% of the full Landscape Security value as determined by the Development Officer shall be collected. The Landscape Security shall be retained for a period of 24 months from the date of the initial Landscape Inspection.

F. Sites that are not completed or are not compliant with approved Landscape Plans at the initial Landscape Inspection shall, in addition, be required to submit a Security for incomplete work; up to the full value of the Landscape Security, as determined by the Development Officer.

4. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City for the following improvements:

- a) construction of a 13.5 m commercial crossing access to Andrews Loop SW, located 10.7 m from the west corner pin; and
- b) removal of boulevard shrubs along Andrews Loop SW.

Engineering Drawings are not required for the Agreement. However, construction must meet the City of Edmonton Design and Construction Standards.

The Agreement must be signed PRIOR to the release of the drawings for Building Permit review. Please contact Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit to initiate the Agreement.

Once signed by the land owner, the Agreement must be returned to Development Servicing Agreements to the attention of Esther Anderson including an irrevocable Letter of Credit in the amount of \$15,000.00 to cover 100% of construction costs.

The applicant must contact Annie Duong (780-442-0251) 48 hours prior to removal or construction within city road right-of-way.

A. All access locations and curb crossings shall have the approval of the City Transportation and Streets Department prior to the start of construction. Reference Section 53(1).

B. The proposed 13.5 m access to Andrews Loop SW located approximately 10.7 m from the west corner pin, is acceptable to Subdivision Planning and must be constructed as a commercial crossing access to City of Edmonton Design and Construction Standards, as shown on the Enclosure.

C. There are existing boulevard shrubs adjacent to the site that appear to conflict with the proposed access to Andrews Loop SW, as shown on the Enclosure. The owner/applicant must contact Stacey Schultz at City Operations, Parks and Roads Services (780-913-1418), to request removal of the affected shrubs. Any removal costs shall be borne by the owner/applicant.

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

E. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required;
- and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

[https://www.edmonton.ca/business\\_economy/licences\\_permits/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/licences_permits/oscam-permit-request.aspx)

and,

<https://www.edmonton.ca/documents/ConstructionSafety.pdf>

F. Any sidewalk, shared use path, or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Section 15.5(f) of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.



Project Number: **292583724-001**  
 Application Date: SEP 14, 2018  
 Printed: October 3, 2019 at 1:44 PM  
 Page: 3 of 4

## Major Development Permit

5. 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)
6. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the 6.0m yard abutting Rabbit Hill Road, and the 3.0m yard along Andrews Gate and Andrews Loop. Such areas shall be screened from view from any adjacent site and public roadway in accordance with Section 54 of the Zoning Bylaw. (Reference Sections DC1.17494(4)(f)&(j))
7. The off-street parking, loading and unloading (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance to Section 54.6.
8. 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)
9. All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).
10. Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.
11. All mechanical equipment, including roof mechanical units, shall be concealed by screening with design elements that are compatible or complement the architectural character and materials of the building, or concealed by incorporating it within the building framework. (Reference Section DC1.17494(5)(a)(xii))
12. Prior to the approval of any Sign Development Permit the applicant or Land Owner shall complete a Comprehensive Sign Design Plan approved by the City. (Reference Section DC1.17494(5)(e)(i))

### ADVISEMENTS:

- a. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
- b. This Development Permit is NOT a Business Licence. A separate application must be made for a Business Licence. Please contact the 311 Call Centre (780-442-5311) for further information.
- c. Signs require separate Development Applications.
- d. 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 (780-442-5311) for further information.
- e. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- f. An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)
- g. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800 as amended.



Project Number: **292583724-001**  
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## Major Development Permit

h. If the business has underestimated their parking requirements and additional parking is required, they will have to be accommodate on-site as no additional stalls will be designated on-street to support this commercial development.

i. Subdivision Planning will not permit the backing up of vehicles onto or off of a public roadway.

**Variances**

1. Parking - The site has 26 parking spaces, instead of 35 parking spaces. (Section 54.2 and Schedule 1)
2. You are receiving this notice because a Development Permit has been issued on a Direct Control Zone, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

**Rights of Appeal**

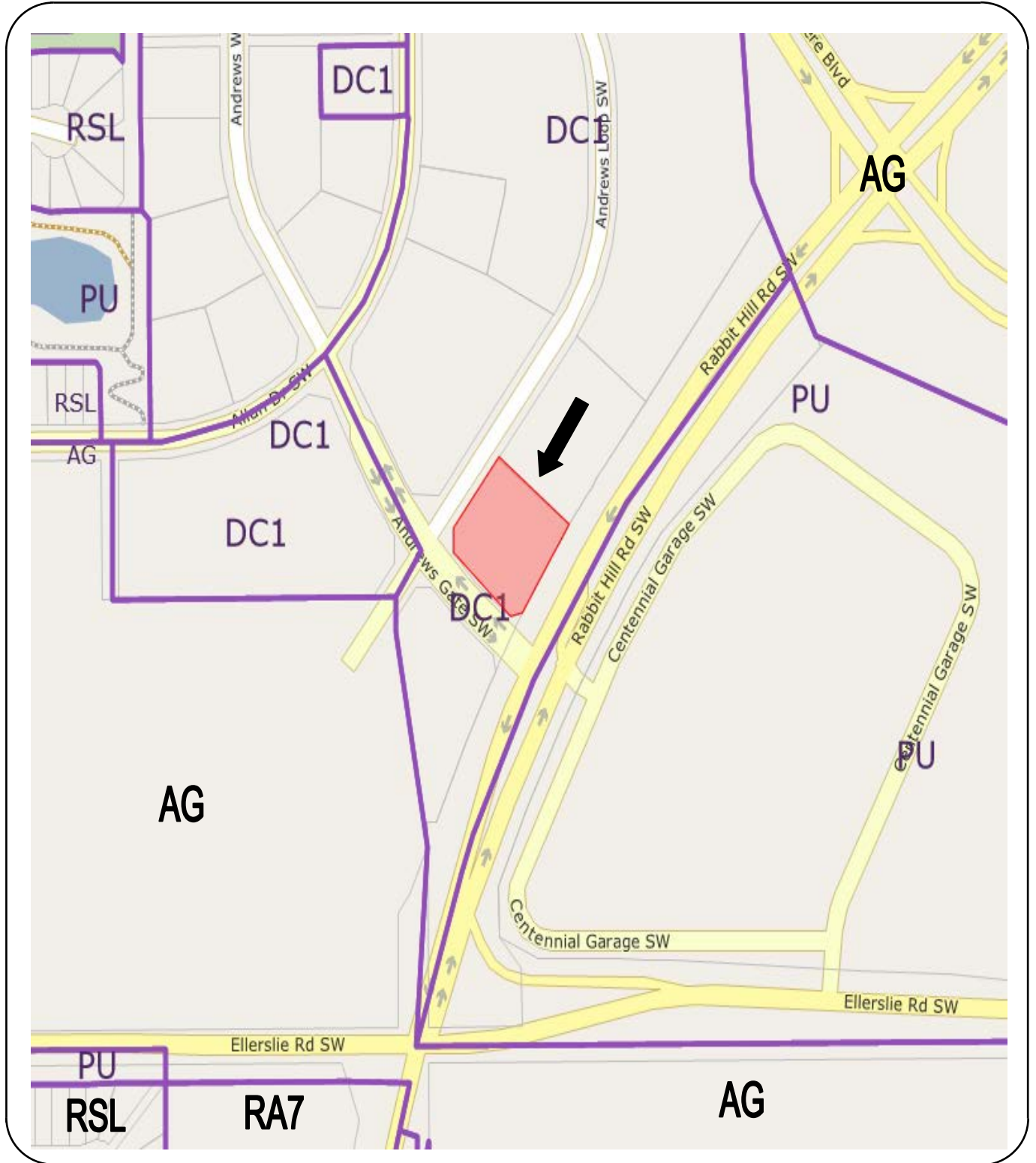
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Notice Period Begins:** Oct 01, 2019      **Ends:** Oct 22, 2019

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund 2012+	\$3,277.13	\$3,277.13	06166817	Sep 25, 2019
Major Dev. Application Fee	\$948.00	\$948.00	05334223	Sep 14, 2018
Dev. Application Fee for GFA	\$1,440.00	\$1,440.00	05334223	Sep 14, 2018
Development Permit Inspection Fee	\$510.00	\$510.00	06166817	Sep 25, 2019
Lot Grading Fee	\$232.00	\$232.00	06166817	Sep 25, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$6,407.13	\$6,407.13		





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-19-190

