

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
October 20, 2016**

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

Members Scheduled

Kathy Cherniawsky, Presiding Officer
Noel Somerville
Art Peterson
Colleen Weremczuk
Anna Lund

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

I	9:00 A.M.	SDAB-D-16-257	Operate a Major Home Based Business (Massage Therapist - VIKI'S MODERN BEAUTY & MASSAGE THERAPY) - Expires September 20, 2021 11606 - 101 Street NW Project No.: 230419178-001
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TO BE RAISED

II	11:00 A.M.	SDAB-D-16-242	Change the Use from a General Retail Store to a Minor Alcohol Sales Use 3881 - Allan Drive SW Project No.: 224504348-001
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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-16-257

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

APPELLANT:

APPLICATION NO.: 230419178-001

ADDRESS OF APPELLANT: 11610 - 101 Street NW

APPLICATION TO: Operate a Major Home Based Business (Massage Therapist - VIKI'S MODERN BEAUTY & MASSAGE THERAPY) - Expires September 20, 2021

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: September 20, 2016

DATE OF APPEAL: September 26, 2016

NOTIFICATION PERIOD: Sep 27, 2016 through Oct 11, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 11606 - 101 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11606 - 101 Street NW

LEGAL DESCRIPTION: Plan 7540AH Blk 1 Lot 415

ZONE: RF5-Row Housing Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

I do not wish to reside beside a major home based business. My family purchased our house with the intention of living in a residential community. I want to live quietly and free of as much nuisance as possible.

A major home based business will increase the amount of traffic in our neighborhood and it will be hard to ascertain whether the people going in and out of the neighborhood has legitimate reasons to be there. I cannot say that we live in the best and safest part of the city but we now know most of our neighbors and feel safe in our community. There is currently a sense of safety and pride that our community has built over the years that may be destroyed as a result of a major home based business.

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 within 14 days,

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

...

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

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 160.1 states that the **General Purpose** of the **RF5 Row Housing Zone** is to provide for relatively low to medium density housing, generally referred to as Row Housing.

<i>Discretionary Use</i>

Under section 160.3(6), a **Major Home Based Business** is a **Discretionary Use** in the RF5 Row Housing Zone.

Under section 7.3(7), **Major Home Based Business** means:

development consisting of the use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use Class includes Bed and Breakfast Operations but does not include General Retail Sales.

Development Officer's Determination

1. Discretionary Use - a Major Home Based Business is approved as a Discretionary Use (Section 160.3.6). [unedited].

Major Home Based Business Regulations

Section 75 states the following:

A Major Home Based Business shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;
2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;

7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Class Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garage Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.

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: **230419178-001**
 Application Date: SEP 12, 2016
 Printed: September 27, 2016 at 1:58 PM
 Page: 1 of 3

Home Occupation

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 <div style="border: 1px solid black; width: 200px; height: 30px; margin: 10px auto;"></div>	Property Address(es) and Legal Description(s) 11606 - 101 STREET NW Plan 7540AH Blk 1 Lot 415 Specific Address(es) Suite: 11606 - 101 STREET NW Entryway: 11606 - 101 STREET NW Building: 11606 - 101 STREET NW
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Scope of Permit
 To operate a Major Home Based Business (Massage Therapist - VIKI'S MODERN BEAUTY & MASSAGE THERAPY) - Expires September 20, 2021

Permit Details # of business related visits/day: 6 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: N	# of vehicles at one time: 3 Business has Trailers or Equipment?: N Description of Business: relaxation and deep tissue massage Expiry Date: 2021-09-20 00:00:00
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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: **230419178-001**
 Application Date: SEP 12, 2016
 Printed: September 27, 2016 at 1:58 PM
 Page: 2 of 3

Home Occupation

Subject to the Following Conditions

1. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
2. This Development Permit may be revoked or invalidated, at any time, if the Major Home Based Business as stated in the Permit Details, or if the character or appearance of the Dwelling or Accessory Building, changes.
3. The Major Home Based Business shall be operated by a resident of the Dwelling on the property (Section 7.3.7).
4. The Major Home Based Business must be secondary to the residential Use of the building (Section 7.3.7).
5. Parking shall be provided in accordance with the approved parking plan.
6. There shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling (section 75.1).
7. There shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings (section 75.2).
8. The Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located (section 75.3). All client visits shall be scheduled by appointment only between 10:30 AM to 6:30 PM, and no two appointments shall overlap. No dedicated waiting room for this business shall be created inside the dwelling and there shall only be 1 treatment room used for the business.
9. The number of non-resident employees or business partners working on-site shall not exceed one at any one time.
10. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings (Section 75.5).
11. The Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings (Section 75.6).
12. A Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garage Suite or a Garden Suite and an associated principal Dwelling (Section 75.10). The Secondary Suite in the basement shall be decommissioned to the satisfaction of the Development Officer prior to commencing business operations.
13. This approval is for a 5 year period from the date of this decision. A new Development Permit must be obtained to continue to operate the business from this location. This Development Permit expires on September 20, 2021.

Notes:

- A. This Development Permit is not a Business Licence.
- B. Signs require separate Development Applications.
- C. 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.

Variiances

1. Discretionary Use - Major Home Based Business is approved as a Discretionary Use (Section 160.3.6).

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



Project Number: **230419178-001**
Application Date: SEP 12, 2016
Printed: September 27, 2016 at 1:58 PM
Page: 3 of 3

Home Occupation

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: Sep 20, 2016

Development Authority: LIANG, BENNY

Signature: _____

Notice Period Begins: Sep 27, 2016

Ends: Oct 11, 2016

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$297.00	\$297.00	03597244	Sep 12, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$297.00	\$297.00		

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

TO BE RAISED
ITEM II: 11:00 A.M.

FILE: SDAB-D-16-242

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 224504348-001

ADDRESS OF APPELLANT: 3881 - Allan Drive SW

APPLICATION TO: Change the Use from a General Retail Store to a Minor Alcohol Sales Use

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 24, 2016

DATE OF APPEAL: September 6, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3881 - ALLAN DRIVE SW

LEGAL DESCRIPTION: Plan 1321077 Blk 4 Lot 1

ZONE: CB1-Low Intensity Business Zone

OVERLAY: N/A

STATUTORY PLAN: Ambleside Neighbourhood Structure Plan
Windermere Area Structure Plan

Grounds for Appeal

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

We are solicitors for Qualico Commercial, Ambleside East Shopping Centre Ltd. and their architects, Hodgson Schilf Architects Inc., Applicants in the above noted matter. Our clients' Development Permit Application has been refused. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. The proposed development is a Discretionary Use in the CBI - Low Intensity Business Zone, and may require a variance with respect to the "title to title" separation requirements of section 85.6 of the Edmonton Zoning Bylaw.

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2. The site to the north of the subject lands, Lot 4MR, Block 1, Plan 1320290, comprises an area of 13.58 acres / 5.50 hectares and extends to a depth of some 340 metres. A school is under construction at the northernmost part of this site and, to the extent this construction might be considered an active use of the site, that use is located approximately 270 metres north of the proposed development. The remainder of the MR site is not being actively used at this time. (A fire hall is slated to be developed on the southwest portion of the MR site.)
3. The proposed development is separated from the site to the north by a 6 foot, 6 inch developer's fence, a major grade break, a 10.06 metre wide Public Utility Lot and a 20.12 metre wide road plan (comprising the former alignment of Ellerslie Road). The proposed development backs onto these features, and access to the proposed development from the site to the north can only be gained by traversing the outer perimeter of the subject site.
4. It is the case that the proposed development could be located on the CSC parcel west of the subject site (also owned by our clients) as a Permitted Use and not subject to the provisions of section 85.6 of the Zoning Bylaw even though that lot is within 100 metres of Lot 4MR, Block 1, Plan 1320290. Our clients believe that the better location for the proposed development is the subject site, and the subject site was rezoned in the spring of 2016 to accommodate the proposed use. (Approving the current application would prevent the alcohol sales use from being developed on the referenced CSC parcel per section 85.3 of the Zoning Bylaw.)
5. The driving distance from the proposed location to the Wine and Beyond store in the Currents Shopping Centre Owing is approximately 3 kilometres. The proposed development would provide an amenity to the immediate neighbourhood without, in any way, negatively impacting on the use, enjoyment or value of neighbouring parcels of land nor on the existing amenities of the neighbourhood.
6. Such further and other reasons as may be presented at the hearing of this appeal.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board, at a hearing on September 29, 2016, made and passed the following motion:

“That the hearing for 224504348-001 (SDAB-D-16-242) be tabled to October 20, 2016, at the written request of the Appellant and with the consent of the Development Authority.”

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
 - 1. 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 330.1 states that the **General Purpose** of the **CB1 Low Intensity Business Zone** “is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.”

Under Section 330.3(20), **Minor Alcohol Sales** is a **Discretionary Use** in the CB1 Low Intensity Business Zone.

Section 7.4(32) states:

Minor Alcohol Sales, means development used for the retail sale of any and all types of alcoholic beverages to the public. This Use Class may include retail sales of related products such as soft drinks and snack foods. The maximum Floor Area for this Use Class shall be no more than 275 square metres per individual business premises.

Separation Distance

Section 85(6) provides as follows:

6. any Site containing Major or Minor Alcohol Sales Use Classes shall not be located closer than 100.0 metres to any Site being actively used for community or recreation activities, public parks, or public or private education at the time of the application for the Development Permit for the Alcohol Sales Use Class. Sites that are greater than 2 hectares in size and that are zoned either as CSC or as DC2, are exempted from this restriction. For the purposes of this subsection only:
 - a. the 100.0 metres separation distance shall be measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and shall not be measured from Zone boundaries or from the edges of structures;

- b. the term "community or recreation activities" is limited to Community Recreation Services Uses, as defined in subsection 7.8(1) of this Bylaw, which includes community league buildings and facilities, and children's playgrounds and play areas. This term does not include arenas or other public assembly Uses, Child Care Services, Public Libraries and Cultural Exhibits or Religious Assembly;
- c. the term "public or private education facilities" is limited to elementary through to high schools inclusive only, and does not include dance schools, driving schools or other commercial schools; and
- d. the term "public parks" is limited to park Sites zoned as AP Zone, and active recreation areas in the river valley that are zoned as A Zone; it does not include passive river valley areas and other areas zoned as A Zone...

Development Officer's Determination

1) Section 85.6: any Site containing Major or Minor Alcohol Sales Use Classes shall not be located closer than 100.0 m to any Site being actively used for community or recreation activities, public parks, or public or private education at the time of the application for the Development Permit for the Alcohol Sales Use Class.



Required separation distance: 100m

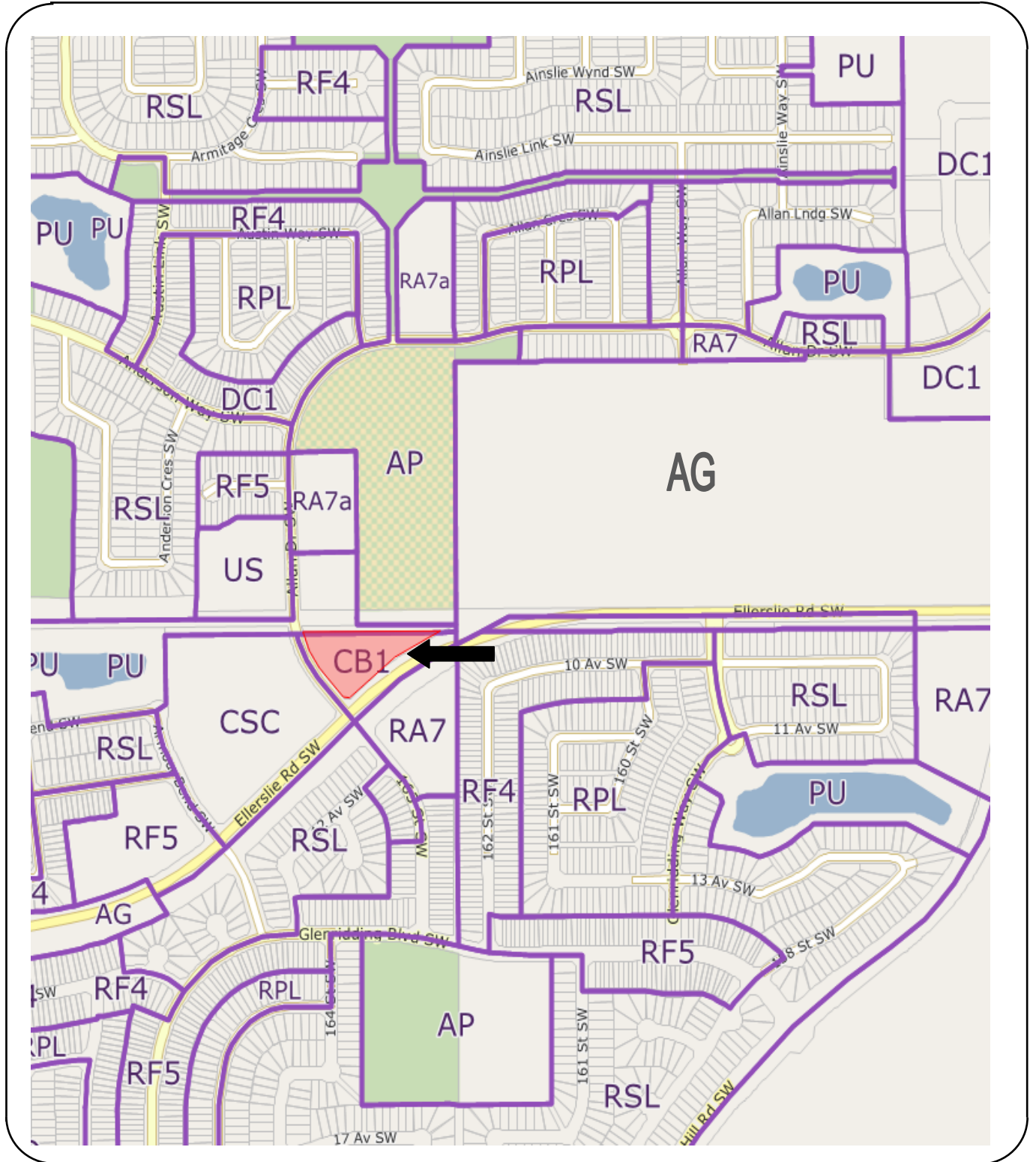
Proposed separation distance to an approved school/park site (3815 - Allan Drive, SW): 30m

Deficient by: 70m [unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. 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: 224504348-001 Application Date: JUN 23, 2016 Printed: September 13, 2016 at 2:43 PM Page: 1 of 1																									
<h2 style="margin: 0;">Application for Major Development Permit</h2>																										
This document is a Development Permit Decision for the development application described below.																										
Applicant 	Property Address(es) and Legal Description(s) 3881 - ALLAN DRIVE SW Plan 1321077 Blk 4 Lot 1 Specific Address(es) Entryway: 16220 - ELLERSLIE ROAD SW Building: 16220 - ELLERSLIE ROAD SW																									
Scope of Application To change the Use from a General Retail Store to a Minor Alcohol Sales Use.																										
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class B Gross Floor Area (sq.m.): 271 New Sewer Service Required: N Site Area (sq. m.): 8500 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): 271 New Sewer Service Required: N Site Area (sq. m.): 8500	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)																							
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I/We certify that the above noted details are correct. Applicant signature: _____																										
Development Application Decision Refused Reason for Refusal 1) Section 85.6: any Site containing Major or Minor Alcohol Sales Use Classes shall not be located closer than 100.0 m to any Site being actively used for community or recreation activities, public parks, or public or private education at the time of the application for the Development Permit for the Alcohol Sales Use Class. Required separation distance: 100m Proposed separation distance to an approved school/park site (3815 - Allan Drive, SW): 30m Deficient by: 70m 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: Aug 24, 2016 Development Authority: LI, CINDY Signature: _____																										
Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$323.00</td> <td style="text-align: right;">\$323.00</td> <td>03431726</td> <td>Jul 11, 2016</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$102.00</td> <td style="text-align: right;">\$102.00</td> <td>03431726</td> <td>Jul 11, 2016</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$425.00</td> <td style="text-align: right; border-top: 1px solid black;">\$425.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$323.00	\$323.00	03431726	Jul 11, 2016	DP Notification Fee	\$102.00	\$102.00	03431726	Jul 11, 2016	Total GST Amount:	\$0.00				Totals for Permit:	\$425.00	\$425.00		
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Total GST Amount:	\$0.00																									
Totals for Permit:	\$425.00	\$425.00																								
THIS IS NOT A PERMIT																										



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-242



BUSINESS LAID OVER

SDAB-D-16-237	An appeal by <u>Pattison Outdoor Advertising</u> to install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m facing E/W) <i>November 3, 2016</i>
SDAB-D-16-144	An appeal by Kiewit Energy Canada Corp 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) <i>November 30 or December 1, 2016</i>
SDAB-S-14-001	An appeal by Stantec Consulting Ltd. 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 <i>January 25, 2017</i>

APPEAL HEARINGS TO BE SCHEDULED

188282372-001	An appeal by <u>Kennedy Agrios</u> to change the use from general Retail to a Bar and Neighbourhood Pub (maximum of 400 occupants and 691 square metres of Public Space) <i>November 2 or 3, 2016</i>
000413016-003	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
000413016-004	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
188283359-001	An appeal by <u>Kennedy Agrios</u> to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <i>November 23 or 24, 2016</i>
182548244-007	An appeal by <u>Stephanie Chan VS Deborah & Terence Nikolaichuk</u> to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits <i>December 7 or 8, 2016</i>
128010578-001	An appeal by <u>Jeffrey Jirsch VS Anna Bashir</u> to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard <i>December 7 or 8, 2016</i>