

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
May 8, 2019**

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

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

I 9:00 A.M. SDAB-D-19-063

To install one (1) Minor Digital On-premises
Off-premises Freestanding Sign (PATTISON |
PETRO-CANADA)

5019 - 137 Avenue NW
Project No.: 271782938-001

II 10:30 A.M. SDAB-D-19-064

To change the Use from General Retail Stores to
a Personal Service Shop and to construct
interior and exterior alterations (new door into
suite 108)

108, 10303 - 111 Street NW
Project No.: 303090602-001

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-19-063

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 271782938-001

APPLICATION TO: Install one (1) Minor Digital On-premises
Off-premises Freestanding Sign
(PATTISON | PETRO-CANADA)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 11, 2019

DATE OF APPEAL: April 16, 2019

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 5019 - 137 Avenue NW

LEGAL DESCRIPTION: Plan 9424033 Blk 1

ZONE: (CB2) General Business Zone

OVERLAY: Major Commercial Corridors Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

We are solicitors for Pattison Outdoor Advertising, the Applicant in the above noted matter. Our clients' Development Permit Application has been refused. On behalf of our clients, we hereby appeal the refusal on the following grounds:

1. The subject sign will not interfere with the use, enjoyment or value of any neighbouring properties and will not negatively impact on the amenities of this Industrial Business District;

2. The proposed sign location is a result of ongoing discussions with City Transportation Services and is supported by a traffic report accepted by the City; and
3. Such further and other reasons as may be presented at the hearing of this 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,

- (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, [...]

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (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 clauses (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.

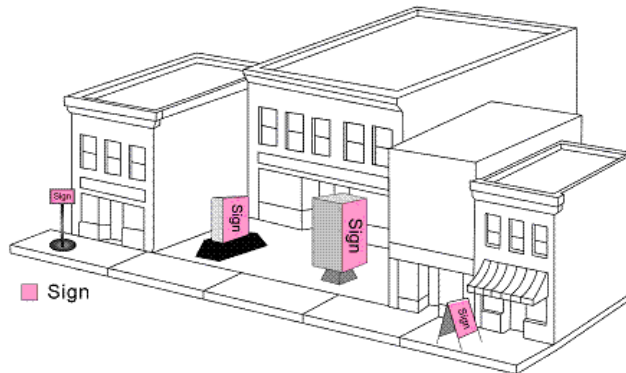
General Provisions from the *Edmonton Zoning Bylaw*:

Under section 340.3(43), **Minor Digital On-premises Off-premises Signs** is a **Discretionary Use** in the **(CB2) General Business Zone**.

Under section 7.9(7), **Minor Digital On-premises Off-premises Signs** means:

a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays On-premises Advertising and/or Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

Under section 6.2, **Freestanding Signs** means a Sign supported independently of a building.



Section 340.4(9) states “Signs shall comply with the regulations found in Schedule 59F.”

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.”

Section 813.1 states that the **General Purpose** of the **Major Commercial Corridors Overlay** is “to ensure that development along Major Commercial Corridors is visually attractive and that due consideration is given to pedestrian and traffic safety.”

Schedule 59F – Sign Regulations

Schedule 59F.3(6)(e) states the following with respect to Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs as follows:

Proposed Sign Area	Minimum separation distance from Signs with Digital Copy greater than <u>8.0 m²</u> or Off-premises Signs
Greater than <u>8.0 m²</u> to less than <u>20 m²</u>	<u>100 m</u>
<u>20 m²</u> to <u>40 m²</u>	<u>200 m</u>
Greater than <u>40 m²</u>	<u>300 m</u>

The separation shall be applied from the location of the larger Off-premises Sign or Sign with Digital Copy.

Development Officer's Determination

1. Proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m² or Off-premises Signs 20 m² to 40 m² by 200 m (Reference Schedule 59F.3(6)(e)).

Proposed Separation: 157 m

Required Separation: 200 m

Deficient by: 43 m

The Zoning Bylaw establishes the separation distances between Digital Signs and Off-premises Signs to prevent the proliferation of such Signs. [unedited]

Sign Regulations – General Provisions

Section 59.2(21) states:

Any Sign Use that is a Freestanding Sign shall have a minimum 45.0 m radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site. This separation distance does not apply to different Sign Uses that are co-located on the same Freestanding Sign structure.

Development Officer's Determination

2. Any Sign Use that is a Freestanding Sign shall have a minimum 45.0 m radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site (Reference Section 59.2(21)).

Proposed Separation: 7 m


Required Separation: 45 m

Deficient by: 38 m

In the opinion of the Development Officer, a variance to this separation distance will add visual clutter, and there is no unnecessary hardship for the Site. [unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	<h2 style="margin: 0;">Application for Sign Combo Permit</h2>	<p>Project Number: 271782938-001 Application Date: JAN 11, 2018 Printed: April 16, 2019 at 11:37 AM Page: 1 of 2</p>
This document is a Development Permit Decision for the development application described below.		
Applicant	Property Address(es) and Legal Description(s) 5019 - 137 AVENUE NW Plan 9424033 Blk 1	
Scope of Application To install (1) Minor Digital On-premises Off-premises Freestanding Sign (PATTISON PETRO-CANADA).		
Permit Details		
ASA Sticker No./Name of Engineer: Construction Value: 100000	Class of Permit: 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: 1	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	
I/We certify that the above noted details are correct. Applicant signature: _____		
Development Application Decision Refused Issue Date: Apr 11, 2019 Development Authority: MERCIER, KELSEY		
THIS IS NOT A PERMIT		



Project Number: **271782938-001**
 Application Date: JAN 11, 2018
 Printed: April 16, 2019 at 11:37 AM
 Page: 2 of 2

Application for Sign Combo Permit

Reason for Refusal

1. Proposed Sign locations shall be separated from Signs with Digital Copy greater than 8.0 m2 or Off-premises Signs 20 m2 to 40 m2 by 200 m (Reference Schedule 59F.3(6)(e)).
 Proposed Separation: 157 m
 Required Separation: 200 m
 Deficient by: 43 m

The Zoning Bylaw establishes the separation distances between Digital Signs and Off-premises Signs to prevent the proliferation of such Signs.

2. Any Sign Use that is a Freestanding Sign shall have a minimum 45.0 m radial separation distance from any other Sign Use that is a Freestanding Sign on the same Site (Reference Section 59.2(21)).
 Proposed Separation: 7 m
 Required Separation: 45 m
 Deficient by: 38 m

In the opinion of the Development Officer, a variance to this separation distance will add visual clutter, and there is no unnecessary hardship for the Site.

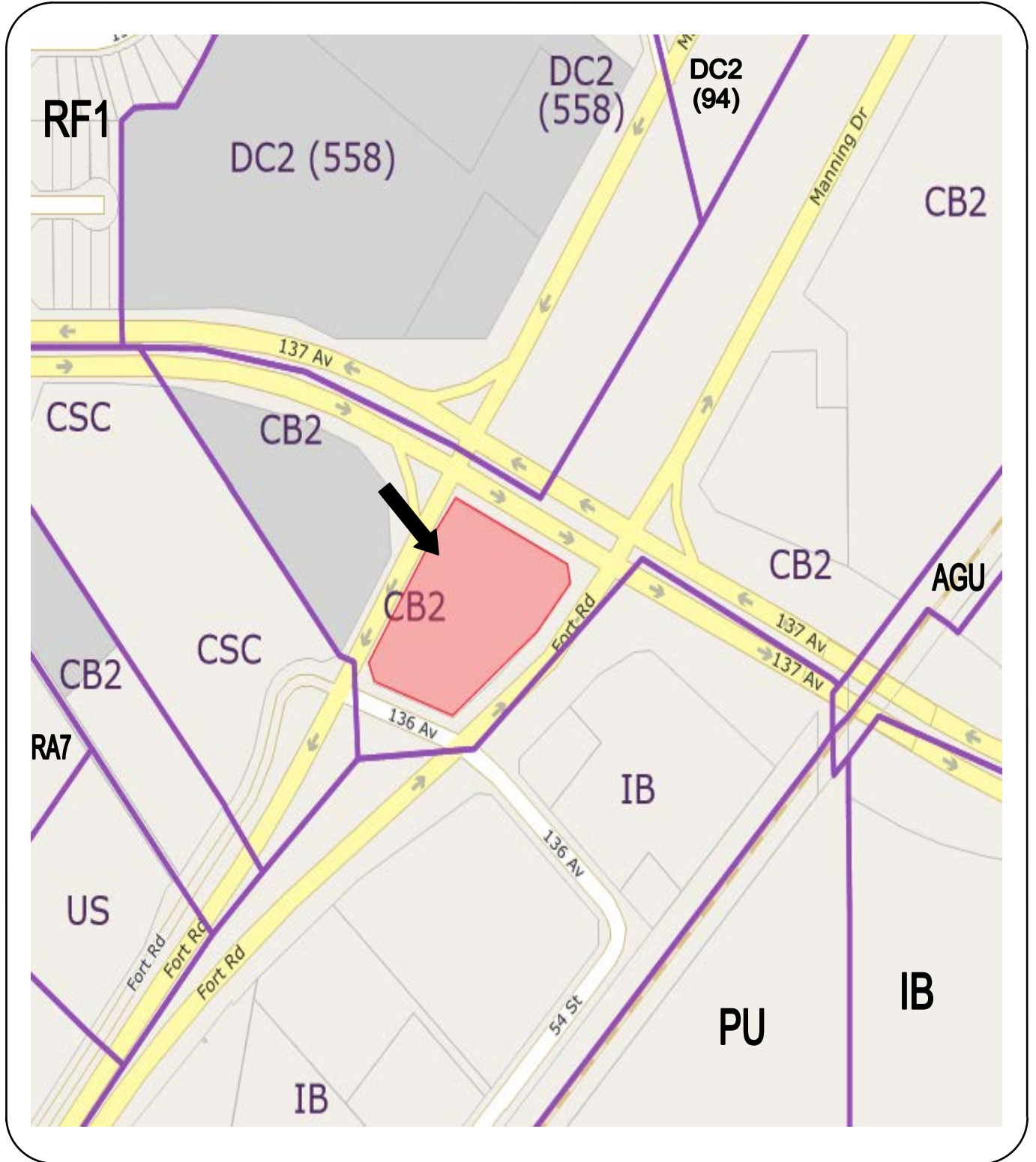
Rights of Appeal

The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Building Permit Fee	\$1,000.00	\$1,000.00	04742957	Jan 15, 2018
Sign Dev Appl Fee - Digital Signs	\$451.00	\$451.00	04742957	Jan 15, 2018
Safety Codes Fee	\$40.00	\$40.00	04742957	Jan 15, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,491.00	\$1,491.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-063



ITEM II: 10:30 A.M.

FILE: SDAB-D-19-064

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY A CONDOMINIUM CORPORATION

APPELLANT:

APPLICATION NO.: 303090602-001

APPLICATION TO: Change the Use from General Retail Stores to a Personal Service Shop and to construct interior and exterior alterations (new door into suite 108)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 19, 2019

DATE OF APPEAL: April 16, 2019

NOTIFICATION PERIOD: March 26, 2019 through April 16, 2019

RESPONDENT:

ADDRESS OF RESPONDENT: 10303 - 111 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 108, 10303 - 111 Street NW

LEGAL DESCRIPTION: Plan 0928401 Unit 626, Condo Common Area (Plan 0322787, 0326052, 0620422, 0928401), Plan 0928401 Unit 627

ZONE: DC2.472 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

Grounds for Appeal

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

This permit relates to a residential-only condominium complex. The complex consists of two high-rise and one low-rise building within close proximity to each other that were built beginning in 2003. There are 297 residential units and no commercial occupancies. The complex is within walking distance numerous restaurants and retail businesses – none of which are located on the condominium property.

Many owner/occupants of the residential units will be affected by the proposed development. It is a quiet community where owners purchased the property with the understanding no commercial use would be allowed as stated in the condominium bylaws.

The complex was built and designed as a residential-only community. The permit requests that there be major structural changes required in order to create access for the public. This is stated in the permit application. Further indicating this is not an appropriate use for the complex.

In addition, the following issues need to be considered:

Safety: the proposal includes adding an entrance to the building in an area with a narrow sidewalk which is in close proximity to a roadway. Increased pedestrian traffic will be a hazard to the persons and traffic in the area.

Health: the proposed business (beauty salon) will have odors, fragrances and chemicals in concentrations much higher than normally seen in a residential complex and may affect not only common areas but private residences. If changing ventilation systems are required for this business, this exacerbates the issue. These chemicals often have adverse effects on the health of persons and can be serious for those with underlying medical conditions such as chronic obstructive pulmonary disease (COPD) and asthmas.

Traffic: this complex was designed for a specific number of residents and vehicles. Additional traffic on the complex will be problematic and potentially dangerous.

Parking: Visitor parking for the complex is already at a premium. There are no extra parking stalls beyond what is required for residents' visitors. The increased activity in the area due to the expansion of MacEwan University and the Ice District requires increased patrols of our parking lot and towing of unauthorized vehicles.

Change in Occupancy: This permit suggests a beauty salon. There is little to prevent the owner/developer, once established and invested, to change to a different type of business (e.g. Massage Studio, XXX Video Store, Vape Shop, Tobacco Store, Liquor Store, Day Care, etc.). Some of which would be even less desirable than a hair salon.

Future Occupancies: Should this permit stand there is a risk of additional applications and costs to residents to appeal.

Conclusion:

There has been no consultation with the property owners by the developer. If there had been, the city would have realized the error made in granting the permit. Now the SDAB is the last stop measure to ensure the residents of this complex continue to enjoy their homes and community as they have for the past 15 years and to ensure their property values are not adversely affected by an inappropriate development.

On behalf of the Board of Directors and residents of Alta Vista North, South and Railtown on the Park. Condominium Plan No. 032 2787.

<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.

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

Appeals

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

- (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.

685(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (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.

Section 2 of the *Edmonton Zoning Bylaw* concerning Repeal, Enactment and Transition Procedures states the following:

2.4 Subject only to the provisions in the Municipal Government Act respecting legal non-conforming Uses and notwithstanding the effect it may have on rights, vested or otherwise, the provisions of this Bylaw govern from the Effective Date onward. In particular, no application for a Development Permit shall be evaluated under the procedural or substantive provisions of the previous Land Use Bylaw after the Effective Date, even if the application was received before the Effective Date.

...

2.6 Any Direct Control Districts that were in effect immediately prior to the Effective date are hereby deemed to continue in full force and effect and are hereby incorporated into Part IV of this Bylaw.

2.7 Unless there is an explicit statement to the contrary in a Direct Control District or Provision, any reference in a Direct Control

District or Direct Control Provision to a land use bylaw shall be deemed to be a reference to the land use bylaw that was in effect at the time of the creation of the Direct Control District or Provision.

At the time of the creation of the subject Direct Control Site, the *City of Edmonton Land Use Bylaw 5996* was in effect. An Alberta Court of Appeal decision in *Parkdale-Cromdale Community League Association v. Edmonton (City)*, 2007 ABCA 309 concluded that section 2.7 of the *Edmonton Zoning Bylaw* only applies if there is an express cross-reference in a Direct Control Bylaw passed before 2001 to a provision of the old *Land Use Bylaw*. In the absence of an express reference in the Direct Control Bylaw to the *Land Use Bylaw 5996*, it does not prevail over section 2.4 of the *Edmonton Zoning Bylaw*.

General Provisions from the DC2.472 Site Specific Development Control Provision:

Under DC2.472.4(c)(vi), **Professional, Financial and Office Support Services** is a listed Use in the **DC2.472 District**.

DC2.472.1 states that the **General Purpose** of the **DC2.472 District** is:

To create a mixed housing district which includes row housing, low/medium/high rise apartment and limited commercial uses onto the Civic Space Corridor and 111 Street. These residential developments will provide an additional residential population within the Downtown and with unique open space corridor create a vibrant downtown community.

General Provisions from the Edmonton Zoning Bylaw 12800 (“Zoning Bylaw”) and the Edmonton Land Use Bylaw 5996 (“Land Use Bylaw”):

Under section 7.4(44) of the *Zoning Bylaw* and section 10.3(31) of the *Land Use Bylaw*, **Professional, Financial and Office Support Services** means:

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

Class B Discretionary Development

Section 12.4(1) of the *Zoning Bylaw* states the following respect to *Class B Discretionary Development*:

This class includes all developments for which applications are required and are for a Discretionary Use or require a variance to any of the regulations of this Bylaw. This class of Development Permit also includes all applications on Sites designated Direct Control not noted in Section 12.3.

Development Officer’s Determination


You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw. [unedited].

Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-07-236	Construct an additional storey (loft) to an Apartment House (Alta Vista South tower)	September 28, 2007; that the appeal be DENIED and the DEVELOPMENT REFUSED.
SDAB-D-04-147	Construct two Apartment Houses (2 towers with a total of 174 dwellings and two accessory guest sleeping suites; Altavista Twin Towers)	July 9, 2004; that the appeal be DENIED and the DEVELOPMENT GRANTED subject to conditions.

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.

	<p>Project Number: 303090602-001 Application Date: JAN 21, 2019 Printed: March 29, 2019 at 1:03 PM Page: 1 of 3</p>		
<h2 style="margin: 0;">Major Development Permit</h2>			
<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>			
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s)</p> <p>10303 - 111 STREET NW Condo Common Area (Plan 0322787,0326052,0620422,0928401)</p> <p>10303 - 111 STREET NW Plan 0928401 Unit 627</p> <p>108, 10303 - 111 STREET NW Plan 0928401 Unit 626</p> <hr/> <p>Specific Address(es)</p> <p>Suite: 108, 10303 - 111 STREET NW Entryway: 10303 - 111 STREET NW Building: 10303 - 111 STREET NW</p>		
<p>Scope of Permit</p> <p>To change the use from General Retail Stores to a Personal Service Shops and to construct interior and exterior alterations (new door into suite 108)</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 2868.29 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 2868.29	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 2868.29	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none)		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Permit Decision</p> <p>Approved</p> <p>Issue Date: Mar 19, 2019 Development Authority: KENNEDY, CLARK</p>			



Project Number: **303090602-001**
 Application Date: JAN 21, 2019
 Printed: March 29, 2019 at 1:03 PM
 Page: 2 of 3


Major Development Permit

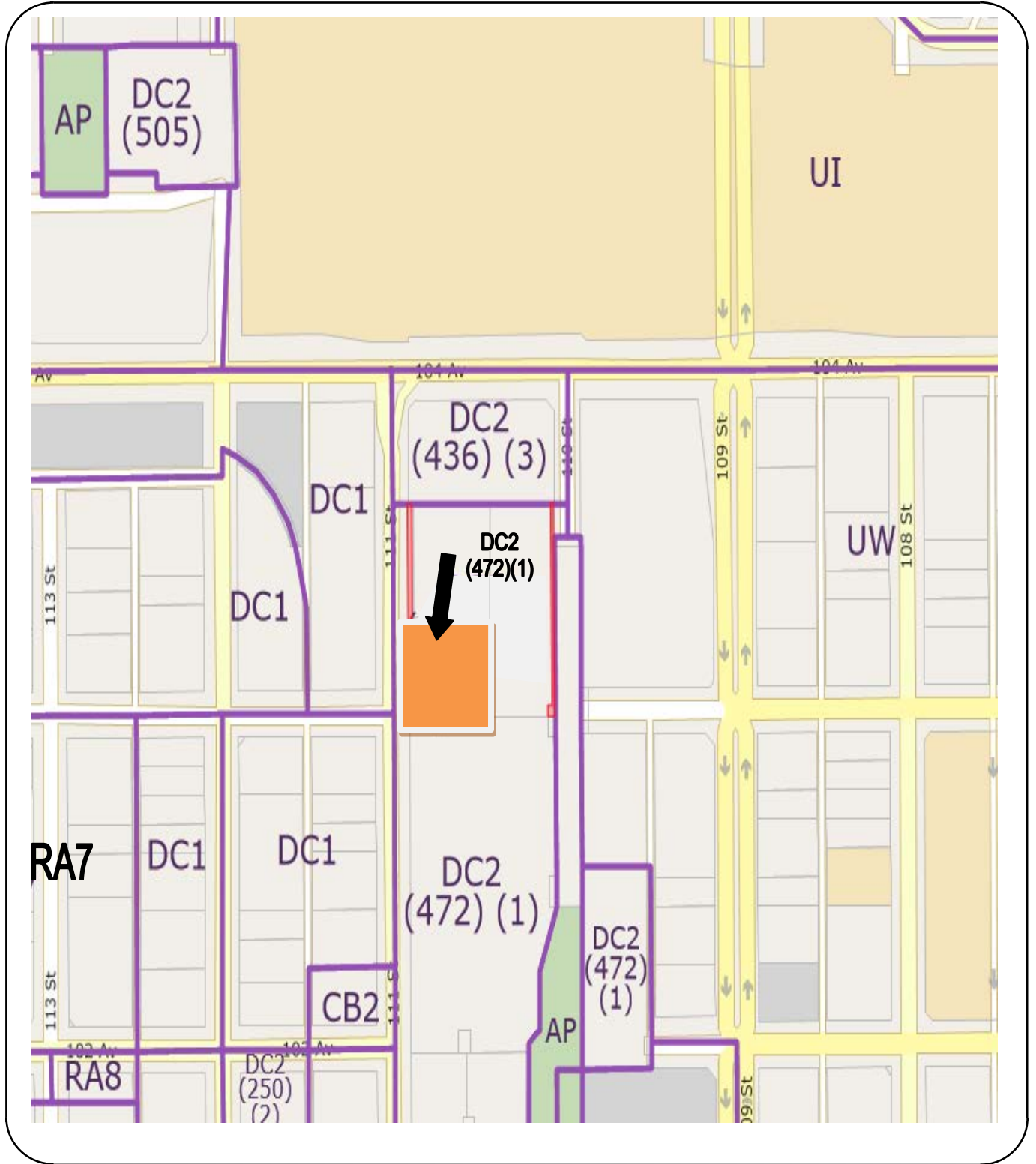
Subject to the Following Conditions

1. The design of the project shall establish a single architectural theme and the principal design elements, finishing materials, colours and roof style shall be applied to each building, with minor variations, regardless of the staging sequence of the project. (Reference Section DC2.472.5(j)(i))
2. Building facades shall include design elements, finishing materials and variations that will reduce any perceived mass and linearity of large buildings and add architectural interest. (Reference Section DC2.472.5(j)(iii))
3. Appropriate lighting of the buildings and the site project shall be undertaken to provide a safe, lit environment and to add visual interest. Lighting shall be directed away from the residential areas and from adjacent roadways. (Reference Section DC2.472.5(o))
4. Any trash collection area or storage area, shall be located adjacent to the lane and shall be within the principle building. (Reference Section 910.4(4)(a))
5. Decorative and security lighting shall be designed and finished in a manner consistent with the architectural theme of the development and will be provided to ensure a well-lit environment for pedestrians, and to accentuate architectural elements, roof tops and public art. (Reference Section 910.4(7)(a))
6. Exterior lighting associated with the development shall be designed such that it has no negative impact on an adjacent property. (Reference Section 910.4(7)(b))
7. Detailed exterior lighting plans may be required for major developments at the discretion of the Development Officer. (Reference Section 910.4(7)(c))
8. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1(1)(c))
9. Parking spaces for the disabled shall: be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists; be included, by the Development Officer, in the calculation of the applicable minimum parking requirement; and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. (Reference Section 54.1(3))
10. All access locations and curb crossings shall require the approval of Transportation Services. (Reference Section 53(1))

GENERAL NOTES:

1. The Development Permit shall not be valid unless and until: any conditions of approval, except those of a continuing nature, have been fulfilled; and the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in subsection 21(1) of this Bylaw and the Municipal Government Act has passed. (Reference Section 17.1(1))
2. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
3. Signs require separate Development Applications.
4. A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
5. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

	Project Number: 303090602-001 Application Date: JAN 21, 2019 Printed: March 29, 2019 at 1:03 PM Page: 3 of 3			
Major Development Permit				
<p>6. 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.</p> <p>Variations You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.</p> <p>Rights of Appeal This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.</p> <p>Notice Period Begins: Mar 26, 2019 Ends: Apr 16, 2019</p>				
Fees				
	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$368.00	\$368.00	05601762	Jan 21, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	\$368.00	\$368.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-064

