

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

**Thursday, 9:00 A.M.**  
**September 23, 2021**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

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**TO BE RAISED**

I 9:00 A.M. SDAB-D-21-148

Install one (1) Fascia On-Premises Sign  
(NORTHWEST HEALTHCARE PROPERTIES)

11010 - 101 Street NW  
Project No.: 398332845-002

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II 10:30 A.M. SDAB-D-21-156

Install a Freestanding On-Premises Sign  
(CHRISTENSON DEVELOPMENTS)

1581 - Glastonbury Boulevard NW  
Project No.: 393269073-002

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III 1:30 P.M. SDAB-D-21-157

Construct a (side and top floor) addition to an  
existing Accessory building (detached Garage,  
12.95 meters by 7.32 metres at 6.4 metres in  
height)

10515 - 140 Street NW  
Project No.: 386056469-002

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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.*

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-148

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 398332845-002

APPLICATION TO: Install (1) Fascia On-Premises Sign (NORTHWEST HEALTHCARE PROPERTIES)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 10, 2021

DATE OF APPEAL: August 17, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11010 - 101 Street NW

LEGAL DESCRIPTION: Plan 8222283 Blk 1 Lots 319B,319C

ZONE: (CB2) General Business Zone

OVERLAY: Main Streets Overlay

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

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***Grounds for Appeal***

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

My name is Charlon and I work for City Image Signs, on behalf of our customer NorthWest Healthcare Properties. In summary we would like to appeal for an approval for the installation of a new single sided tenant cabinet on the north elevation of the HYS Building. Our Customer would

like provide more exposure to the business tenant that are in the HYS Centre building.

***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.

...

**(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.

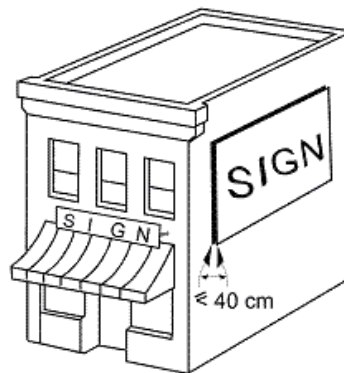
**General Provisions from the *Edmonton Zoning Bylaw*:**

Under section 340.2(34), a **Fascia On-premises Sign** is a **Permitted Use** in the **(CB2) General Business Zone**.

Under section 7.9(1), **Fascia On-premises Signs** means “a Fascia Sign, which is a Permanent Sign, displays Off-premises Advertising and contains no Digital Copy.”

Under section 6.2, a **Fascia Sign** means:

a Sign that is painted on or attached to an exterior building wall, or any other permitted structure, on which a two dimensional representation may be placed. Fascia Signs do not extend more than 40 cm out from the building wall or structure. Fascia Signs include banners or any other two dimensional medium.



Section 340.1 states that the **General Purpose** of the **(CB2) General Business Zone** is:

to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways. This zone also accommodates limited Residential-related uses.

Section 819.1 states that the **General Purpose** of the **Main Streets Overlay** is:

to encourage and strengthen the pedestrian-oriented character of Edmonton’s main street commercial areas that are located in proximity to residential and transit-oriented areas, by providing visual interest, transparent storefront displays, and amenities for pedestrians.

***Schedule 59E***

Schedule 59E.2(1)(a) states “Fascia On-premises Signs shall only face a public roadway other than a Lane.”

**Development Officer’s Determination**

**1) Section 59E.2(1)(a): Fascia On-premises Signs shall only face a public roadway other than a Lane;**

**The proposed sign does not face the public roadway. It is separated from a public roadway to the north by two titled lots zoned DC2(1086) and CB3 Zone, and currently faces the Mixed Use tower (CB3). The sign indirectly faces the residential tower (RA9) to the west.**

[unedited]

***Main Streets Overlay - Signs***

Section 819.5(2)(a) states:

Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with Schedule 59E of this Bylaw, [...]

**Development Officer’s Determination**

**2) Section 819.5(2) - Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with Schedule 59E of this Bylaw.**

**The proposed sign is not in accordance with Schedule 59E, and in the opinion of the Development Officer, the proposed Fascia Sign does not meet the intent of Section 819.5(2), in that it does not complement the pedestrian-oriented commercial environment. Specifically:**

**a) the size of the proposed Fascia Sign is not in proportion to human scale, nor is it located in a position that is designed for view by pedestrians. Human-scale means signs that are conducive to being used and interpreted while walking, typically at just above eye level;**

**b) The size and scale of the Fascia Sign is vehicle oriented and focused primarily to be legible and read while in a moving vehicle, rather than walking on the adjacent sidewalk.**

[unedited]

<i>Community Consultation</i>
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Section 819.5(3) states:

When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this section of the Overlay the notification process outlined in subsection 819.4(15) shall apply.

Section 819.4(15) states:

When the Development Officer determines that a Development Permit application does not comply with the regulations contained in this Overlay:


- a. the Development Officer shall send notice to the municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development, and the President of each affected Community League and each Business Improvement Area Association operating within the distance described above 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 mailed, unless the Development Officer receives feedback from all specified recipients; 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 Section 11.3.
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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>398332845-002</b> Application Date: JUN 03, 2021 Printed: August 10, 2021 at 1:44 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Sign Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 11010 - 101 STREET NW Plan 8222283 Blk 1 Lots 319B,319C  <b>Location(s) of Work</b> Entryway: 11010 - 101 STREET NW Building: 11010 - 101 STREET NW
<b>Scope of Application</b> To install (1) Fascia On-Premises Sign (NORTHWEST HEALTHCARE PROPERTIES).	
<b>Permit Details</b>	
ASA Sticker No./Name of Engineer: 8963 Construction Value: \$000	Class of Permit: Expiry Date:
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 1 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 0 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Aug 10, 2021 <b>Development Authority:</b> NOORMAN, BRENDA  <b>Reason for Refusal</b> 1) Section 59E.2(1)(a): Fascia On-premises Signs shall only face a public roadway other than a Lane.  The proposed sign does not face the public roadway. It is separated from a public roadway to the north by two titled lots zoned DC2 (1086) and CB3 Zone, and currently faces the Mixed Use tower (CB3). The sign indirectly faces the residential tower (RA9) to the west.  2) Section 819.5(2) - Signs shall complement the pedestrian-oriented commercial environment and shall be provided in accordance with Schedule 59E of this Bylaw.  The proposed sign is not in accordance with Schedule 59E, and in the opinion of the Development Officer, the proposed Fascia Sign does not meet the intent of Section 819.5(2), in that it does not complement the pedestrian-oriented commercial environment. Specifically:  a) the size of the proposed Fascia Sign is not in proportion to human scale, nor is it located in a position that is designed for view by pedestrians. Human-scale means signs that are conducive to being used and interpreted while walking, typically at just above eye level;  b) The size and scale of the Fascia Sign is vehicle oriented and focused primarily to be legible and read while in a moving vehicle, rather than walking on the adjacent sidewalk.	
<b>THIS IS NOT A PERMIT</b>	



# Application for Sign Permit

Project Number: **398332845-002**  
Application Date: JUN 03, 2021  
Printed: August 10, 2021 at 1:44 PM  
Page: 2 of 2

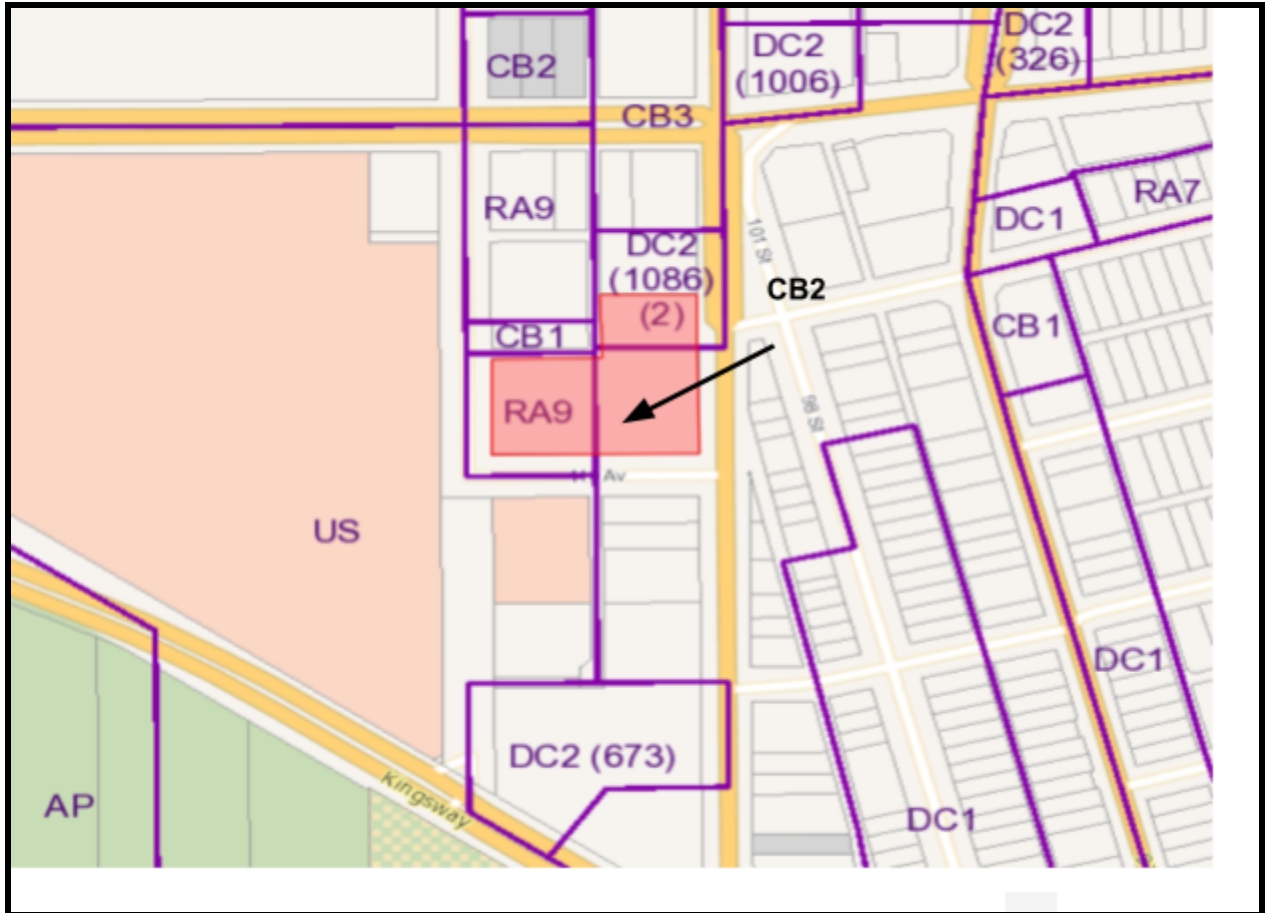
**Rights of Appeal**

THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Sign Development Application Fee	\$120.00	\$120.00	107469095681001	Jun 03, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	\$120.00	\$120.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←      File: SDAB-D-21- 148      ▲  
N

ITEM II: 10:30 A.M.

FILE: SDAB-D-21-156

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 393269073-002

APPLICATION TO: Install a Freestanding On-Premises Sign  
(CHRISTENSON DEVELOPMENTS)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 6, 2021

DATE OF APPEAL: August 26, 2021

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 1581 - Glastonbury Boulevard NW

LEGAL DESCRIPTION: Plan 0720651 Unit 3

ZONE: (RA7) Low Rise Apartment Zone

OVERLAY: N/A

STATUTORY PLAN(S): Glastonbury Neighbourhood Structure Plan  
The Grange Area Structure Plan

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***Grounds for Appeal***

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

This is a temporary screening for the proposed building on this site. Once framing of the building is up this is planned to be mounted to the side of the building while under construction.

***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.

...

**(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 210.3(14), a **Freestanding On-premises Sign** is a **Discretionary Use** in the **(RA7) Low Rise Apartment Zone**.

Under section 7.9(4), **Freestanding On-premises Signs** means “a Freestanding Sign, which is a Permanent Sign, displays On-premises Advertising and contains no Digital Copy.”

Section 210.4(20) states “Signs shall comply with the regulations found in Schedule 59B.”

Section 210.1 states that the **General Purpose** of the **(RA7) Low Rise Apartment Zone** is “To provide a Zone for low rise Multi-unit Housing.”

<b><i>Schedule 59B</i></b>
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Schedule 59B.3(1)(c) states “the maximum Height for Freestanding On-premises Signs shall be 1.8 m.”

Schedule 59B.3(1)(d) states “the maximum Area for any Freestanding On-premises Sign shall not exceed 3 m<sup>2</sup>.”

Under section 6.2, **Height Signs** means “the vertical distance measured from the finished ground surface directly under the Sign to the highest point of the Sign.”

Under section 6.2, **Sign Area** means “the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area.”

**Development Officer’s Determination**

1. **Section 59B.3(1)(c) - the maximum Height for Freestanding On-premises Signs shall be 1.8 m;**

**Proposed: 5.49 m**  
**Exceeds by: 3.69 m**

**Under the Zoning By-law the Development Officer does not have the authority to vary Height.**



**2. Section 59B.3(1)(d) -the maximum Area for any Freestanding On-premises Sign shall not exceed 3 m2;**

**Proposed: 89 m2**

**Exceeds by: 86 m2**

**The variance unduly interfere with the amenities of the neighbourhood and/or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.**


[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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	<h2>Application for Sign Permit</h2>	Project Number: <b>393269073-002</b> Application Date: APR 23, 2021 Printed: August 6, 2021 at 1:57 PM Page: 1 of 2
This document is a Development Permit Decision for the development application described below.		
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 1581 - GLASTONBURY BOULEVARD NW Plan 0720651 Unit 3	
<b>Scope of Application</b> To install a Freestanding On-Premises Sign (CHRISTENSON DEVELOPMENTS)		
<b>Permit Details</b>		
ASA Sticker No./Name of Engineer: Construction Value: 5000	Class of Permit: Class B Expiry Date:	
Fascia Off-premises Sign: 0 Fascia On-premises Sign: 0 Roof Off-premises Sign: 0 Roof On-premises Sign: 0 Minor Digital On-premises Sign: 0 Minor Digital Off-premises Sign: 0 Minor Digital On/Off-premises Sign: 0	Freestanding Off-premises Sign: 0 Freestanding On-premises Sign: 1 Projecting Off-premises Sign: 0 Projecting On-premises Sign: 0 Replacement Panel on Existing Sign: 0 Comprehensive Sign Design: 0 Major Digital Sign: 0	
<b>Development Application Decision</b>		
Refused		
<b>Issue Date:</b> Aug 06, 2021 <b>Development Authority:</b> MERCIER, KELSEY		
<b>Reason for Refusal</b>		
1. Section 59B.3(1)(c) - the maximum Height for Freestanding On-premises Signs shall be 1.8 m;  Proposed: 5.49 m Exceeds by: 3.69 m  Under the Zoning By-law the Development Officer does not have the authority to vary Height.		
2. Section 59B.3(1)(d) - the maximum Area for any Freestanding On-premises Sign shall not exceed 3 m <sup>2</sup> ;  Proposed: 89 m <sup>2</sup> Exceeds by: 86 m <sup>2</sup>		
The variance unduly interfere with the amenities of the neighbourhood and/or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.		
<b>THIS IS NOT A PERMIT</b>		



## Application for Sign Permit

Project Number: **393269073-002**  
Application Date: APR 23, 2021  
Printed: August 6, 2021 at 1:57 PM  
Page: 2 of 2

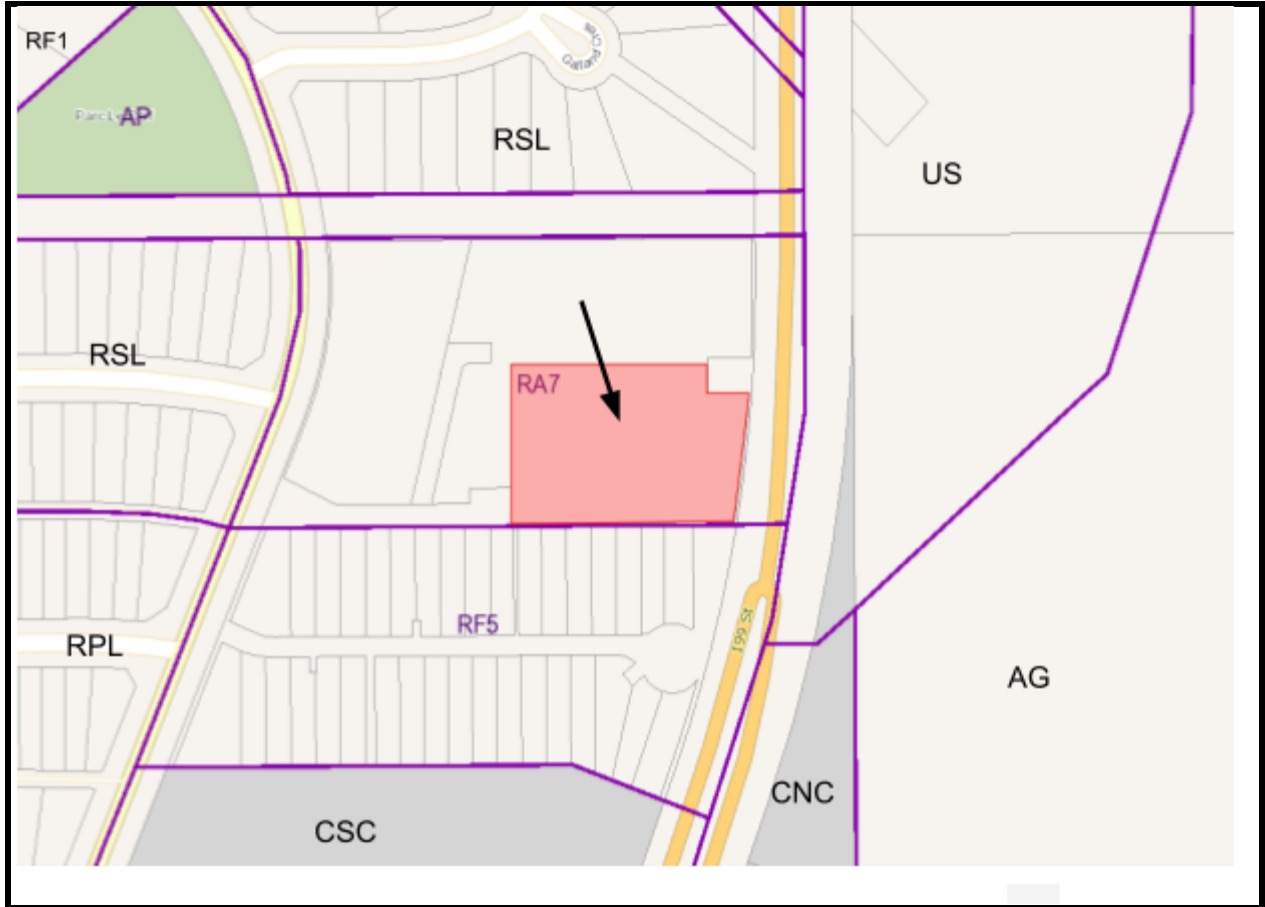
### Rights of Appeal

THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Sign Development Application Fee	\$375.00	\$375.00	06995115	Apr 30, 2021
Existing Without Dev Permit Penalty Fee	\$375.00			
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$750.00</u>	<u>\$375.00</u>		
(\$375.00 outstanding)				

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←                      **File: SDAB-D-21-156**                      ▲  
**N**

ITEM III: 1:30 P.M.

FILE: SDAB-D-21-157

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 386056469-002

APPLICATION TO: Construct a (side and top floor) addition to an existing Accessory building (detached Garage, 12.95 metres by 7.32 metres at 6.4 metres in height)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 10, 2021

DATE OF APPEAL: August 30, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10515 - 140 Street NW

LEGAL DESCRIPTION: Plan 3875P Blk 67 Lot 17

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:

I would like to appeal the DP refusal.

The homeowner is looking to have more room in the garage for storage of vehicles, addition of vehicle lift and storage of outdoor items.

The homeowner is having a particular problem with theft. The inner city theft is on the rise and out of control. She would like to be able to have room to put all her outdoor products in the garage.

The area above the garage is for storage she has no desire for a functional suite.

The vehicle lift requires overhead space to lift the vehicle in the area. The south existing space on the lot is not being used for anything and she would like to extend the garage to use the space.

Letters from neighbors that do not have issue with the garage will be provided upon request.

The homeowner is not fixed on the existing design and is flexible but ultimately requires more space for storage of items

The homeowner understands the existing site coverage max and is looking to exceed.

the homeowner does not understand how the project is refused on height when there are many garages in the city that have space above their garages.

The homeowners primary focus have it look nice and match the house and to respect the privacy of the neighbors.

<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 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.”

Under section 6.1, **Garage** means “an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport.”

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.

***Height***

Section 50.3(3) states “an Accessory building or structure shall not exceed 4.3 m in Height.”

Under section 6.1, **Height** means “a vertical distance between two points.”

**Development Officers Determination**

**1. Height - The garage shall not exceed 4.3m in Height (Section 50.3.3).**

**Maximum: 4.3m**

**Proposed: 6.7m**

**Exceeds by 2.4m**

[unedited]

***Site Coverage***

Section 110.4(6)(a) states: 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%

Under section 6.1, **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.8 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.8 m above Grade;

**Development Officers Determination**

**2. Site Coverage - The site coverage of all accessory buildings shall not exceed 12% (Section 110.4.6.a).**

**Maximum: 12%**

**Proposed: 14.6%**

**Exceeds by 2.6%**



[unedited]

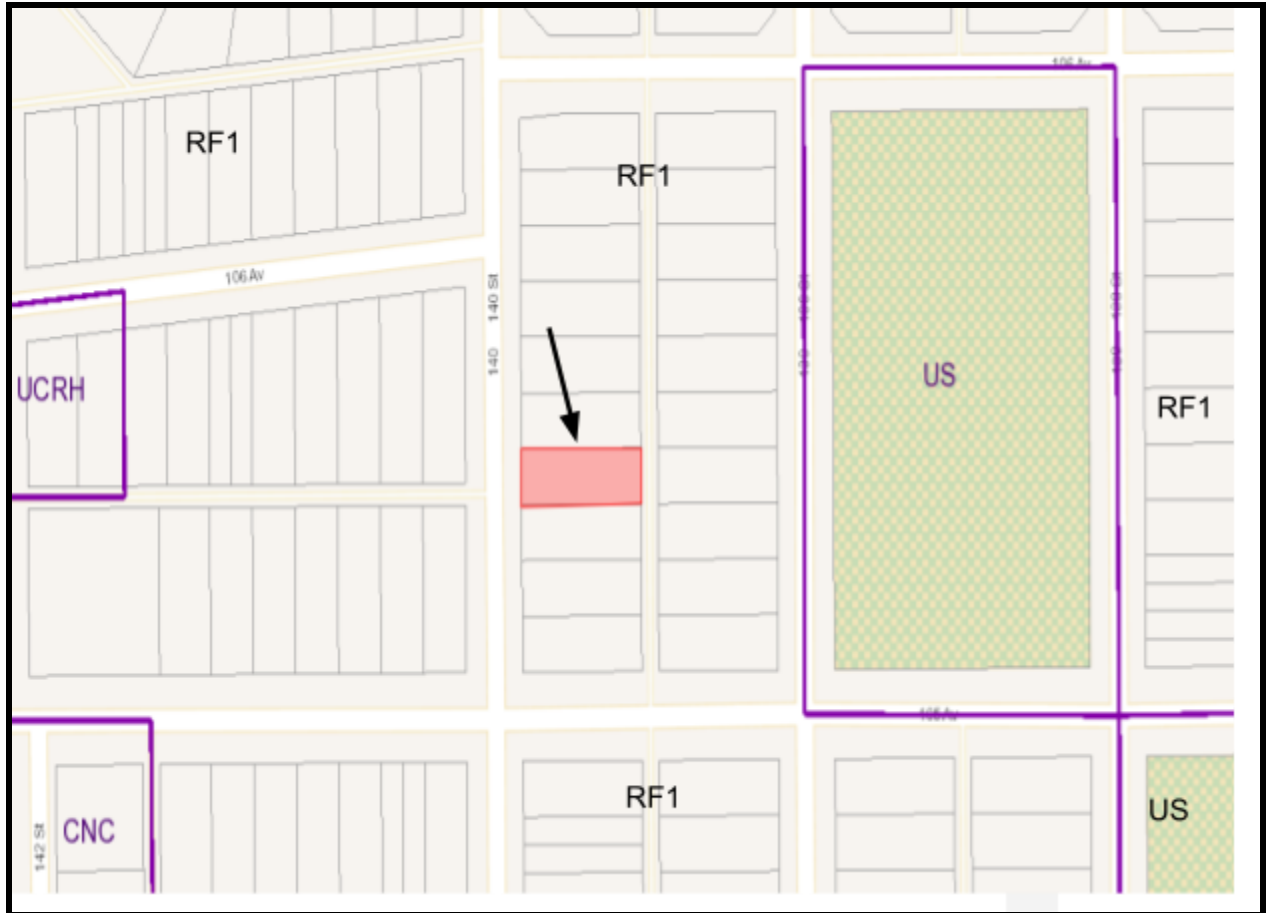
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**Notice to Applicant/Appellant**

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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	<h2>Application for Addition Permit</h2>			Project Number: <b>386056469-002</b> Application Date: FEB 08, 2021 Printed: August 10, 2021 at 1:20 PM Page: 1 of 1																			
This document is a Development Permit Decision for the development application described below.																							
<b>Applicant</b>  	<b>Property Address(es) and Legal Description(s)</b> 10515 - 140 STREET NW Plan 3875P Blk 67 Lot 17  <b>Location(s) of Work</b> Suite: 10515 - 140 STREET NW Entryway: 10515 - 140 STREET NW Building: 10515 - 140 STREET NW																						
<b>Scope of Application</b> To construct a (side and top floor) addition to an existing Accessory building (detached Garage, 12.95m x 7.32m @ 6.4m in height).																							
<b>Permit Details</b>  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">                     Class Of Permit: Class B                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> <td style="width: 50%;">                     Site Area (sq. m.): 650.67                 </td> </tr> </table>				Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 650.67																		
Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 650.67																						
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Aug 10, 2021 <b>Development Authority:</b> NICHOLAS, CAROLYN  <b>Reason for Refusal</b> 1. Height - The garage shall not exceed 4.3m in Height (Section 50.3.3). Maximum: 4.3m Proposed: 6.7m Exceeds by 2.4m  2. Site Coverage - The site coverage of all accessory buildings shall not exceed 12% (Section 110.4.6.a). Maximum: 12% Proposed: 14.6% Exceeds by 2.6%  <b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																							
<b>Building Permit Decision</b> No decision has yet been made.																							
<b>Fees</b>  <table border="0" style="width: 100%;"> <thead> <tr> <th></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$433.00</td> <td style="text-align: right;">\$433.00</td> <td style="text-align: right;">05799807072F001</td> <td style="text-align: right;">Feb 08, 2021</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$433.00</td> <td style="text-align: right; border-top: 1px solid black;">\$433.00</td> <td></td> <td></td> </tr> </tbody> </table>					Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$433.00	\$433.00	05799807072F001	Feb 08, 2021	Total GST Amount:	\$0.00				Totals for Permit:	\$433.00	\$433.00		
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<b>THIS IS NOT A PERMIT</b>																							



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-21-157

▲  
**N**