

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 10:30 A.M.**  
**September 15, 2021**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

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I 10:30 A.M. SDAB-D-21-149

Construct a Single Detached House with front attached Garage, Unenclosed Front Porch, balcony, wet bar, Basement development (NOT to be used as an additional Dwelling), rear covered decks (5.03m x 4.27m and 6.96m x 2.29m), fireplace and to demolish a Single Detached House and Accessory Building (detached Garage)

7126 - 119 Street NW  
Project No.: 396307338-002

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II 1:30 P.M. SDAB-D-21-150

Construct an Accessory Building (shed, 2.51m x 3.74m), existing without the permits

3615 - 113B Street NW  
Project No.: 394029826-002

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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: 10:30 A.M.

FILE: SDAB-D-21-149

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 396307338-002

APPLICATION TO: Construct a Single Detached House with front attached Garage, Unenclosed Front Porch, balcony, wet bar, Basement development (NOT to be used as an additional Dwelling), rear covered decks (5.03m x 4.27m and 6.96m x 2.29m), fireplace and to demolish a Single Detached House and Accessory Building (detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 29, 2021

DATE OF APPEAL: August 18, 2021

NOTIFICATION PERIOD: August 5, 2021 through August 26, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7126 - 119 Street NW

LEGAL DESCRIPTION: Plan 2938HW Blk 16 Lot 18

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: McKernan-Belgravia Station Area Redevelopment Plan

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*Grounds for Appeal*

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

It breaks the Zoning Bylaws for Development and does not fit into the original design of the Belgravia Neighbourhood and all rules and bylaws should be enforced. That is why back alleys were constructed in Belgravia and this development as is should be declined. This variance sets a bad precedent going forward and would damage the character of Belgravia forever.

<b><i>General Matters</i></b>
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**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

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

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

...

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

**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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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 board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

(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*:**

Under section 110.2(7), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Under section 7.2(8), **Single Detached Housing** means:

development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this 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, Garden Suites, Semi-detached Housing and Duplex Housing.”

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

***Driveway Access***

Section 814.3(17) states “Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.”

**Development Officer’s Determination**

**1) Site Access - The proposed house has a front attached garage and Site Access is proposed from 119 Street NW, instead of the required access location from the laneway (Reference Section 814.3.17).**

[unedited]

***Projection into Setbacks***

Section 44.1(a) states:

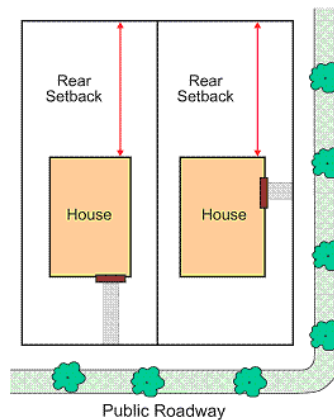
The following features may project into a required Setback or Separation Space as provided for below:

- a. verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or Separation Spaces of 1.2 m or greater. Where unenclosed steps extend into Side Setbacks, such steps shall not exceed a Height of 1.0 m;

Section 814.3(4) states “The minimum Rear Setback shall be 40% of Site Depth, [...]”

Under section 6.1, **Rear Setback** means:

the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



**Development Officer’s Determination**

**2) Covered Deck Projection - The rear covered deck has a rear setback of 10.11m, instead of the minimum required setback of 13.78m (Reference Section 44.1.a).**

[unedited]

***Community Consultation***

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.3 and 11.4.

Section 814.5(2) states:

<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay to be Varied</b>
<b>Tier 1</b>	The municipal address and assessed owners of the land wholly or partially located within a	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the	814.3(17) – Driveway Access




	distance of 60.0 m of the Site of the proposed development and the President of each Community League	Site of the proposed development and the President of each Community League	
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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.

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	Project Number: <b>396307338-002</b> Application Date: MAY 17, 2021 Printed: July 29, 2021 at 11:46 PM Page: 1 of 3		
<h2>Minor Development Permit</h2>			
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.			
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 7126 - 119 STREET NW Plan 2938HW Blk 16 Lot 18  <b>Specific Address(es)</b> Entryway: 7126 - 119 STREET NW Building: 7126 - 119 STREET NW		
<b>Scope of Permit</b> To construct a Single Detached House with front attached Garage, Unenclosed Front Porch, balcony, wet bar, Basement development (NOT to be used as an additional Dwelling), rear covered decks (5.03m x 4.27m and 6.96m x 2.29m), fireplace and to demolish a Single Detached House and Accessory Building (detached Garage).			
<b>Permit Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">                     # of Dwelling Units Add/Remove: 0                      # of Secondary Suite Dwelling Units To Construct:                      Client File Reference Number:                      Minor Dev. Application Fee: Single Detached House                      Secondary Suite Included?: N                 </td> <td style="width: 50%; vertical-align: top;">                     # of Primary Dwelling Units To Construct: 1                      Class of Permit: Class B                      Lot Grading Needed?:                      New Sewer Service Required: N                      Stat. Plan Overlay/Asses Area:                 </td> </tr> </table>		# of Dwelling Units Add/Remove: 0 # of Secondary Suite Dwelling Units To Construct: Client File Reference Number: Minor Dev. Application Fee: Single Detached House Secondary Suite Included?: N	# of Primary Dwelling Units To Construct: 1 Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: N Stat. Plan Overlay/Asses Area:
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Jul 29, 2021 <b>Development Authority:</b> LANGILLE, BRANDON <b>Subject to the Following Conditions</b> This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21 (Section 17.1).  This Development Permit authorizes the development of a Single Detached House with front attached Garage, Unenclosed Front Porch, balcony, wet bar, Basement development (NOT to be used as an additional Dwelling), rear covered decks (5.03m x 4.27m and 6.96m x 2.29m), fireplace and to demolish a Single Detached House and Accessory Building (detached Garage).  The development shall be constructed in accordance with the stamped and approved drawings.  WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Section 20.6).  Landscaping shall be installed and maintained in accordance with Section 55.  Frosted or translucent glass treatment shall be used on windows to minimize overlook into adjacent properties (Section 814.3.8).  <b>Transportation Conditions:</b>  1. The existing residential access, approximately 4.5 m wide to 119 Street located approximately 2 m from the south property line, must be removed, the monolithic sidewalk reconstructed and the boulevard restored to grass within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The owner/applicant must obtain a Permit to remove the access, available from Development Services, <a href="mailto:developmentpermits@edmonton.ca">developmentpermits@edmonton.ca</a> .  2. The proposed approximately 7.9 m wide residential access to 119 Street, located approximately 2 m from the northeast property line, is acceptable to Subdivision Planning, and must be constructed as a private crossing to the City of Edmonton Complete Streets			

	Project Number: <b>396307338-002</b> Application Date: MAY 17, 2021 Printed: July 29, 2021 at 11:46 PM Page: 2 of 3
<h2>Minor Development Permit</h2>	
<p>Design and Construction Standards. The owner/applicant must obtain a Permit to construct the access, available from Development Services, <a href="mailto:developmentpermits@edmonton.ca">developmentpermits@edmonton.ca</a>.</p>	
<p>The applicant <b>MUST</b> contact Trevor Singbeil of Development Inspections at 780-496-7019 for inspection a minimum of 72 hours prior to and following the construction and removal of the accesses on City road right-of-way.</p>	
<p>3. There may be utilities within the 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; <a href="http://www.digshaw.ca">www.digshaw.ca</a>) 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.</p>	
<p>4. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:</p> <ul style="list-style-type: none"> <li>- the start/finish date of project;</li> <li>- accommodation of pedestrians and vehicles during construction;</li> <li>- confirmation of lay down area within legal road right of way if required; and</li> <li>- confirmation if crossing the sidewalk and/or boulevard is required to temporarily access the site.</li> </ul> <p>It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:</p>	
<p><a href="https://www.edmonton.ca/business_economy/oscam-permit-request.aspx">https://www.edmonton.ca/business_economy/oscam-permit-request.aspx</a> and</p>	
<p>5. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Section 15.5(f) of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.</p>	
<p><b>ADVISEMENTS:</b></p>	
<p>The proposed Basement development shall <b>NOT</b> be used as an additional Dwelling. An additional Dwelling shall require a new Development Permit application.</p>	
<p>The proposed kitchen shall only be used as a secondary kitchen by the household which uses the principal kitchen on the main floor.</p>	
<p>OR</p>	
<p>The proposed wet bar shall only be used by the household which uses the principal kitchen on the main floor.</p>	
<p>Dwelling means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is suitable for permanent residence for a single Household (Section 6.1).</p>	
<p>Household means: one or more individuals living together as a single housekeeping group (Section 6.1).</p>	
<p>There may be an inspection in the future to ensure that no illegal suite has been developed.</p>	
<p>This development permit shall be revoked if the conditions of this permit are not met.</p>	
<p>Lot grades must match the Edmonton Drainage Bylaw 18093 and/or comply with the Engineered approved lot grading plans for the area. Contact Lot Grading at 780-496-5576 or <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for lot grading inspection inquiries.</p>	
<p>Any proposed change from the original approved drawings is subject to a revision/re-examination fee. The fee will be determined by the reviewing officer based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p>	
<p>Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.</p>	

	Project Number: <b>396307338-002</b> Application Date: MAY 17, 2021 Printed: July 29, 2021 at 11:46 PM Page: 3 of 3			
<b>Minor Development Permit</b>				
<p>An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site (Section 5.2).</p> <p>A Building Permit is required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p><b>Variances</b></p> <p>1) Site Access - The proposed house has a front attached garage and Site Access is proposed from 119 Street NW, instead of the required access location from the laneway (Reference Section 814.3.17).</p> <p>2) Covered Deck Projection - The rear covered deck has a rear setback of 10.11m, instead of the minimum required setback of 13.78m (Reference Section 44.1.a).</p> <p><b>Rights of Appeal</b></p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p> <p><b>Notice Period Begins:</b> Aug 05, 2021      <b>Ends:</b> Aug 26, 2021</p>				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Development Permit Inspection Fee	\$211.00	\$211.00	100534023408001	May 17, 2021
Lot Grading Fee	\$148.00	\$148.00	100534023408001	May 17, 2021
Dev. Application Fee	\$502.00	\$502.00	100534023408001	May 17, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	\$861.00	\$861.00		



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←

▲  
**N**

File: SDAB-D-21-149

ITEM II: 1:30 P.M.

FILE: SDAB-D-21-150

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 394029826-002

APPLICATION TO: Construct an Accessory Building (shed, 2.51m x 3.74m),  
existing without the permits

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 14, 2021

DATE OF APPEAL: August 20, 2021

NOTIFICATION PERIOD: July 20, 2021 through August 10, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 3615 - 113B Street NW

LEGAL DESCRIPTION: Plan 590NY Blk 66 Lot 36

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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***Grounds for Appeal***

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

We are appealing the City File Number 394029826-002. The reasons are very simple:

- a) we are located directly north of the subject property that is trying to Obtain a Compliance Certificate, by obtaining variances to a shed that is already in place and that impedes our dwelling located at: 3619-113B. Street.
- b) the shed encroaches our lot and should be moved to comply.
- c) In addition, we have never received the above mentioned Development Permit Notice. It is only by fluke and a conversation that we had with Rowley Zhou of the City of Edmonton Planning Department, on August 18, 2021 at approximately 1 pm., that we even found out about this particular City File # mentioned above.

We are looking forward to presenting our case at a Development Appeal Hearing.  
Thanks in advance.

<b><i>General Matters</i></b>
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**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

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

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

...

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

**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,**

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

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

**(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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 board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

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- (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*:**

Under section 110.2(7), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Under section 6.1, **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

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, Garden Suites, Semi-detached Housing and Duplex Housing.”

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

***Accessory Buildings in Residential Zones***

Section 50.3(5)(a) states “an Accessory building or structure shall be located not less than 18.0 m from the Front Lot Line, unless it complies with the Setback requirements for a principal building.”

Section 50.3(5)(b) states “an Accessory building or structure shall be located not less than 0.6 m from the interior Side Lot Line, [...]”

**Development Officer’s Determination**

**Accessory Building Location - The accessory building (shed) is located at 6m from the front lot line instead of 18 m. (Section 50.3.5(a))**

**Accessory building Setback - The distance from the side property line to the shed is 0.45m instead of 0.6m. (Section 50.3.5(b))**


[unedited]


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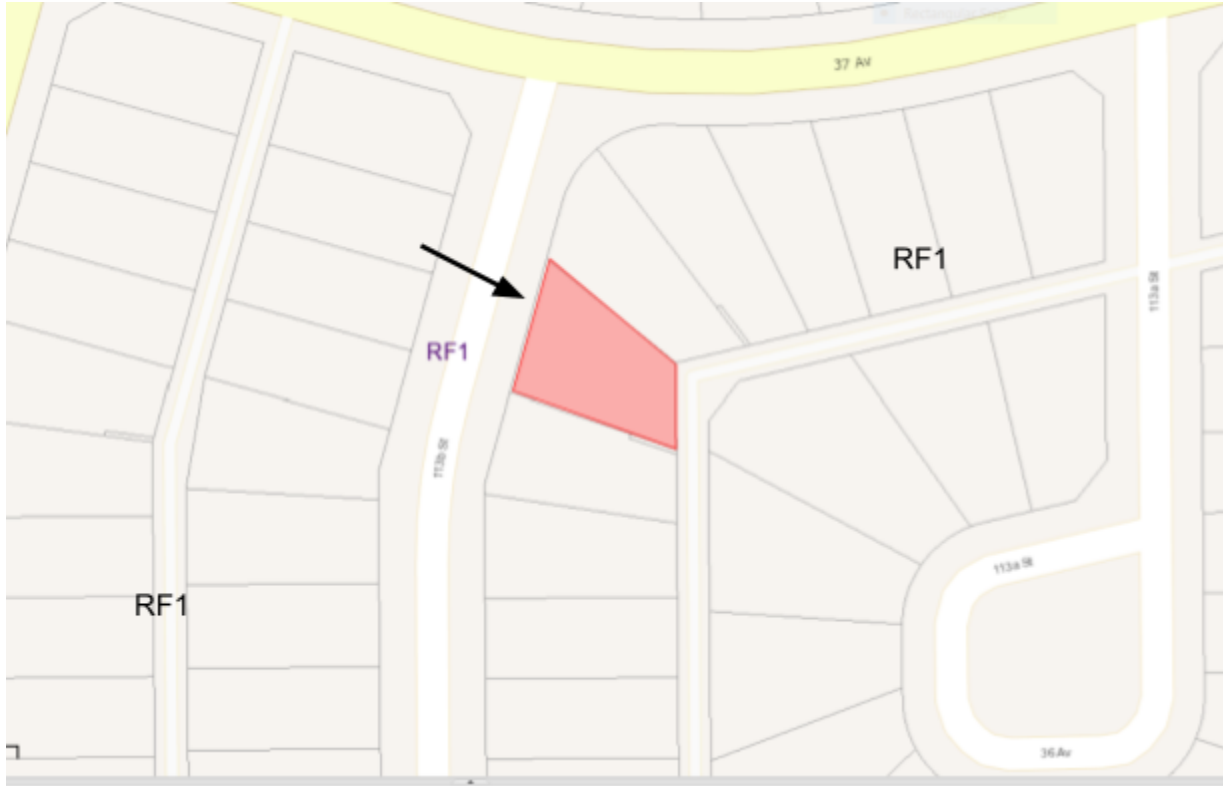
**Notice to Applicant/Appellant**

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.

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	Project Number: <b>394029826-002</b> Application Date: APR. 29, 2021 Printed: July 14, 2021 at 8:55 AM Page: 1 of 2										
<h2 style="margin: 0;">Application for</h2> <h1 style="margin: 0;">Accessory Building Permit</h1>											
<p>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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" data-bbox="818 445 1367 529"> <b>Property Address(es) and Legal Description(s)</b>            3615 - 113B STREET NW            Plan 590NY Blk 66 Lot 36         </td> </tr> <tr> <td colspan="2" data-bbox="818 529 1367 558"> <b>Location(s) of Work</b> </td> </tr> <tr> <td data-bbox="818 558 1123 588">Suite:</td> <td data-bbox="1123 558 1367 588">3615 - 113B STREET NW</td> </tr> <tr> <td data-bbox="818 588 1123 617">Entryway:</td> <td data-bbox="1123 588 1367 617">3615 - 113B STREET NW</td> </tr> <tr> <td data-bbox="818 617 1123 646">Building:</td> <td data-bbox="1123 617 1367 646">3615 - 113B STREET NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b> 3615 - 113B STREET NW Plan 590NY Blk 66 Lot 36		<b>Location(s) of Work</b>		Suite:	3615 - 113B STREET NW	Entryway:	3615 - 113B STREET NW	Building:	3615 - 113B STREET NW
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<b>Location(s) of Work</b>											
Suite:	3615 - 113B STREET NW										
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Building:	3615 - 113B STREET NW										
<b>Scope of Application</b> To construct an Accessory Building (shed, 2.51m x 3.74m), existing without the permits.											
<b>Permit Details</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="256 772 812 840">           Class Of Permit: Class B            Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay         </td> <td data-bbox="812 772 1367 840">           Site Area (sq. m.): 634.21         </td> </tr> </table>		Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 634.21								
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Jul 14, 2021 <b>Development Authority:</b> LAI, ECHO <b>Subject to the Following Conditions</b> Subject to the right of appeal this Development Permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.  This Development Permit authorizes the development of an Accessory Building (shed, 2.51m x 3.74m), existing without the permits.  The development shall be constructed in accordance with the stamped and approved drawings.  <b>ADVISEMENTS:</b> Any proposed change from the original approved drawings is subject to a revision/re-examination fee. The fee will be determined by the reviewing officer based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.  An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)  Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.  <b>Variances</b> Accessory Building Location - The accessory building (shed) is located at 6m of the from the front lot line instead of 18 m. (Section 50.3.5(a))  Accessory building Setback - The distance from the side property line to the shed is 0.45m instead of 0.6m. (Section 50.3.5(b))											
<b>THIS IS NOT A PERMIT</b>											

	<h2 style="margin: 0;">Application for Accessory Building Permit</h2>	Project Number: <b>394029826-002</b> Application Date: APR 29, 2021 Printed: July 14, 2021 at 8:55 AM Page: 2 of 2																														
<p><b>Rights of Appeal</b>                  This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.  <b>Notice Period Begins:</b> Jul 20, 2021      <b>Ends:</b> Aug 10, 2021</p>																																
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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-21-150    **N** ▲