

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
October 11, 2017**

**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-17-183	Construct an Indoor Participant Recreation Services Use building (soccer dome)  3105 - 101 Street SW Project No.: 257144931-001
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II	11:00 A.M.	SDAB-D-17-184	Construct 22 Semi-detached Housing buildings (total of 44 Dwellings)  5122 - 213A Street NW Project No.: 170758816-006
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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-17-183

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 257144931-001

APPLICATION TO: Construct an Indoor Participant Recreation Services Use building (soccer dome)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 19, 2017

DATE OF APPEAL: September 19, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3105 - 101 Street SW

LEGAL DESCRIPTION: Plan 1421138 Blk 3 Lot 6

ZONE: EIB-Ellerslie Industrial Business Zone

OVERLAY: Special Area Ellerslie Industrial

STATUTORY PLAN: N/A

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***Ground for Appeal***

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

The Scottish Society of Edmonton would like to build an air inflated structure over an existing soccer field area on their property in the Ellerslie Industrial Area. The Scottish Society of Edmonton would like to be a contributor of more indoor soccer space for the City of Edmonton. The existing grassed area is already being utilized for outdoor soccer play but the Scottish Society would like to further use their soccer fields in the winter months, by building an inflatable engineered air structure over 2 of the existing field areas. The existing parking lot has 289 parking stalls which has proven to be more than adequate for the patrons and the operations of the site and there will be no change of use on the site.

The new indoor facility – an impressive 500 feet x 275 feet – will be the largest sports dome in Canada. The playing surface – Canada’s first

installation of FieldTurf's industry-leading Core product – will divide into four 7 v 7 mini-fields for winter match play and local sports team training, while surrounded by spectator viewing areas, an oversized indoor running track and modern strength and conditioning equipment. After considerable consultation with the City of Edmonton Department Services Branch, the only outstanding issue is the height of the new structure. The architect has been working with City of Edmonton Transportation and Edmonton Fire Services, in order to ensure that all requirements will be met with these departments. The height of the building cannot be resolved by the City Development Services Branch. The reasoning for the height of the proposed structure is because it is an engineered air suspended structure, and the height is not able to be changed.

The current bylaw states that an Indoor Participant Recreation Services is allowed as a discretionary use in this area, but the Development Regulations for Permitted Use and Discretionary Use states a height restriction of 12.0m to 14.0m for this zone. This buildings dome peak will be 22.86m (75 feet). The Scottish Society feels that the height of the building would not impact the neighboring properties. There are no windows or balconies on the structure that would disrupt the privacy of neighboring properties, and the occupancy and parking numbers would not change from the current use. The site is large and can support a structure of this size. The site perimeter has mature trees (30 feet or more in height) that will help to screen the structure, therefore height impact on the surrounding neighbors is minimal. We have been in contact with the surrounding neighbours and the president of the adjacent residential area who have provided us with their support of the development . The building is air supported and it can be taken down in the summer months and is temporary in nature.

In conclusion, the Scottish Society is asking for a height variance from the Development Appeal Board in order to proceed with construction of this building.

<b><i>General Matters</i></b>
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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.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

### **Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

(a) in the case of an appeal made by a person referred to in section 685(1), after

(i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

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 930.4(1) states the **General Purpose** of the **(EIB) Ellerslie Industrial Business Zone** is to provide for light industrial businesses and high technology development that carries out their operations such that no nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent Non-industrial Zone.

Section 930.4(3)(12) states an **Indoor Participant Recreation Services** is a **Discretionary Use** in the **(EIB) Ellerslie Industrial Business Zone**.

Under Section 7.8(4), **Indoor Participant Recreation Services** means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical Uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges, bowling alleys and racquet clubs.

***Height***

Section 930.4(4)(6) states the maximum Height shall not exceed 12.0 metres nor three Storeys, except that the Development Officer shall permit a greater Height for a building housing a General Industrial Use up to a maximum of 14.0 metres where this is required to facilitate the industrial development of the Use involved.

**Development Officer's Determination**

Height - The proposed development is 22.86 metres high instead of the maximum allowable 12.0 metres (Section 930.1(4)(6)).

***Parking***

Section 54.2, Schedule 1(A)(38) states an Indoor Participant Recreation Service requires 1 parking space per 3.5 seats or 1 parking space per 3.3 square metres of Floor Area used by patrons.

**Development Officer's Determination**

Parking - There are 269 parking stalls on site instead of 894 which is deficient by 625 stalls (Section 54.2 - Schedule 1(A)).

***Landscaping***

Section 55.4 states

1. Every application for a development listed in Section 55.3 shall include a Landscape Plan, drawn at a scale of 1:300 or larger, which clearly indicates and accurately identifies the following:
  - a. a key plan with a north arrow;
  - b. property lines and dimensions of the Site;
  - c. the approximate or estimated location of Uses, building perimeters, and Landscaping on adjacent Sites;
  - d. adjacent public area features, such as streets, Lanes, driveways, vehicular entrances, street furniture and boulevard trees;
  - e. overhead, surface and underground utilities, and limits of easements;
  - f. outlines of all Site structures to include the building footprints at Grade, location and type of underground structures and overhangs within the first two Storeys;
  - g. building entrances, porches, decks, steps, Walkways, other Hardsurfacing or hardscaping features, parking areas, curbs, lighting, Fencing, walls, screens, recreational facilities and garbage collection areas. Materials, colours and patterns shall be indicated;
  - h. existing grading and final Site grading, including the direction of Site drainage, and berming shown on a grading plan in 0.5 m contours; and the geodetic elevations of proposed catch basin rim, the corners of the Lot(s), the top and bottom of retaining walls, and of the plant material to be retained;
  - i. the Height and materials of all Fencing, screens and walls;
  - j. trees and shrubs proposed for preservation;
  - k. existing trees and shrubs labelled by common name, botanical name, size, and condition of health;
  - l. graphical illustration of the canopy and spread of existing and proposed trees and shrubs;
  - m. proposed trees, shrubs, perennials and ground covers labelled by common name, cross-referenced with a plant list identifying botanical name, quantity, size and method of planting;
  - n. the method of providing water to, and maintaining, the proposed Landscaping; and

- o. a cost estimate for the completion of the proposed Landscaping. This cost estimate shall include taxes and a minimum 10% standard contingency.
2. The Development Officer may consider an application for a Development Permit that does not provide all the information required by subsection 55.4(1) if, in the opinion of the Development Officer, the information provided is sufficient to show that the Landscaping provisions of the Bylaw will be met .
3. The Development Officer shall approve the Landscape Plan as a condition of the Development Permit. Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.
4. The Development Officer, as a condition of Development Permit approval, shall require that the required Landscaping be maintained in a healthy condition for a minimum of 24 months after a Development Officer determines, at the time of Development Permit Inspection, that the required Landscaping has been installed.

**Development Officer’s Determination**

Landscaping - Submitted Landscaping plan was not in accordance with the Content Requirements pursuant Section 55.4, nor is any new landscaping proposed (Section 55).

***Hardsurfacing***

Section 54.6(1)(a) states required parking and loading facilities shall provide for, and include, an adequate, safe and convenient arrangement of vehicular points of ingress or egress, driveways, internal roadways, aisles and ramps, loading of motor vehicles all in relation to buildings and entry points to buildings on the Site. Such facilities shall comply with the following design, development and maintenance standards:

- i. all required parking and loading facilities shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be Hardsurfaced;
- ii. Notwithstanding Section 54.6(1)(a)(i), parking and loading facilities, and the access thereto, are not required to be Hardsurfaced until the roadway or Lane from which access is provided is Hardsurfaced; and
- iii. in situations where lighting of off-street parking and loading facilities is to be provided, the lighting shall be arranged, installed and maintained to deflect, shade and focus light away from any adjacent land Uses.

**Development Officer’s Determination**

Hardsurfacing - The proposed Development does not demonstrate any required Hardsurfacing within the parking area (Section 54.6).




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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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	Project Number: <b>257144931-001</b> Application Date: JUL 12, 2017 Printed: September 20, 2017 at 7:50 AM Page: 1 of 2															
<h2 style="margin: 0;">Application for Major Development Permit</h2>																
This document is a Development Permit Decision for the development application described below.																
<b>Applicant</b>  <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	<b>Property Address(es) and Legal Description(s)</b> 3105 - 101 STREET SW Plan 1421138 Blk 3 Lot 6															
<b>Scope of Application</b> To construct an Indoor Participant Recreation Services Use building (soccer dome).																
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     Class of Permit:                      Gross Floor Area (sq.m.): 12542                      New Sewer Service Required: N                      Site Area (sq. m.): 78283                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     Contact Person:                      Lot Grading Needed?: N                      NumberOfMainFloorDwellings:                      Stat. Plan Overlay/Annex Area: (none)                 </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 12542 New Sewer Service Required: N Site Area (sq. m.): 78283	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: _____																
<b>Development Application Decision</b> Refused <b>Reason for Refusal</b> Height - The proposed development is 22.86m high instead of the maximum allowable 12.0m (Section 930.1(4)(6)).  Parking - There are 269 parking stalls on site instead of 894 which is deficient by 625 stalls (Section 54.2 - Schedule 1(A)).  Landscaping - Submitted Landscaping plan was not in accordance with the Content Requirements pursuant Section 55.4, nor is any new landscaping proposed (Section 55).  Hardsurfacing - The proposed Development does not demonstrate any required Hardsurfacing within the parking area (Section 54.6).  <b>Rights of Appeal</b> 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: Sep 19, 2017    Development Authority: LEE, CHRISTIAN    Signature: _____																
<b>Fees</b> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee for GFA</td> <td style="text-align: right;">\$11,374.00</td> <td style="text-align: right;">\$11,374.00</td> <td style="text-align: right;">04285338</td> <td style="text-align: right;">Jul 12, 2017</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$929.00</td> <td style="text-align: right;">\$929.00</td> <td style="text-align: right;">04285338</td> <td style="text-align: right;">Jul 12, 2017</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee for GFA	\$11,374.00	\$11,374.00	04285338	Jul 12, 2017	Major Dev. Application Fee	\$929.00	\$929.00	04285338	Jul 12, 2017
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<b>THIS IS NOT A PERMIT</b>																



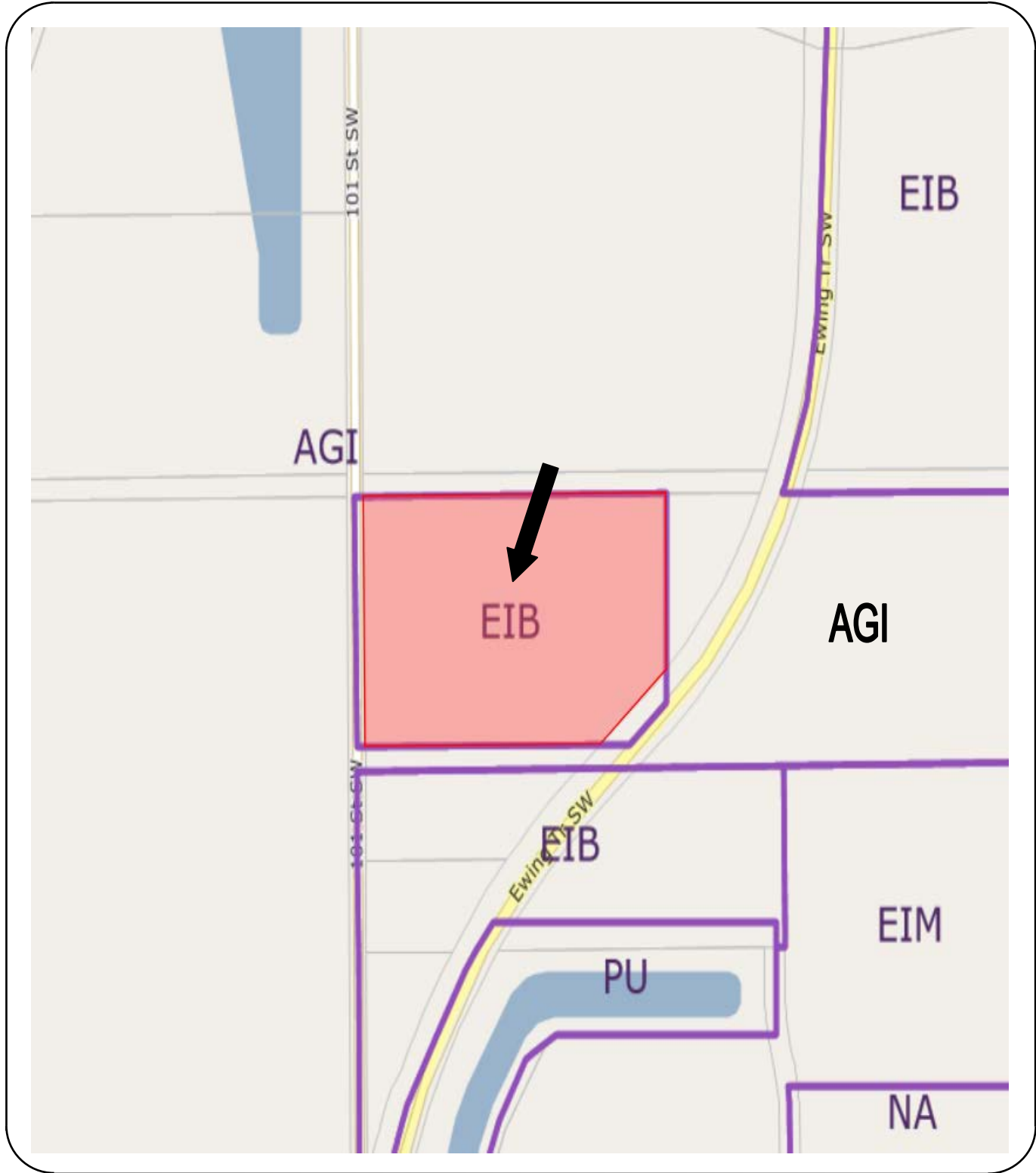
Project Number: 257144931-001  
Application Date: JUL 12, 2017  
Printed: September 20, 2017 at 7:50 AM  
Page: 2 of 2

## Application for Major Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Development Permit Inspection Fee	\$500.00	\$500.00	04285338	Jul 12, 2017
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$12,803.00	<u>\$12,803.00</u>		

THIS IS NOT A PERMIT



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-183



ITEM II: 11:00 A.M.

FILE: SDAB-D-17-184

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

APPELLANT:

ADDRESS OF RESPONDENT: 5023 – 213 Street NW

APPLICATION NO.: 170758816-006

APPLICATION TO: Construct 22 Semi-detached Housing buildings (total of 44 Dwellings)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: September 6, 2017

DATE OF APPEAL: September 17, 2017

NOTIFICATION PERIOD: September 12, 2017 through September 26, 2017

RESPONDENT: Invistec Consulting Ltd.

ADDRESS OF RESPONDENT: 5122 - 213A Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5122 - 213A Street NW

LEGAL DESCRIPTION: SW-18-52-25-4

ZONE: RF4-Semi-Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: The Grange Area Structure Plan  
The Hamptons Neighbourhood Structure Plan

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***Ground for Appeal***

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

I have several concerns about the addition of high density housing into this area:

(1) Inadequate road access; to prevent excessive traffic, the community has been isolated from westward access to 215 Street. As such, there is already a significant burden of traffic heading eastward to the Anthony Henday exits every day. The addition of more high density housing will only aggravate the problem further, as well as create further issues with inadequate street parking.

(2) Water drainage issues; the area of land involved in the proposed development has had ongoing problems with water pooling for several years. A considerable amount of natural forested area has been removed, which reduces the ability of the land to handle rainwater accumulation. In addition, the proximity of the development site to Yakau Lake, and the sandy/silty soil found on the land site, further increases the likelihood of potential issues with water drainage/flooding. Even if the proposed residential construction was equipped with proper drainage systems (ie. sump pumps), I'd be concerned that excessive groundwater will accumulate, leading to surface flooding issues, overwhelming of the storm drain system, etc.

(3) Given the proximity of this development to 2 public schools, I also question the wisdom of building housing targeted towards older adults. I'd suggest that a more realistic/appropriate development would be single family housing or additional urban reserve. This would help to mitigate the water issues I'd previously mentioned and reduce the additional traffic burden. I think this development would also better fit the adjacent developments in the area.

<b><i>General Matters</i></b>
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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.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

### Appeals

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

(a) in the case of an appeal made by a person referred to in section 685(1), after

(i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

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 150.1 states that the **General Purpose** of the **(RF4) Semi-detached Residential Zone** is:

to provide a zone primarily for Semi-detached Housing and Duplex Housing.

Under Section 150.2(6), **Semi-detached Housing** is a **Permitted Use** in the **(RF4) Semi-detached Residential Zone**.

Section 7.2(3) states:

**Semi-detached Housing** means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Secondary Suites or Duplexes.

***Landscaping***

Section 150.4(10) states General Site Landscaping shall be developed in accordance with the following:

*Bylaw 18115*

*July 10, 2017*

*Effective Date: September 1, 2017*

- a. one deciduous tree or one coniferous tree, and two shrubs shall be required in the Front Yard for each principal Dwelling, except where the Front Setback is 4.5 metres or less, and a landscaped boulevard is provided in accordance with subsection 150.4(6)(b)(i) of this Bylaw, the tree may be placed within the Rear or Side Yard, rather than the Front Yard;
- b. all applications for a Development Permit shall include a Site plan that identifies the location, species and size of Landscaping required in subsection 150.4(10)(a) of this Bylaw; and
- c. all required Landscaping shall be consistent with the relevant requirements of Section 55 of this Bylaw.



**Development Officer's Determination**

Reduced landscaping within Rear (north) Setback - the required Trees for this Setback will be provided elsewhere on the Site instead of within the Rear Setback.

NOTE: This Site abuts the Hamptons Natural Area to the north.

***Entrance Door or Feature***

Section 150.4(17) states except for Garden Suites and Secondary Suites, each Dwelling that has direct access to Grade shall have an entrance door or entrance feature facing a public roadway, other than a Lane. On Corner Sites, the entrance door or entrance feature may face either the Front Lot Line or the flanking Side Lot Line.

**Development Officer's Determination**

Orientation of entrance doors - The front doors of all the Dwellings are facing the internal roadway instead of the adjacent public roadways. (Section 160.4.24).

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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Project Number: **170758816-006**  
 Application Date: AUG 30, 2017  
 Printed: September 18, 2017 at 9:10 AM  
 Page: 1 of 5

## 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: 50px; width: 100%;"></div>	<p><b>Property Address(es) and Legal Description(s)</b>                  5122 - 213A STREET NW                  SW-18-52-25-4</p> <hr/> <p><b>Specific Address(es)</b></p> <p>Building: 1, 5122 - 213A STREET NW                  Building: 11, 5122 - 213A STREET NW                  Building: 13, 5122 - 213A STREET NW                  Building: 15, 5122 - 213A STREET NW                  Building: 17, 5122 - 213A STREET NW                  Building: 19, 5122 - 213A STREET NW                  Building: 21, 5122 - 213A STREET NW                  Building: 23, 5122 - 213A STREET NW                  Building: 25, 5122 - 213A STREET NW                  Building: 27, 5122 - 213A STREET NW                  Building: 29, 5122 - 213A STREET NW                  Building: 3, 5122 - 213A STREET NW                  Building: 31, 5122 - 213A STREET NW                  Building: 33, 5122 - 213A STREET NW                  Building: 35, 5122 - 213A STREET NW                  Building: 37, 5122 - 213A STREET NW                  Building: 39, 5122 - 213A STREET NW                  Building: 41, 5122 - 213A STREET NW                  Building: 43, 5122 - 213A STREET NW                  Building: 5, 5122 - 213A STREET NW                  Building: 7, 5122 - 213A STREET NW                  Building: 9, 5122 - 213A STREET NW</p> <p style="text-align: right; font-family: cursive;">RF4</p>
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**Scope of Permit**  
 To construct 22 Semi-detached Housing buildings (total of 44 Dwellings).

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

Applicant signature: \_\_\_\_\_

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



Project Number: **170758816-006**  
Application Date: AUG 30, 2017  
Printed: September 18, 2017 at 9:10 AM  
Page: 2 of 5

## Major Development Permit

**Development Permit Decision**  
Approved

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



Project Number: **170758816-006**  
 Application Date: AUG 30, 2017  
 Printed: September 18, 2017 at 9:10 AM  
 Page: 3 of 5

## 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).

A solid screen fence, 1.83m in height, shall be installed along the south property line where this Site abuts the RSL Lots. Reference Section 160.4.14(c).

A Fence shall installed within private property along the north property line where this site abuts the Natural Area to the north to the satisfaction of the Development Officer.

NOTE: This Site abuts the Hamptons Natural Area along the north property line. Onsite development should adhere to the Natural Area Management Plan. You may contact Brittany Davey at 780-442-3261 with Parks and Biodiversity for more information.

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

- 1) The sole vehicular access to the site must tie into the existing road structure of 213A Street. A crossing permit is not required. All drainage for the development must be on site and must not drain onto the public road. The owner should contact Loli Fernandez at 780-944-7683 for more information on road and sidewalk construction requirements.
- 2) The owner must construct a concrete sidewalk connection on site to tie into the existing sidewalk on 213A Street and existing walkway east of the site to provide pedestrian connectivity. Proposed gates must not swing out over road right-of-way. It must either swing into the property or slide along the fence. No objects are permitted to encroach onto, over or under road right-of-way.
- 3) Parallel parking is NOT permitted on the internal road system as the road width (carriageway) is less than 7.5m. Both sides of the road must be signed 'No Parking'. A road width of less than 7.5m will not accommodate parking and still allow emergency vehicle access.
- 4) A minimum 12m radius (measured at the centre of the road) is required for the corners of the internal roadway to accommodate the turning requirements for emergency response vehicles.
- 5) Any sidewalk or 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 sidewalks and 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.

### Transportation Advisements:

- 1) Arterial Roadway Assessments were previously paid for this site, and therefore are not owed under this development application.
- 2) The internal roadway must be signed 'Private Road'. The sign is to be located on private property at the site entrance.
- 3) 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.
- 4) The garbage bins must be located to accommodate all turning maneuvers on site.
- 5) 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](http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx)

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Development Permit Inspection Fee of \$500.00.

Landscaping shall be in accordance with the approved landscaping plan, Section 55 of the Zoning Bylaw and to the satisfaction of the Development Officer.

Any changes to an approved Landscape Plan requires the approval of the Development Officer prior to the Landscaping being installed.

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



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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.

A Guaranteed Landscaping Security in the amount of \$185,702.71 shall be provided to the City of Edmonton at the time of Development Permit Inspection, to the satisfaction of the Development Officer.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$2,640.00.

NOTE: This fee is currently shown as paid under the original approval (project 170758816-002).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$62,920.00 (based on 2015 rate of \$1,430.00 per Dwelling). 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.

NOTE: This fee is currently shown as paid under the original approval (project 170758816-002).

Exterior lighting shall be developed to provide a safe lit environment in accordance with Sections 51 and 58 and to the satisfaction of the Development Officer.

The proposed visitor parking stalls shall be clearly signed as visitor parking to the satisfaction of the Development Officer. Reference Sections 54.1.1(c) and Section 54.2.1(a), Schedule 1A(1).

The off-street parking, loading and unloading (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance to Section 54(6).

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) Signs require separate Development Applications.
- 2) 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.
- 3) This approval 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.

### Variances

Reduced landscaping within Rear (north) Setback - the required Trees for this Setback will be provided elsewhere on the Site instead of within the Rear Setback.

NOTE: This Site abuts the Hamptons Natural Area to the north.

Orientation of entrance doors - The front doors of all the Dwellings are facing the internal roadway instead of the adjacent public roadways. (Section 160.4.24).

### 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.

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



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### Major Development Permit

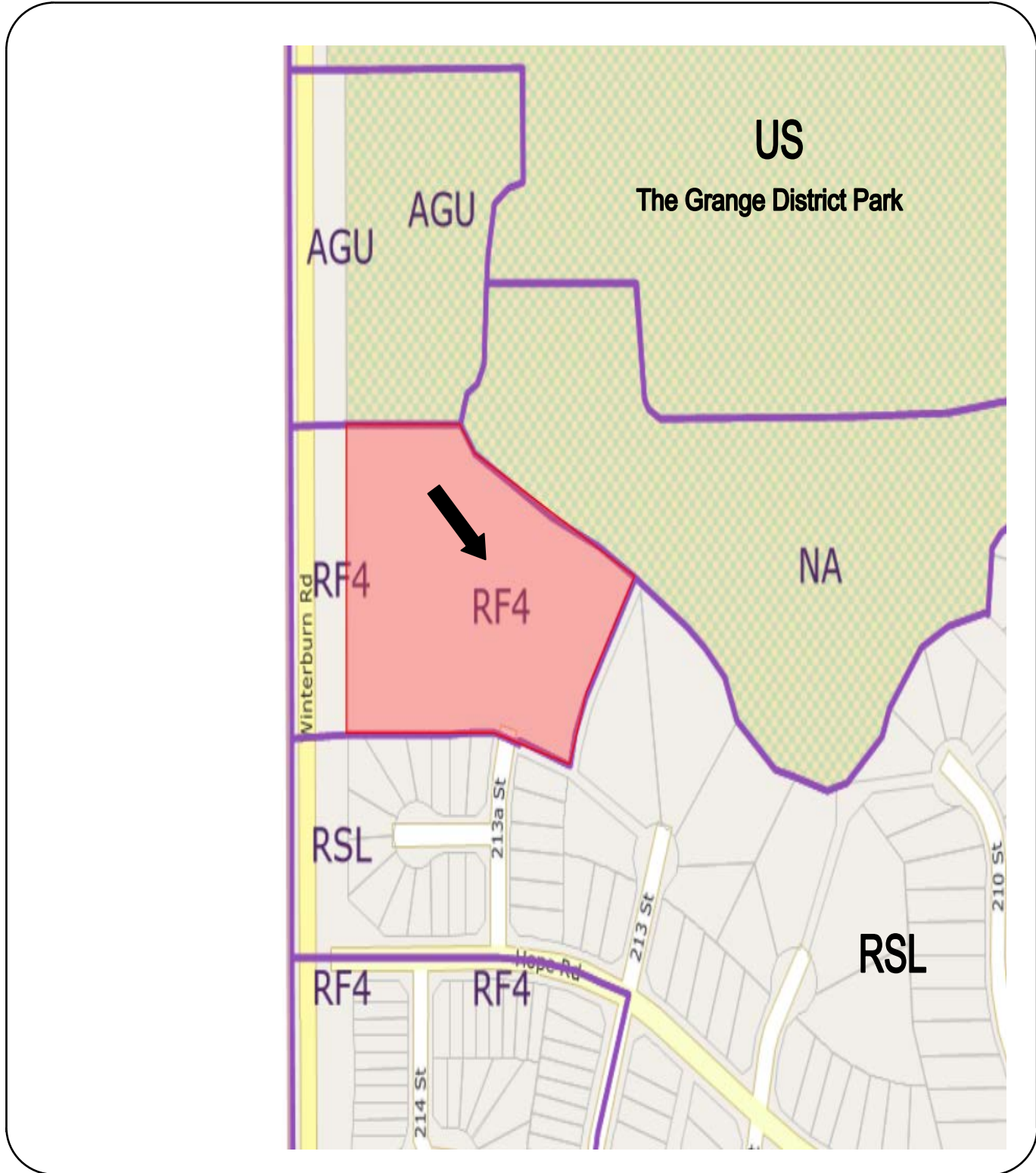
Issue Date: Sep 06, 2017    Development Authority: BACON, KIRK  
Notice Period Begins: Sep 12, 2017    Ends: Sep 26, 2017

Signature: \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Permit Inspection Fee	\$500.00	\$500.00	04429340	Sep 05, 2017
Major Dev. Application Fee	\$271.00	\$271.00	04429340	Sep 05, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$771.00	\$771.00		

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



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-184



N