

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
October 14, 2015**

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

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

I	9:00 A.M.	SDAB-D-15-243	Construct an uncovered deck (irregular shape, 6.61m x 10.28m @ 0.51m in Height) and to install a hot tub (2.21m x 7.92m) 7559 May Common NW Project No.: 162010978-005
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LUNCH BREAK: 12:15 P.M. TO 1:15 P.M.

II	1:15 P.M.	SDAB-D-15-244	Change the use from a Flea Market to General Industrial Uses 9938 - 70 Avenue NW Project No.: 173652582-003
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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-15-243

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.: 162010978-005

APPLICATION TO: Construct an uncovered deck (irregular shape, 6.61m x 10.28m @ 0.51m in Height) and to install a hot tub (2.21m x 7.92m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 3, 2015

DATE OF APPEAL: September 16, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7559 May Common NW

LEGAL DESCRIPTION: Plan 1027095 Blk 2 Lot 29

ZONE: RSL Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Magrath Heights Neighbourhood Area Structure Plan

Grounds for Appeal

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

We are solicitors for Sterling Homes (Edmonton) Ltd., the Applicant in the above noted matter. Our clients' Deck Development and Building Permit has been refused. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. The Development Authority's reliance on the Restrictive Covenant is inappropriate in the circumstances.

2. The Appellant's engineers have confirmed that the proposed development will not have any effect on the stability of the slope.
3. The proposed development is appropriate at this location.
4. Such further and other reasons as may be presented at the hearing of this appeal.

[unedited]

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

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

...

The decision of the Development Authority was dated September 3, 2015. The Notice of Appeal Period expired on September 17, 2015 and the Notice of Appeal was filed on September 16, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 115.2(4), **Single Detached Housing** is a **Permitted Use** in the RSL Residential Small Lot Zone.

Under section 7.2(9), **Single Detached Housing** is defined as follows:

... development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 78 of this Bylaw.

Section 115.1 states the following with respect to the **General Purpose** of the **Residential Small Lot Zone**:

The purpose of this Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

Although the subject site is not within the North Saskatchewan River Valley and Ravine System Protection Overlay (the "Overlay"), the property abuts the Overlay. Section 811.1 states that the **General Purpose** of the **Overlay** is:

...to provide a development setback from the North Saskatchewan River Valley and Ravine System.

<p><i>Development Officer's Determination</i></p>
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Relevant Provisions from the Edmonton Zoning Bylaw:

Section 115.4(5) states: "The maximum total Site Coverage shall not exceed 45%, inclusive of the attached Garage and any other Accessory buildings."

Section 14 states the following:

14. Special Information Requirements

14.1 Slope and Soil Information

1. When an application for a Development Permit is submitted to the Development Officer for the development of a site abutting, or partially or wholly contained within, the North Saskatchewan River Valley or its ravine system as defined on the North Saskatchewan River Valley and Ravine System Protection Overlay Schedule, the application may include, at the discretion of the Development Officer in consultation with Community Services, information regarding the existing and proposed Grades at 0.5 m contour intervals. The final Grades shall be to the satisfaction of the Development Officer, the said application having been first reviewed by Community Services.

2. Notwithstanding anything contained herein, the Development Officer may require a detailed Engineering Study of the soil conditions prepared to professional standards, by a registered Professional Engineer prior to the issuance of a Development Permit or the construction of any development abutting, or partially or wholly contained within, the North Saskatchewan River Valley or its ravine system as defined on the North Saskatchewan River Valley and Ravine System Protection Overlay Schedule.
3. The detailed Engineering Study shall conclude by the registered Professional Engineer certifying that the foundations proposed for the development were designed with full knowledge of the soil conditions and the proposed siting of the development upon this site.
4. The Development Officer may require the submission of a detailed Engineering Study as outlined in subsection 14.1(2) of this Bylaw with an application for a Development Permit at any location within the City which in the opinion of the Development Officer has unstable soil conditions.
5. The Development Officer, having required a detailed Engineering Study of the soil conditions may, acting on the advice of Transportation Services, apply conditions to the approval of the Development Permit to minimize erosion and to stabilize soil conditions.

Section 811 states the following:

811 North Saskatchewan River Valley and Ravine System Protection Overlay

811.3 Development Regulations

...

3. Any development on a Site that abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System, as shown in Appendix I to this Overlay, shall be accompanied by a report prepared by a registered Professional Engineer, and as set out in subsection 14.1 of this Bylaw, that details:
 - a. the minimum Setback for structures on the Site; and
 - b. any development conditions for the property required to prolong the stability of the bank.

The Development Officer shall seek the advice of Transportation Services with respect to these applications and may approve the conditions or refuse such applications accordingly.

Development Officer's Determination:

Any development on a Site that abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System shall be accompanied by a report prepared by a registered Professional Engineer, and as set out in subsection 14.1 of this Bylaw, that details:

- a. the minimum Setback for structures on the Site; and
- b. any development conditions for the property required to prolong the stability of the bank.

The Development Officer shall seek the advice of Transportation Services with respect to these applications and may approve the conditions or refuse such applications accordingly. Reference Section 811.3(3).

It is the opinion of the Development Officer, in consultation with the Geotechnical Engineer in Transportation Services, that the Site is not suitable for the intended development based on the following:

- The opinion and comments as stated by the Geotechnical Engineer.
- The proposed development is not in compliance with the major recommendations of the geotechnical report which provided the technical framework for the restrictive covenant that is attached to this property. Further, the proposed development does not meet the conditions enshrined in the restrictive covenant, which are intended to "prolong the stability of the bank".
- The proposed hot tub is considered a swimming pool as outlined in Article 1h of the restrictive covenant, where: 'Swimming Pool' means a swimming pool, ornamental pond, or other permanent structure designed to retain water on or below the ground surface.
- Article 6.1 of the restrictive covenant states: No 'Swimming Pool' shall be constructed or installed.
- The proposed back-up drainage system with connection to the storm sewer would not fully eliminate the risk associated with such an amenity at this site, as was recommended in the geotechnical report and enshrined in the restrictive covenant.

NOTE: The Geotechnical Engineer in Transportation Services, advises that: Any geotechnical report addressing waiving of this development restriction would need to consider all of the homes within this subdivision covered under the restrictive covenant agreement; essentially under the assumption that each of these properties were to construct swimming pools with the same non-compliance as in this case. It would also need to include defensible technical evidence to refute the findings of the geotechnical consultant that established top-of-bank restrictions for this neighbourhood.

[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: **162010978-005**
Application Date: JUL 24, 2015
Printed: October 8, 2015 at 2:53 PM
Page: 1 of 2

Application for Deck Development and Building Permit

This document is a record of a Development Permit and/or Building 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, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

Applicant

STERLING HOMES (EDMONTON) LTD. (WEB)


Property Address(es) and Legal Description(s)

7559 - MAY COMMON NW
Plan 1027095 Blk 2 Lot 29

Scope of Application

To construct an uncovered deck (irregular shape, 6.61m x 10.28m @ 0.51m in Height) and to install a hot tub (2.21m x 7.92m).

Permit Details

Class of Permit: Class A
Guardrail (decks):
Stat. Plan Overlay/Annex Area: (none)

Deck Height Above Grade:
Size of Structure(s):
Total Deck (Railing) Height Above Grade:

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

Applicant signature: _____

Development Application Decision

Refused

THIS IS NOT A PERMIT



Project Number: **162010978-005**
 Application Date: JUL 24, 2015
 Printed: October 8, 2015 at 2:53 PM
 Page: 2 of 2

Application for Deck Development and Building Permit

Reasons for Refusal

Any development on a Site that abuts or is partially or wholly contained within the North Saskatchewan River Valley and Ravine System shall be accompanied by a report prepared by a registered Professional Engineer, and as set out in subsection 14.1 of this Bylaw, that details:

- a. the minimum Setback for structures on the Site; and
- b. any development conditions for the property required to prolong the stability of the bank.

The Development Officer shall seek the advice of Transportation Services with respect to these applications and may approve the conditions or refuse such applications accordingly. Reference Section 811.3(3).

It is the opinion of the Development Officer, in consultation with the Geotechnical Engineer in Transportation Services, that the Site is not suitable for the intended development based on the following:

- The opinion and comments as stated by the Geotechnical Engineer.
- The proposed development is not in compliance with the major recommendations of the geotechnical report which provided the technical framework for the restrictive covenant that is attached to this property. Further, the proposed development does not meet the conditions enshrined in the restrictive covenant, which are intended to "prolong the stability of the bank".
- The proposed hot tub is considered a swimming pool as outlined in Article 1h of the restrictive covenant, where: 'Swimming Pool' means a swimming pool, ornamental pond, or other permanent structure designed to retain water on or below the ground surface.
- Article 6.1 of the restrictive covenant states: No 'Swimming Pool' shall be constructed or installed.
- The proposed back-up drainage system with connection to the storm sewer would not fully eliminate the risk associated with such an amenity at this site, as was recommended in the geotechnical report and enshrined in the restrictive covenant.

NOTE: The Geotechnical Engineer in Transportation Services, advises that: Any geotechnical report addressing waiving of this development restriction would need to consider all of the homes within this subdivision covered under the restrictive covenant agreement; essentially under the assumption that each of these properties were to construct swimming pools with the same non-compliance as in this case. It would also need to include defensible technical evidence to refute the findings of the geotechnical consultant that established top-of-bank restrictions for this neighbourhood.

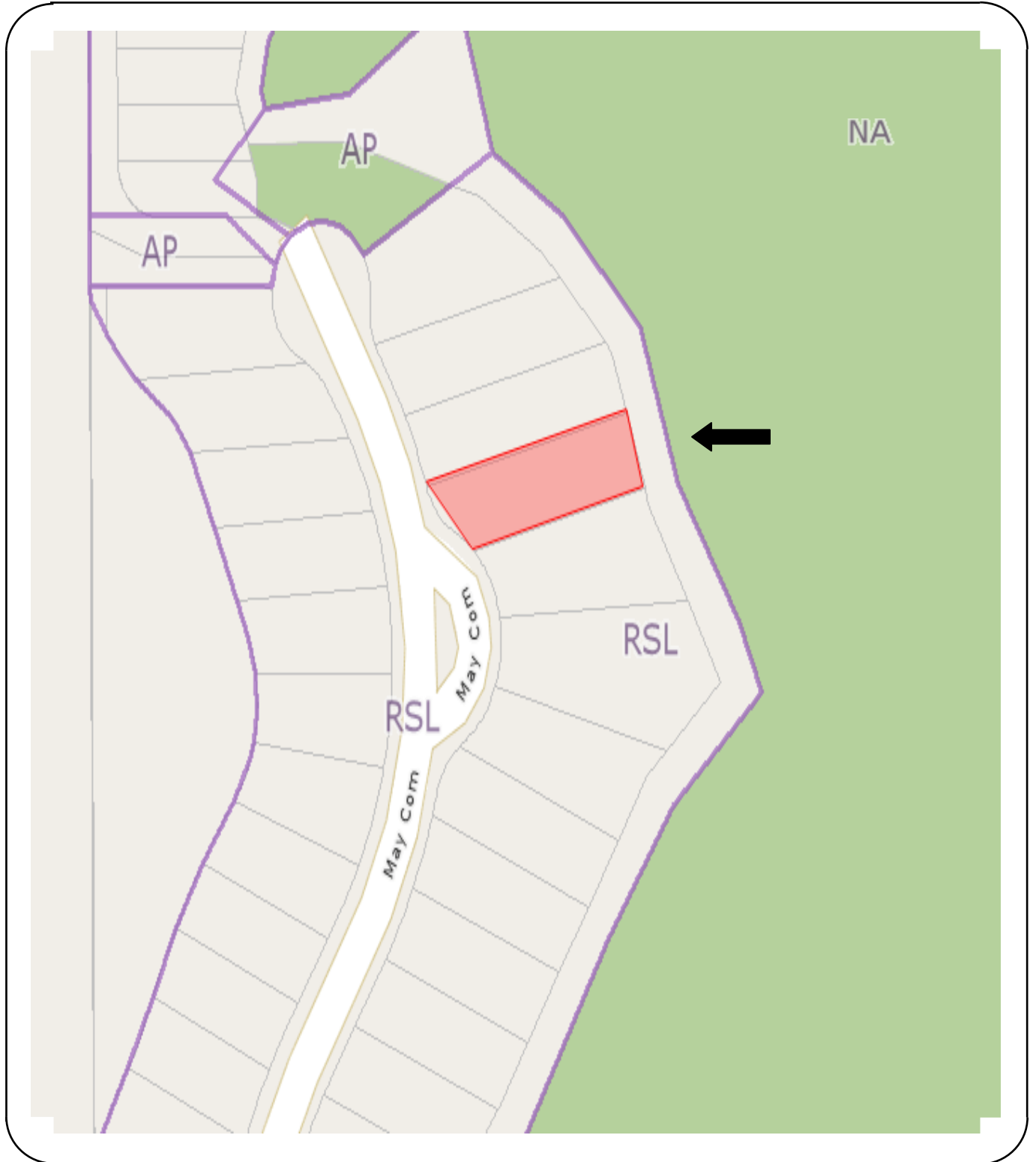
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Sep 03, 2015 **Development Authority:** BACON, KIRK **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Building Permit Fee	\$100.00	\$100.00	02618325	Jul 27, 2015
Dev. Application Fee	\$105.00	\$105.00	02618325	Jul 27, 2015
Safety Codes Fee	\$4.50	\$4.50	02618325	Jul 27, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$209.50	\$209.50		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-15-243



ITEM II: 1:15 P.M.

FILE: SDAB-D-15-244

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	173652582-003
APPLICATION TO:	Change the use from a Flea Market to General Industrial Uses
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	September 8, 2015
DATE OF APPEAL:	September 21, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	9938 - 70 Avenue NW
LEGAL DESCRIPTION:	Plan 2239X Blk 16 Lot 28
ZONE:	IM Medium Industrial Zone
OVERLAY:	N/A
STATUTORY PLAN:	Strathcona Junction Area Redevelopment Plan

Grounds for Appeal

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

We respectfully disagree to the City's findings that our proposed development does not qualify as General Industrial Uses for the following reasons:

1. Of the total floor space available in the building, at least 70% is utilized strictly for manufacturing, production, packaging, warehousing, shipping, receiving and the support thereof (invoicing office, accounting offices, sales offices, etc.) and common areas, such as stairwells, storage, washrooms and utility rooms.
2. The classes we are conducting on site are to do with our industry's subject matter and particularly pertaining to our products.

Such classes are permitted for the purposes of purporting business and promoting sales in any other industry.

3. We will be utilizing public statements made by city officials on record with the Edmonton Journal as well as statements made to us during the process of application to show that the decision to reject our Major Development Permit was in fact made on moral grounds.

4. We would like to apply for a parking variance to comply with the proposed development as noted on the reasons for refusal on our Major Development Permit.

[unedited]

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

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

The decision of the Development Authority was dated September 8, 2015. The Notice of Appeal Period expired on September 22, 2015 and the Notice of Appeal was filed on September 21, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 420.2(5), **General Industrial Uses** is a **Permitted Use** in the IM Medium Industrial Zone.

Under section 7.5(2), **General Industrial Uses** is defined as follows:

General Industrial Uses means development used principally for one or more of the following activities:

- a. the processing of raw materials;
- b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;
- d. the storage or transshipping of materials, goods and equipment;
- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Use Classes defined in this Bylaw for resale to individual customers; or
- f. the training of personnel in general industrial operations.

This Use Class includes vehicle body repair and paint shops. This Use Class does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

Under Section 420.3(4), **Flea Markets** are a **Discretionary Use** in the Medium Industrial Zone.

Section 7.4(17) defines **Flea Market** as follows:

Flea Market means development used for the sale of new or used goods by multiple vendors renting tables or space in an enclosed building. Vendors may vary from day to day, although the general layout of space to be rented remains the same. The goods sold are generally household items, tools, electronic equipment, food products or concessions, plants, clothing and furniture. Such operations are usually conducted on weekends and holidays only. This Use Class does not include Secondhand Stores or Pawn Stores.

Section 420.1 states the following with respect to the **General Purpose** of the **Medium Industrial Zone**:

The purpose of this Zone is to provide for manufacturing, processing, assembly, distribution, service and repair Uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such Uses should not generally extend beyond the boundaries of the Site. This Zone should normally be applied on the interior of industrial areas adjacent to collector and local industrial public roadways such that Uses are separated from any adjacent residential areas by a higher quality Industrial or Commercial Zone.

Proposed Development is not a Permitted or Discretionary Use

Section 7.4(10) defines **Commercial Schools** as follows:

Commercial Schools means development used for training and instruction in a specific trade, skill, service or artistic endeavour. This Use Class does not include schools defined as Public Education Services or Private Education Services. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

Section 7.4(13) defines **Creation and Production Establishments** as follows:

Creation and Production Establishments means development used for the custom creation or small-scale fabrication of goods produced in limited quantity, or for the creation, training and rehearsal of performance arts. Accessory Uses may include the retail sale of goods produced on Site. Typical uses include literary, visual, craft, design, and interdisciplinary and performance arts studios.

Section 7.4(22) defines **General Retail Stores** as follows:

General Retail Stores means development used for the retail or consignment sale of new goods or merchandise within an enclosed building, not including the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or goods sold wholesale. Accessory Uses may include the assembly or repair of products sold on Site, or minor public services such as postal services or pharmacies. This Use Class does not include Aircraft Sales/Rentals, Automotive and Minor Recreation Vehicle Sales/Rentals, Flea Market, Gas Bars, Greenhouses, Plant Nurseries and Market Gardens, Pawn Stores, Major Alcohol Sales, Minor Alcohol Sales, Major Service Stations, Minor Service Stations, Secondhand Stores, and Warehouse Sales.

Section 7.8(4) defines **Indoor Participant Recreation Services** as follows:

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.

Development Officer’s Determination

The Development Officer has determined that the proposed development does not qualify as a General Industrial Use. Based on information provided by the applicant and other publicly available information, the proposed development is determined to be a combination of Principal Uses including Commercial School, Creation and Production Establishment, General Retail Store, and Indoor Participant Recreation Service.. These uses are listed as neither Permitted or nor Discretionary Uses, with the exception of Creation and Production Establishments.
[unedited]

Parking Spaces

Section 12 of Schedule 1(A) under Section 54.2 states the following:

Commercial Use Classes	
	Minimum Number of Parking Spaces or Garage Spaces Required
12. Any development within a Commercial Use Class not listed separately in this table, with a Floor Area of:	
a. less than 4 500 m ²	1 parking space per 40.0 m ² of Floor Area
b. 4 500m ² - 9 000m ²	1 parking space per 33.3 m ² of Floor Area
c. 9 000 m ² 28 000 m ²	1 parking space per 28.5 m ² of Floor Area
d. greater than 28 000 m ²	1 parking space per 25.0 m ² of Floor Area

Creation and Production Establishments and **General Retail Stores** are Commercial Use Classes not listed separately in Schedule 1(A) above. The subject property is less than 4,500 m².

Section 16 of Schedule 1(A) under Section 54.2 states the following with respect to **Commercial Schools**:

Commercial Use Classes	
	Minimum Number of Parking Spaces or Garage Spaces Required
16. Commercial Schools	1 parking space per 10 seats, plus auditorium requirements where applicable.

Section 30 of Schedule 1(A) under Section 54.2 states the following with respect to **Indoor Participant Recreation Services**:



Community, Educational, Recreational and Cultural Service Use Classes	
	Minimum Number of Parking Spaces or Garage Spaces Required
36. Indoor Participant Recreation Services...	1 parking space per 3.5 seats or 1 parking space per 3.3 m ² of Floor Area used by patrons

Development Officer’s Determination

Note: 32 parking spaces are required for the proposed development, as per the Zoning Bylaw. Based on information provided by the applicant, 3 spaces exist on the site.
[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: 173652582-003 Application Date: JUL 28, 2015 Printed: October 9, 2015 at 11:07 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.			
Applicant WARE'S & WEAR VENTURES INC 	Property Address(es) and Legal Description(s) 9938 - 70 AVENUE NW Plan 2239X Blk 16 Lot 28 Specific Address(es) Suite: 9938 - 70 AVENUE NW Entryway: 9938 - 70 AVENUE NW Building: 9938 - 70 AVENUE NW		
Scope of Application To change the use from a Flea Market to General Industrial Uses.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class A Gross Floor Area (sq.m.): 483.4 New Sewer Service Required: N Site Area (sq. m.): </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 A Gross Floor Area (sq.m.): 483.4 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Class A Gross Floor Area (sq.m.): 483.4 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal 1) The Development Officer has determined that the proposed development does not qualify as a General Industrial Use. Based on information provided by the applicant and other publicly available information, the proposed development is determined to be a combination of Principal Uses including Commercial School, Creation and Production Establishment, General Retail Store, and Indoor Participant Recreation Service.. These uses are listed as neither Permitted or nor Discretionary Uses, with the exception of Creation and Production Establishments. Note: 32 parking spaces are required for the proposed development, as per the Zoning Bylaw. Based on information provided by the applicant, 3 spaces exist on the site. 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: Sep 08, 2015 Development Authority: WELCH, IMAI Signature: _____			
THIS IS NOT A PERMIT			



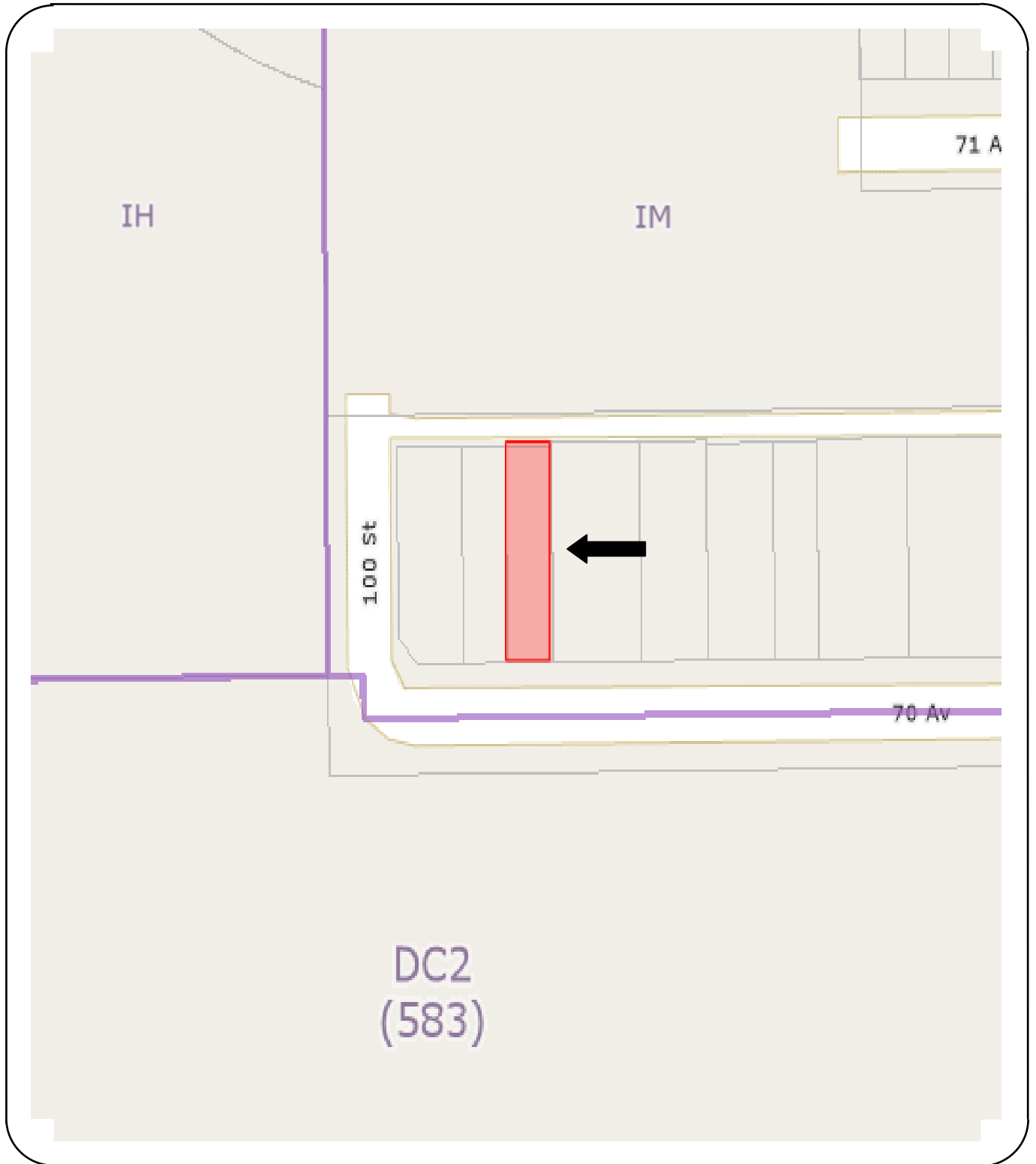
Project Number: **173652582-003**
Application Date: JUL 28, 2015
Printed: October 9, 2015 at 11:07 AM
Page: 2 of 2

Application for Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$254.00	\$254.00	02621623	Jul 28, 2015
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$254.00	\$254.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-15-244



BUSINESS LAID OVER

SDAB-D-15-211	An appeal to change the Use from Professional, Financial, and Office Support Services to General Retail Stores (main floor) and Health Services (2 nd floor), and construct additions, interior alterations, and exterior alterations <i>October 29, 2015</i>
SDAB-D-15-236 to 241	An appeal to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>November 19, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED

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