

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
October 22, 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-15-247	Change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru) 12504 - 137 Avenue NW Project No.: 139818404-026
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II	11:00 A.M.	SDAB-D-15-248	Change the use from Business Support Services to Personal Service Shops with Accessory Convenience Retail Stores (Divine K9 Dog Care Service Ltd). 10529 - 116 Street NW Project No.: 170108066-001
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NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-15-247

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

APPELLANT:

APPLICATION NO.: 139818404-026

ADDRESS OF APPELLANT:

APPLICATION TO: Change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: September 16, 2015

DATE OF APPEAL: September 29, 2015

NOTIFICATION PERIOD: Sep 16, 2015 through Sep 30, 2015

RESPONDENT:

ADDRESS OF RESPONDENT: 12504 - 137 AVENUE NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12504 - 137 AVENUE NW

LEGAL DESCRIPTION: Plan 8322893 Blk 39 Lot 1

ZONE: CSC Shopping Centre Zone

OVERLAY: Major Commercial Corridors Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

We act on behalf of 910652 Alberta Ltd. ("World Health"). World Health is a tenant in the Kensington Crossing Shopping Centre and wishes to appeal the above development permit.

The grounds of appeal are as follows:

1. The existing shopping centre has inadequate parking. The proposed increase in size and change of use for Building E will increase the parking demand, thereby increasing the parking deficiency.
2. The proposed increase in size and change of use for Building E will result in increased congestion in the balance of the shopping centre parking lot.
3. The proposed development will have a significant negative impact on the parking available for World Health's customers.
4. Such further and other grounds as may be raised at the hearing of the appeal.

World Health advises that its appeal is only with respect to Building E and the parking areas adjacent to Building E. World Health does not have any objection to the modifications to Building D or the addition of parking adjacent to Building D and this appeal should not be taken as applying to the modifications Building D.

[unedited]

General Matters

Appeal Information:

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

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

Grounds for Appeal

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

(a) ...

(b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the

issuance of the permit was given in accordance with the land use bylaw.

The decision of the Development Authority was dated September 16, 2015. The Notice of Appeal Period started on September 16, 2015 and expired on September 30, 2015. The Notice of Appeal was filed on September 29, 2015.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 320.1 states that the **General Purpose** of the **CSC Shopping Centre Zone** is:

The purpose of this Zone is to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.

Professional, Financial and Office Support Services is a **Permitted Use** under Section 320.2(19).

Section 7.4(42) defines **Professional, Financial and Office Support Services** as follows:

...development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include Health Services or Government Services. Typical Uses include: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial Uses.

General Retail Stores is a **Permitted Use** under Section 320.2(8).

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

... 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.

Bicycle Parking Facilities

The *Edmonton Zoning Bylaw* states the following:

54.3 *Bicycle Parking Facilities*

3. Design of Bicycle Parking Facilities

- a. Bicycle Parking shall be designed so that bicycles may be securely locked to the rack, railing or other such device without undue inconvenience and shall be reasonably safeguarded from intentional or accidental damage, in accordance with the following standards:
 - i. Bicycle Parking shall hold the bicycle securely by means of the frame. The frame shall be supported so that the bicycle cannot fall or be pushed over causing damage to the bicycle.
 - ii. Bicycle parking shall accommodate:
 - A. locking both the frame and the wheels to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist removes the front wheel;
 - B. locking the frame and one wheel to the rack, railing or other such device with a high security U-shaped shackle lock, if the cyclist leaves both wheels on the bicycle; and
 - C. locking the frame and wheels both to the rack, railing or other such device with a chain or cable not longer than 2.0 m without the removal of any wheels.
- b. Bicycle parking racks, railings or other such devices shall be anchored securely to a hardsurface or fixed structure.

Development Officer's Determination

- 1) Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer. [unedited]

Hardsurfacing and Curbing of Parking and Loading Spaces

The *Edmonton Zoning Bylaw* states the following:

54.6 *Hardsurfacing and Curbing of Parking and Loading Spaces*

1. General Requirements

- a. 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. where the street or Lane from which access is available to any loading or required parking space is Hardsurfaced after the time at which the parking space is provided or required, the person responsible for the construction or maintenance of such parking or loading space shall forthwith be Hardsurfaced such spaces and the access thereto, and the whole area contained within the City-owned land to which a curb crossing permit applies;
- iii. notwithstanding anything contained in the above clause, where a Hardsurfaced Parking Area has been provided on a Site to the minimum required, then the type of surface permitted on the balance of the Site shall be of such material as Transportation Services approves;
- iv. in parking areas and similarly congested locations, curbs and other protective measures shall be used to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the Site or an adjacent Site;
- v. continuous raised or pre-cast curbing of not less than 100 mm in height shall be provided adjacent to streets and required landscaped areas, 600 mm from the front of the parking stall. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas. Curbing shall also be required to clearly demarcate the required portion of driveway leading to an internal roadway, aisle, ramp, parking space or loading space;
- vi. where continuing curbs are used as wheel stops, the measured size of parking spaces shall be reduced 1.0 m in length than otherwise required. In such instances, the parking layout should allow for the vehicle to overhang the curb by 1.0 m and such overhang areas must be clear of all obstructions (Signs, shrubs, trees, etc.) and shall not be regarded as a required landscaped area; and
- vii. 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.

...

3. Commercial and Industrial Zones

- a. Every off-street parking or loading space provided or required in any Commercial Zone, and the access thereto, including the

whole area contained within the City-owned land to which a curb crossing permit applies, shall be Hardsurfaced if the access is from a public roadway which is Hardsurfaced.

- b. Every off-street parking or loading space provided or required in an Industrial Zone, and the access thereto, including the whole area contained within the City-owned land to which a curb crossing permit applied, shall be Hardsurfaced if such area lies in front of the principal building. Any area at the rear or the side of the principal building provided or required for off-street parking or loading space need not be Hardsurfaced, but shall be of such a surface that shall minimize the carrying of dirt or foreign matter upon the highway.

Development Officer's Determination

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

<i>Lighting</i>

The *Edmonton Zoning Bylaw* states the following:

51. *Lighting of Sites*

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices.

58. *General Performance Standards for a Safe Physical Environment*

The Development Officer shall encourage the inclusion of design elements that readily allow for casual surveillance, particularly for commercial, industrial, multi-unit residential Uses and parkade structures. These elements may include, but are not limited to, large window areas, high quality interior and exterior lighting, physical layout that reduces the vulnerability of pedestrians (avoiding long public corridor spaces, stairwells, or other movement predictors), the placement and use of Landscaping that limits areas of concealment, and the location of parking areas close to building access points. The Development Officer shall require a Crime Prevention Through Environmental Design assessment prepared by a qualified security consultant for multi-unit residential/commercial/institutional/industrial developments that, in the opinion of the Development Officer,

requires such an assessment. The Development Officer shall advise applicants of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. In addition, the Development Officer shall apply the requirements of subsection 54 (7) to Parking Garages.

Development Officer's Determination

- 3) 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.
- 4) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51 of the Edmonton Zoning Bylaw 12800.).

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: **139818404-026**
Application Date: SEP 04, 2015
Printed: October 15, 2015 at 10:35 AM
Page: 1 of 2

Major Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant ETON-WEST CONSTRUCTION (ALTA) INC. 	Property Address(es) and Legal Description(s) 12504 - 137 AVENUE NW Plan 8322893 Blk 39 Lot 1 Specific Address(es) Entryway: 12512 - 137 AVENUE NW Building: 12512 - 137 AVENUE NW
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Scope of Permit
 To change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru).

Permit Details Class of Permit: Class A Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.):	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 Permit Decision
 Approved

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



Project Number: **139818404-026**
 Application Date: SEP 04, 2015
 Printed: October 15, 2015 at 10:35 AM
 Page: 2 of 2

Major Development Permit

Subject to the Following Conditions

- 1) Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.
- 2) The off-street parking, loading and unloading (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance with Section 54.6.
- 3) 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.
- 4) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51 of the Edmonton Zoning Bylaw 12800.).

NOTES:

- 1) 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.
- 2) The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).
- 3) Signs require separate Development Applications.
- 4) The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- 5) A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- 6) This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

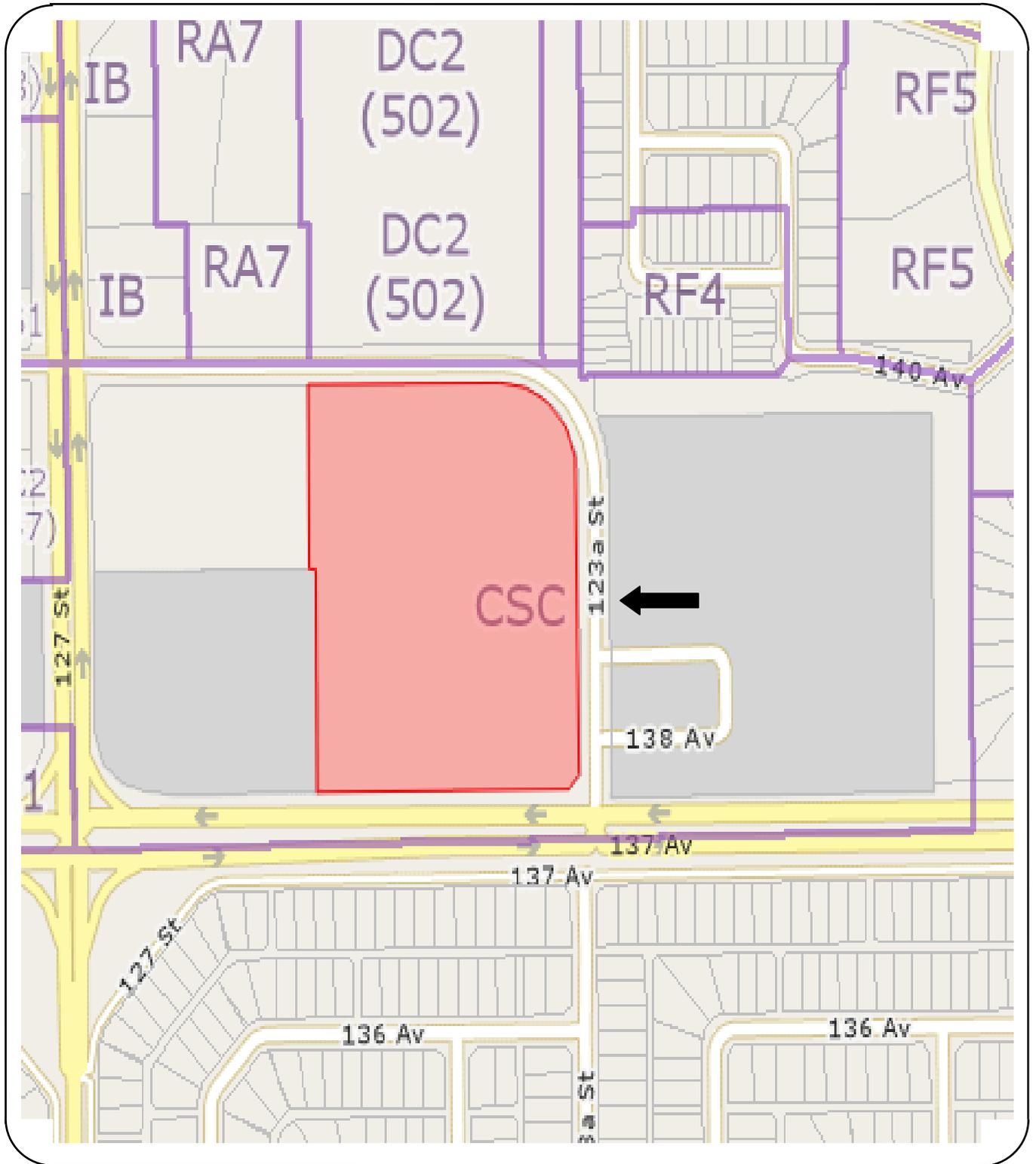
Rights of Appeal

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 16, 2015 **Development Authority:** WELCH, IMAI **Signature:** _____

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$333.00	\$333.00	02726016	Sep 04, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$333.00	\$333.00		

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



SURROUNDING LAND USE DISTRICTS

Site Location



File: SDAB-D-15-247



ITEM II: 11:00 A.M.

FILE: SDAB-D-15-248

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 170108066-001

ADDRESS OF APPELLANT: 10529 - 116 STREET NW

APPLICATION TO: Change the use from Business Support Services to Personal Service Shops with Accessory Convenience Retail Stores (Divine K9 Dog Care Service Ltd).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 8, 2015

DATE OF APPEAL: September 25, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10529 - 116 STREET NW

LEGAL DESCRIPTION: Plan B4 Blk 15 Lot 151

ZONE: DC2 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Central McDougall/Queen Mary Park Area Redevelopment Plan

Grounds for Appeal

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

We wish to appeal the officers decision because he put us under the category small animal breeding and boarding at the current address listed above, and we are not breeding or boarding at this location. [unedited]

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.

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 25, 2015.

The Development Authority submitted a Canada Post Delivery Confirmation Receipt, which showed that on September 11, 2015, A PEARCE provided a signature to confirm receipt of the decision of the Development Authority.

General Provisions from the *Edmonton Zoning Bylaw:*

DC2.671.1 states that the **General Purpose** of the **DC2.671** Site Specific Development Control Provision is as follows:

To establish a district that will allow for the continuation and upgrading of general industrial uses while allowing for conversion and redevelopment of obsolete industrial uses to commercial office and general business uses.

Business Support Services is a listed Use under Section DC2.671.3(d).

Section 7.4(7) states:

Business Support Services means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

Personal Service Shops is a listed Use under Section DC2.671.3(y).

Uses Under DC2.671

Section 7.6(5) states:

Small Animal Breeding and Boarding Establishments means development used for the breeding, boarding or training of small animals normally considered as household pets. Typical Uses are kennels and pet boarding establishments.

Section 7.4(41) states:

Personal Service Shops means development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and laundromats. This Use Class does not include Health Services.

Development Officer's Determination:

1) The Development Officer has determined the the proposed Principal uses are a Small Animal Breeding and Boarding Establishment (dog boarding and training) and Personal Service Shop (pet grooming). A Small Animal Breeding and Boarding Establishment is not a Listed use under the DC2(671) Zone (Reference DC2.671.3).

This is based on the applicant's submission, and the public website of the proposed development, which includes information, price list and offering boarding and training services at the proposed location.

Development Officer's Notes from the Refused Permit

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: <ul style="list-style-type: none"> a. less than 4 500 m² b. 4 500m² - 9 000m² c. 9 000 m² 28 000 m² d. greater than 28 000 m² 	1 parking space per 40.0 m ² of Floor Area 1 parking space per 33.3 m ² of Floor Area 1 parking space per 28.5 m ² of Floor Area 1 parking space per 25.0 m ² of Floor Area

Board Officer Comments:

Small Animal Breeding and Boarding Establishments and Personal Service Shops are not listed separately in the Schedule 1(A) table (above). The subject property is less than 4,500 m².

Development Officer’s Notes:

- 1) The existing development requires a minimum 12 parking spaces. The site provides 5 parking spaces, a deficiency of 7 spaces.
- 2) A similar development application by the applicant for proposed development was refused at 10552 - 114 ST NW (DP 103005814-005, on September 11, 2013) due to Small Breeding and Boarding Establishment neither listed as a permitted nor discretionary use in the DC1(Area 2) of the Queen Mary Area Redevelopment Plan.
[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: 170108066-001 Application Date: MAR 27, 2015 Printed: October 15, 2015 at 11:19 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 DIVINE K9 DOG CARE SERVICE LTD 	Property Address(es) and Legal Description(s) 10529 - 116 STREET NW Plan B4 Blk 15 Lot 151 Specific Address(es) Suite: 10529 - 116 STREET NW Entryway: 10529 - 116 STREET NW Building: 10529 - 116 STREET NW		
Scope of Application To change the use from Business Support Services to Personal Service Shops with Accessory Convenience Retail Stores (Divine K9 Dog Care Service Ltd).			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Gross Floor Area (sq.m.): 464.52 New Sewer Service Required: N Site Area (sq. m.): 696.44 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 464.52 New Sewer Service Required: N Site Area (sq. m.): 696.44	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 464.52 New Sewer Service Required: N Site Area (sq. m.): 696.44	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 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 the the proposed Principal uses are a Small Animal Breeding and Boarding Establishment (dog boarding and training) and Personal Service Shop (pet grooming). A Small Animal Breeding and Boarding Establishment is not a Listed use under the DC2(671) Zone (Reference DC2.671.3). This is based on the applicant's submission, and the public website of the proposed development, which includes information, price list and offering boarding and training services at the proposed location. Notes: 1) The existing development requires a minimum 12 parking spaces. The site provides 5 parking spaces, a deficiency of 7 spaces. 2) A similar development application by the applicant for proposed development was refused at 10552 - 114 ST NW (DP 103005814-005, on September 11, 2013) due to Small Breeding and Boarding Establishment neither listed as a permitted nor discretionary use in the DC1(Area 2) of the Queen Mary Area Redevelopment Plan.			
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: CHAN, CALVIN Signature: _____			
THIS IS NOT A PERMIT			



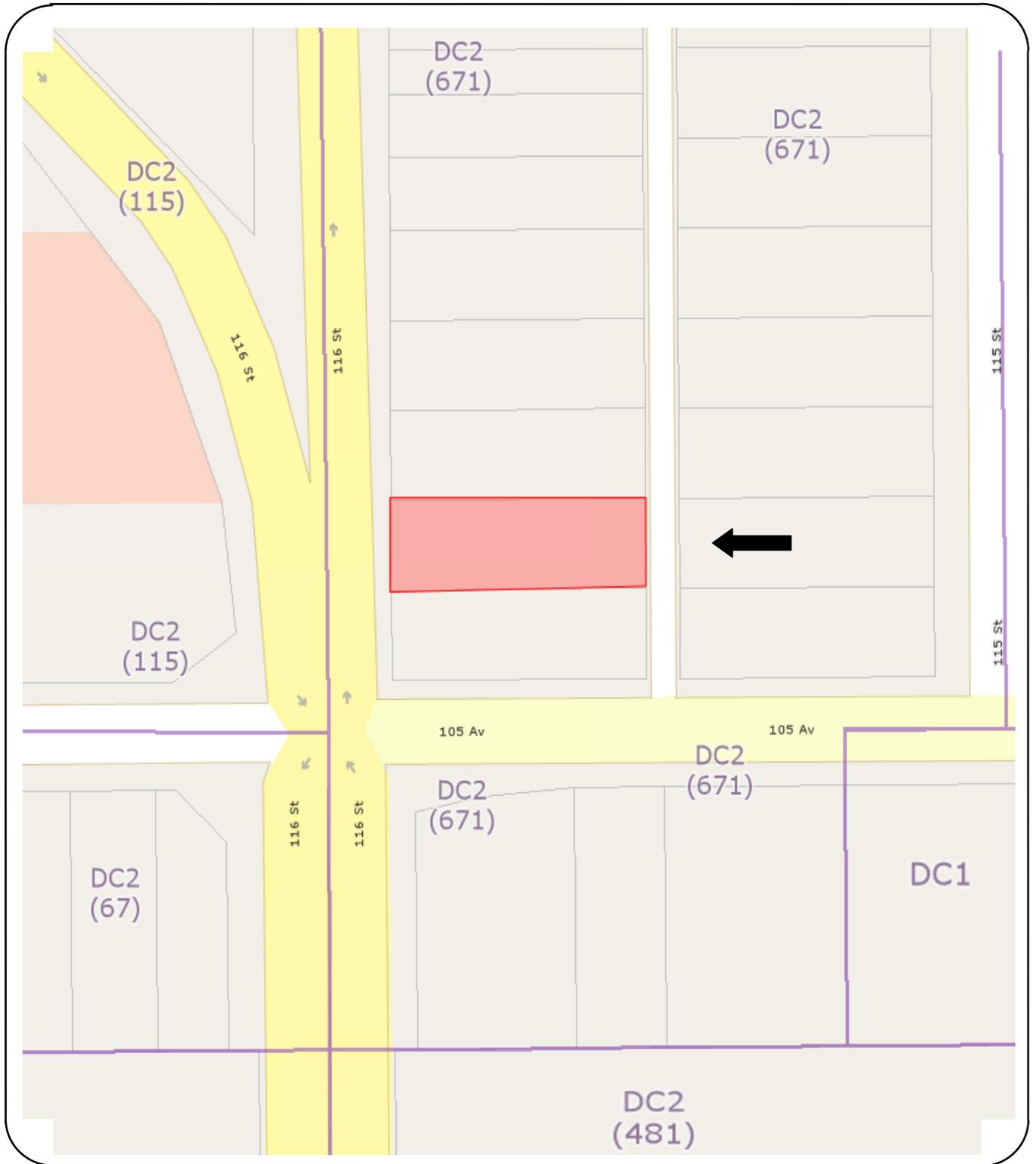
Project Number: **170108066-001**
Application Date: MAR 27, 2015
Printed: October 15, 2015 at 11:19 AM
Page: 2 of 2

Application for Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$254.00	\$254.00	02313171	Mar 27, 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-15-248



BUSINESS LAID OVER

SDAB-D-15-211	An appeal by <u>Bigstone Health Commisson</u> 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 by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>November 19, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED

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