

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
September 21, 2016**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I	9:00 A.M.	SDAB-D-16-229	Construct a two-storey Accessory building (rear detached Garage - 8.99m x 9.60m) 7813 - Saskatchewan Drive NW Project No.: 178340926-011
---	-----------	---------------	--

II	10:30 A.M.	SDAB-D-16-230	Construct an Accessory Building (rear detached Garage, 6.40m x 5.59m) and demolish existing Accessory Building (rear detached Garage) 10814 - 126 Street NW Project No.: 219652866-001
----	------------	---------------	--

NOTE: ***Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.***

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-229

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 178340926-011

ADDRESS OF APPELLANT: 7813 Saskatchewan Drive NW

APPLICATION TO: Construct a two-storey Accessory building
(rear detached Garage - 8.99m x 9.60m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 17, 2016

DATE OF APPEAL: August 17, 2016

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7813 Saskatchewan Drive NW

LEGAL DESCRIPTION: Plan 935KS Blk 1 Lot 18

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: McKernan/Belgravia Station Area
Redevelopment Plan

Grounds for Appeal

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

- The Development Officer is not allowed to vary height for an accessory building.
- The property owner would like to construct a taller rear garage to include a storage area.
- The Development Officer suggested a full community consult for the location of the rear garage as it does not fall within the required rear garage setback. The community consult results were positive from the neighbours and the community league. All involved were given drawings of the site and the exterior elevations of the proposed, taller, garage.

- Parking is a challenge on Saskatchewan Drive, therefore the proposed garage location gives the owners additional parking off the lane.

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 Officer is dated August 17, 2016. The Notice of Appeal was filed on August 17, 2016.

Determining an Appeal

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 110.1 states that the **General Purpose** of the **RF1 Single Detached Residential Zone** is:

...to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.2(4), **Single Detached Housing** is a **Permitted Use** in the RF1 Single Detached Residential Zone.

Section 7.2(9) states:

Single Detached Housing means 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 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

...to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

Garage Location

Section 814.3(20) states: “A rear detached Garage shall be fully contained within the rear 12.8 m of the Site.”

Development Officer’s Determination

The Development Officer referenced Section 814.3(20) and made the following determination:

1. Garage location - The rear detached garage is contained within the rear 18.75m of the site, instead of the rear 12.8m (Section 814.3.20).
[unedited]

Height

Section 50.3(2) provides as follows:



2. an Accessory building or structure shall not exceed 4.3 m in Height, except:
 - a. as provided in the RPLt, RF4t, RF5t, TSDR, TSLR, BRH, BLMR, and BMR Zones, where the maximum Garage Height shall not exceed 5.0 m;
 - b. in the case of a Garage containing a Garage Suite where listed as a Permitted or Discretionary Use, where the Height shall be in accordance with Section 87.
 - c. in the case of a Garage containing a Blatchford Lane Suite, where the Height shall be in accordance with Section 997; and
 - d. as provided in subsections 50.4, 50.5.

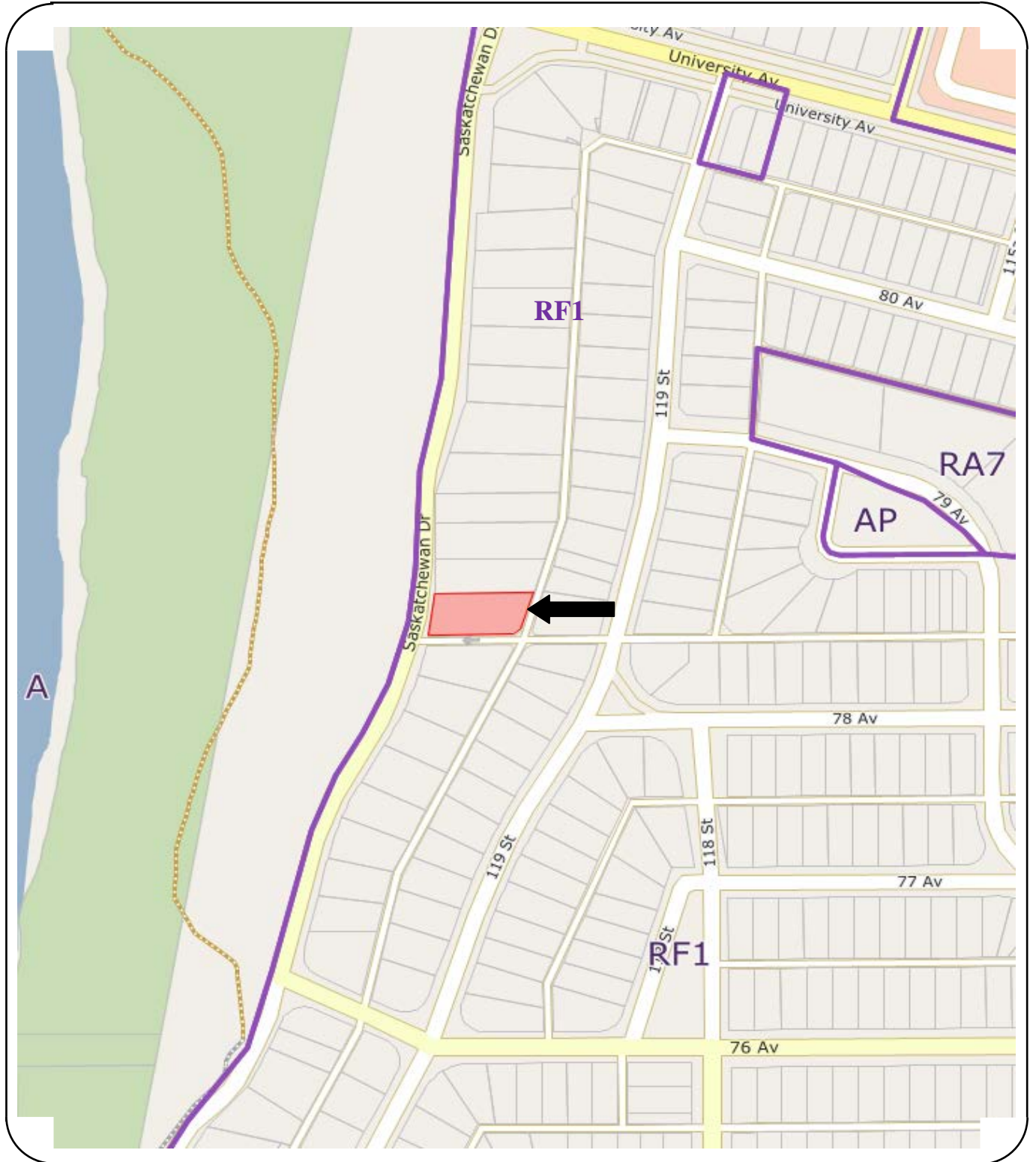
Development Officer’s Determination

The Development Officer referenced Section 50.3(2) and determined that “The Garage is 5.52m where only 4.3m is permitted (Section 50.3.2).”

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: 178340926-011 Application Date: MAR 30, 2016 Printed: August 17, 2016 at 10:04 AM Page: 1 of 1																														
<h2 style="margin: 0;">Application for Minor Development Permit</h2>																															
This document is a Development Permit Decision for the development application described below.																															
Applicant 	Property Address(es) and Legal Description(s) 7813 - SASKATCHEWAN DRIVE NW Plan 935KS Blk 1 Lot 18 Specific Address(es) Entryway: 7813 - SASKATCHEWAN DRIVE NW Building: 7813 - SASKATCHEWAN DRIVE NW																														
Scope of Application To construct a two-storey Accessory building (rear detached Garage - 8.99m x 9.60m).																															
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N </td> <td style="width: 50%; border: none;"> Class of Permit: (none) Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: (none) Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																												
# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: (none) Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																														
I/We certify that the above noted details are correct. Applicant signature: _____																															
Development Application Decision Refused Reason for Refusal 1. Garage location - The rear detached garage is contained within the rear 18.75m of the site, instead of the rear 12.8m (Section 814.3.20). 2. Height - The Garage is 5.52m where only 4.3m is permitted (Section 50.3.2). Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.																															
Issue Date: Aug 17, 2016 Development Authority: ROBINSON, GEORGE Signature: _____																															
Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right;">\$159.00</td> <td>03166820</td> <td>Mar 31, 2016</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$41.00</td> <td>03166820</td> <td>Mar 31, 2016</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right;">\$159.00</td> <td style="text-align: right; border-top: 1px solid black;">\$200.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5" style="padding-left: 20px;">(overpaid by \$41.00)</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$159.00	\$159.00	03166820	Mar 31, 2016	DP Notification Fee	\$0.00	\$41.00	03166820	Mar 31, 2016	Total GST Amount:	\$0.00				Totals for Permit:	\$159.00	\$200.00			(overpaid by \$41.00)				
	Fee Amount	Amount Paid	Receipt #	Date Paid																											
Dev. Application Fee	\$159.00	\$159.00	03166820	Mar 31, 2016																											
DP Notification Fee	\$0.00	\$41.00	03166820	Mar 31, 2016																											
Total GST Amount:	\$0.00																														
Totals for Permit:	\$159.00	\$200.00																													
(overpaid by \$41.00)																															
THIS IS NOT A PERMIT																															



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-229



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-230

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 219652866-001

ADDRESS OF APPELLANT: 10814 - 126 Street NW

APPLICATION TO: Construct an Accessory Building (rear detached Garage, 6.40m x 5.59m) and demolish existing Accessory Building (rear detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 10, 2016

DATE OF APPEAL: August 24, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10814 - 126 Street NW

LEGAL DESCRIPTION: Plan RN22B Blk 47 Lot 12

ZONE: DC1 Direct Development Control District for the Westmount Architectural Heritage Area (Bylaw 11421)

OVERLAY: N/A

STATUTORY PLAN: West Ingle Area Redevelopment Plan

Grounds for Appeal

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

1. The Development Officer failed to follow council’s direction as contained in the Zoning Bylaw by:
 - i. Determining that the proposed development does not comply with the Architectural Guidelines contained in the West Ingle Area Redevelopment Plan;
 - ii. Determining that compliance with the Architectural Guidelines in the West Ingle Area Redevelopment Plan (and/or the DC1 Westmount Architectural Heritage Area Community Initiative) is compulsory, and a necessary precondition to granting a

- variance to the development regulations contained in the West Ingle Area Redevelopment Plan;
- iii. Determining that a variance was required to reduce the rear setback from 4.88m to 1.98m despite the Zoning Bylaw (DC1) which states that setbacks may be reduced if they are “consistent with the location of other garages in the same block face”; and,
 - iv. Failing to consider exercising the variance power given to the Development Officer by section 11 of the Edmonton Zoning Bylaw;
2. The proposed development is appropriate at the proposed location and would not unduly interfere with the amenities of the neighbourhood or materially interfere with the affect, use or value or neighbouring parcels of land; and,
 3. Such further and other grounds as may arise at the hearing of the within appeal.

<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 Officer is dated August 10, 2016. The Notice of Appeal was filed on August 24, 2016.

Direct Control Districts

The *Municipal Government Act* provides as follows:

Designation of direct control districts

641(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

...

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

Determining an Appeal

The *Municipal Government Act* states the following:

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;

Direct Control and Statutory Plan

The subject development falls under the West Ingle Area Redevelopment Plan, a statutory plan that was passed by City Council in May 1985.

The DC1 direct control district for the Westmount Architectural Heritage Area was passed by City Council through Bylaw 11421 on February 10, 1997.

In August 2014, the West Ingle Area Redevelopment Plan was consolidated, and incorporated Bylaw 11421.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 1 of DC1 (11421) Westmount Architectural Heritage Area states that the **General Purpose** of this direct control district is:

To establish a Direct Control District for single detached residential development and associated uses, as found under the RF1 (Single

Detached Residential) District, in the Westmount Architectural Heritage Area so as to continue the tradition of heritage and community as originally conceived in the subdivision and architecture of the Area. The District is based on the RF1 Regulations but with additional Development Criteria and accompanying voluntary Architectural Guidelines, as written and developed by residents of the Area, that are intended to preserve the Area's unique historical streetscape and architectural features, reflecting the character, location and proportions of existing structures from the early 1900s in the Area, including: Boulevards with mature trees; continuous sidewalks; rear lane access to on-site parking; verandahs; and other features as originally conceived in subdivision plans and architectural designs of the early 1900s.

Under Section 3 of this direct control district, **Single Detached Housing** is a **Listed Use**.

Section 7.2(9) states:

Single Detached Housing means 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.

Class B Discretionary Development

Section 12.4 of the *Edmonton Zoning Bylaw* states, in part: “[Class B Discretionary Development] Permit also includes all applications on Sites designated Direct Control not noted in Section 12.3.”

Development Officer's Determination

- 1) Discretionary Development - The Site is designated Direct Control (DC1) (Section 12.4). [unedited]

Detached Garage - Rear Setback

Section 4(d)(i) of DC1 (11421) provides in part:

d) Garages shall be built as follows:

- i) where the garage is a detached, and the vehicle doors of the detached garage face a lane abutting the lot, no portion of the garage shall be located less than 4.88 m (16.0 ft.) from the rear property line, except that the distance may be less if, in the opinion of the Development Officer, it is consistent with the location of other garages in the same block face...

Development Officer’s Determination

- 2) Reduced Rear Setback - The distance from the rear detached Garage to the rear property line (abutting the alley) is 1.98m instead of 4.88m (Westmount Direct Development Control 4.d(i)). [unedited]

Site Coverage

Section 110.4(7)(a) of the *Edmonton Zoning Bylaw* states:

- 7. Maximum Site Coverage shall be as follows:

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

Development Officer’s Determination

- 3) Site Coverage - The Single Detached House and rear detached Garage covers 41% of the site, instead of 40% (Reference Section 110.4(7)(a)). [unedited]

Side Setback

Section 50.3(4)(b) provides as follows:

- 4. Accessory buildings and structures shall be located on an Interior Site as follows:

...

- b. an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory building does not exceed the permitted Fence Height or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section

Development Officer's Determination

- 4) Reduced Side Setback - The distance from the detached Garage to the property line shared with 10820 126 Street (side lot line) is 0.3m instead of 0.9m (Reference Section 50.4(b)). [unedited]

Eaves Projection

Section 44(1)(b) provides as follows:

The following features may project into a required Setback or Separation Space as provided for below:

...

1. b) eaves or similar architectural features on Accessory buildings provided that such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater, and 0.46 m for Setbacks or Separation Spaces of less than 1.2 m.

Development Officer's Determination

- 5) Projection - The distance from the eaves to the property line shared with 10820 126 Street NW(side lot line) is 0.10m, instead of 0.44m (Reference Section 44.1(b)). [unedited]

Further Comments from the Development Officer

This property is zoned (DC1) Direct Development Control (Reference Section 710 of the Edmonton Zoning Bylaw) and thus not subject to the provisions of the Mature Neighbourhood Overlay (Reference Section 814 of the Edmonton Zoning Bylaw). The purpose of the DC1 is to continue the tradition of heritage and community as originally conceived in the subdivision and architecture of the area as well to ensure the preservation of the areas unique historical architectural features.

In the opinion of the Development Officer, the proposed development is not in accordance with the provisions in the Westmount Architectural Heritage Area and does not meet the traditional character of the neighbourhood. The application was circulated to a Heritage Planner, Scott Ashe, who is not in support of the design nor the variances. His comments are as follows;

"The property associated with this application is located in the Westmount Architectural Heritage Area, and listed on the Inventory of Historic Resources in Edmonton. The proposed accessory structure is large in scale and contemporary in character and not consistent with the architectural guidelines of the Westmount Architectural Heritage Area DC1. The architectural guidelines are intended to be applied to

"residential development and associated uses". Support for the requested side yard variances should be contingent on a design which is consistent with the architectural guidelines" [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: 219652866-001
Application Date: APR 15, 2016
Printed: August 10, 2016 at 8:26 AM
Page: 1 of 2

Application for Accessory Building 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 	Property Address(es) and Legal Description(s) 10814 - 126 STREET NW Plan RN22B Blk 47 Lot 12 Location(s) of Work Entryway: 10814 - 126 STREET NW Building: 10814 - 126 STREET NW
--------------------------	---

Scope of Application
To construct an Accessory Building (rear detached Garage, 6.40m x 5.59m) and demolish existing Accessory Building (rear detached Garage).

Permit Details	
Building Area (sq. ft.): 403 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Class of Permit: (none) Type of Accessory Building: Detached Garage (010)

I/We certify that the above noted details are correct.
Applicant signature: _____

Development Application Decision
Refused

THIS IS NOT A PERMIT



Project Number: **219652866-001**
 Application Date: APR 15, 2016
 Printed: August 10, 2016 at 8:26 AM
 Page: 2 of 2

Application for Accessory Building Development and Building Permit

Reasons for Refusal

- 1) Discretionary Development - The Site is designated Direct Control (DC1) (Section 12.4).
- 2) Reduced Rear Setback - The distance from the rear detached Garage to the rear property line (abutting the alley) is 1.98m instead of 4.88m (Westmount Direct Development Control 4.d(i)).
- 3) Site Coverage - The Single Detached House and rear detached Garage covers 41% of the site, instead of 40% (Reference Section 110.4(7)(a)).
- 4) Reduced Side Setback - The distance from the detached Garage to the property line shared with 10820 126 Street (side lot line) is 0.3m instead of 0.9m (Reference Section 50.4(b)).
- 5) Projection - The distance from the eaves to the property line shared with 10820 126 Street NW(side lot line) is 0.10m, instead of 0.44m (Reference Section 44.1(b)).

Notes:

This property is zoned (DC1) Direct Development Control (Reference Section 710 of the Edmonton Zoning Bylaw) and thus not subject to the provisions of the Mature Neighbourhood Overlay (Reference Section 814 of the Edmonton Zoning Bylaw). The purpose of the DC1 is to continue the tradition of heritage and community as originally conceived in the subdivision and architecture of the area as well to ensure the preservation of the areas unique historical architectural features. In the opinion of the Development Officer, the proposed development is not in accordance with the provisions in the Westmount Architectural Heritage Area and does not meet the traditional character of the neighbourhood.

The application was circulated to a Heritage Planner, Scott Ashe, who is not in support of the design nor the variances. His comments are as follows:

"The property associated with this application is located in the Westmount Architectural Heritage Area, and listed on the Inventory of Historic Resources in Edmonton. The proposed accessory structure is large in scale and contemporary in character and not consistent with the architectural guidelines of the Westmount Architectural Heritage Area DC1. The architectural guidelines are intended to be applied to "residential development and associated uses". Support for the requested side yard variances should be contingent on a design which is consistent with the architectural guidelines"

Rights of Appeal

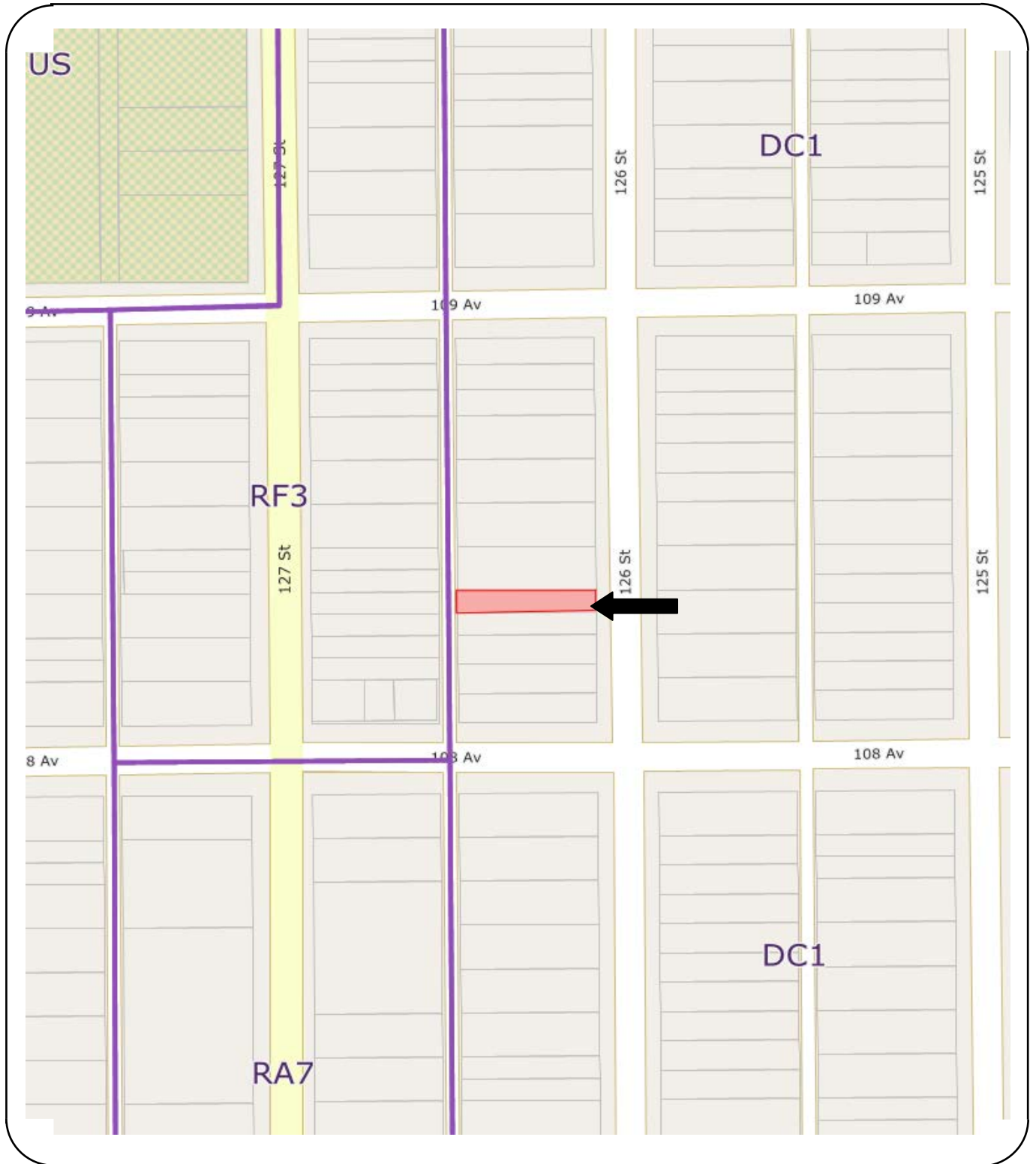
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Aug 10, 2016 **Development Authority:** McARTHUR, JORDAN **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$0.00	\$41.00	03204777	Apr 15, 2016
Safety Codes Fee	\$4.50	\$4.50	03204777	Apr 15, 2016
Dev. Application Fee	\$108.00	\$108.00	03204777	Apr 15, 2016
Building Permit Fee	\$102.00	\$102.00	03204777	Apr 15, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$214.50	\$255.50		
(overpaid by \$41.00)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-230



BUSINESS LAID OVER

SDAB-D-16-213	An appeal by <u>E&F Arquitel Construction</u> to construct a Semi-detached House with front verandas and to demolish the existing Single Detached House <i>September 28 or 29, 2016</i>
SDAB-D-16-205	An appeal by <u>Rossdale Community League & Gabe Shelley VS Edmonton Fire Rescue Services</u> to continue and intensify the use of an existing Protective and Emergency Services Use (Fire Station 21 with a 24/7 crew) and to allow interior and exterior alterations <i>October 6, 2016</i>
SDAB-D-16-214	An appeal by <u>1665481 Alberta Ltd.</u> to comply with a Stop Order to immediately cease the use of the basement as Secondary Suites and Decommission the Secondary Suite. <i>October 6, 2016</i>
SDAB-D-16-225	An appeal by <u>Zhan (Jake) Chang (The Little Gym)</u> to change the use of a portion of a Professional, Financial and Office Support Service to an Indoor Participant Recreation Service <i>October 12 or 13, 2016</i>
SDAB-S-14-001	An appeal by <u>Stantec Consulting Ltd.</u> to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <i>October 31, 2016</i>
SDAB-D-16-144	An appeal by <u>Kiewit Energy Canada Corp</u> to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

169544513-002	An appeal by <u>Michael Skare</u> to construct an Accessory Building (Shed 1.98m x 4.57 m). <i>September 28 or 29, 2016</i>
188282372-001	An appeal by <u>Kennedy Agrios</u> to change the use from general Retail to a Bar and Neighbourhood Pub (maximum of 400 occupants and 691 square metres of Public Space) <i>November 2 or 3, 2016</i>
188283359-001	An appeal by <u>Kennedy Agrios</u> to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <i>November 23 or 24, 2016</i>