

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
December 3, 2015**

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

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

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I	9:00 A.M.	SDAB-D-15-286	Install a Freestanding On-premises Sign / Minor Digital On-premises Sign (LaZboy)  10804 - 170 Street NW Project No.: 176994655-002
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**BREAK: 11:15 A.M. TO 11:30 A.M.**

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II	11:30 A.M.	SDAB-D-15-287	Construct an Accessory Building (rear sea can storage container, 6.05m x 2.42m), existing without permits.  8912 - 151 Street NW Project No.: 176027833-003
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**LUNCH BREAK: 1:00 P.M. TO 2:00 P.M.**

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III	2:00 P.M.	SDAB-D-15-288	Convert a Detached Garage to a Garden Suite (7.31m x 7.31m)  12713 - 124 Street NW Project No.: 173164473-001
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**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-15-286

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 176994655-002

ADDRESS OF APPELLANT: 10804 - 170 Street NW

APPLICATION TO: Install a Freestanding On-premises Sign /  
Minor Digital On-premises Sign (LaZboy)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 20, 2015

DATE OF APPEAL: October 28, 2015

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10804 - 170 Street NW

LEGAL DESCRIPTION: Plan 9421795 Blk 2 Lot 6

ZONE: CB2 General Business Zone

OVERLAY: None

STATUTORY PLANS IN EFFECT: None

***Grounds for Appeal***

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

The signage has recently been updated for aesthetic purpose, but remains on the originally approved structure. The signage does not have negative impacts on the neighbouring businesses and there have been no complaints regarding the new signage. It is characteristic for Industrial Business neighbourhoods to have multiple free-standing signs within close proximity. The deficiency of 28 m crosses 6 lanes of traffic and is north of the subject sign. This does not create a negative impact or concern for adjacent businesses and properties.  
[unedited]

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

- 685(1)** If a development authority
- (a) fails or refuses to issue a development permit to a person,
  - (b) issues a development permit subject to conditions, or
  - (c) issues an order under section 645,

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1),  
after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The decision of the Development Authority is dated October 20, 2015. The Notice of Appeal was filed on October 28, 2015. The Appeal Period expired on November 3, 2015.

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

Pursuant to Section 340.1, 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.”

**Freestanding On-premises Signs** are a **Permitted Use** pursuant to Section 340.2(29).

Pursuant to Section 7.9(4), **Freestanding On-premises Signs** means “any Sign supported independent of a building, displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.”

**Minor Digital On-premises Signs** are a **Discretionary Use** pursuant to Section 340.3(41).

Pursuant to Section 7.9(8), **Minor Digital On-premises Signs** means “any Sign that is remotely changed on or off Site and has a Message Duration greater than or equal to 6 seconds. Minor Digital On-premises Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components. The Copy on such Sign advertises a business, activity, service or product on the premises or Site where the Sign is displayed.”

***Separation Distance***

Pursuant to Schedule 59F.3

6. Minor Digital On-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- e. proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign as follows:

Proposed Sign Area	Minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign
Greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup>	100 m
20 m <sup>2</sup> to 40 m <sup>2</sup>	200 m
Greater than 40 m <sup>2</sup>	300 m

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

**Development Officer’s Determination**

1) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m<sup>2</sup> or Off-premises Sign. If the proposed sign area is greater than 8.0 m<sup>2</sup> to less than 20 m<sup>2</sup> minimum separation distance from Digital Signs greater than 8.0 m<sup>2</sup> or other Off-premises Sign shall be 100 m. (Reference Section 59F.3(6)(e)).

Separation distance between existing Freestanding Off-Premises sign and proposed Freestanding On-premises / Minor Digital  
 On-premises sign: 73m  
 Deficient by: 28m [unedited]

***Number of Signs***

Pursuant to Schedule 59F.3

6. Minor Digital On-premises Signs and Minor Digital Off-premises Signs shall be subject to the following regulations:

- k. the maximum number of Freestanding On-premises Signs, Roof On-premises Signs, Major Digital Signs, Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs and Minor Digital Off-premises Signs on a Site shall be four;

**Development Officer's Determination**



- 2) The maximum number of Freestanding Signs on a site shall be four.  
(Reference Section 59F.3(6)(k)).  
Proposed total number of signs: 6  
Exceeds by: 2 [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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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	Project Number: <b>176994655-002</b> Application Date: SEP 18, 2015 Printed: October 20, 2015 at 2:56 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for Sign Combo Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
<b>Applicant</b>  PERMIT MASTERS 	<b>Property Address(es) and Legal Description(s)</b> 10804 - 170 STREET NW Plan 9421795 Blk 2 Lot 6		
<b>Scope of Application</b> To install a Freestanding On-premises sign / Minor Digital On-premises sign (LaZboy).			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     Class of Permit:                      Expiry Date:                       Num. Temp., Fasica or Temporary Signs: 0                      Sign Permit Label No. :                 </td> <td style="width: 50%; border: none;">                     Construction Value: 45000                      Num. of Freestanding, Projecting or Roof Signs: 0                      Number of Additional Signs:                       Sign Type: Minor Digital On-premise Sign                 </td> </tr> </table>		Class of Permit: Expiry Date:  Num. Temp., Fasica or Temporary Signs: 0 Sign Permit Label No. :	Construction Value: 45000 Num. of Freestanding, Projecting or Roof Signs: 0 Number of Additional Signs:  Sign Type: Minor Digital On-premise Sign
Class of Permit: Expiry Date:  Num. Temp., Fasica or Temporary Signs: 0 Sign Permit Label No. :	Construction Value: 45000 Num. of Freestanding, Projecting or Roof Signs: 0 Number of Additional Signs:  Sign Type: Minor Digital On-premise Sign		
I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> 1) Proposed Sign locations shall be separated from any other Digital Sign greater than 8.0 m <sup>2</sup> or Off-premises Sign. If the proposed sign area is greater than 8.0 m <sup>2</sup> to less than 20 m <sup>2</sup> minimum separation distance from Digital Signs greater than 8.0 m <sup>2</sup> or other Off-premises Sign shall be 100 m. (Reference Section 59F.3(6)(e)).  Separation distance between existing Freestanding Off-Premises sign and proposed Freetanding On-premises / Minor Digital On-premises sign: 73m Deficient by: 28m  2) The maximum number of Freestanding Signs on a site shall be four. (Reference Section 59F.3(6)(k)).  Proposed total number of signs: 6 Exceeds by: 2  Note: Site (Signs) means single or cumulative collection of properties forming a developable parcel that share accesses or traffic circulation that is not a public road right-of-way. (Reference Section 6.2(26))  <b>Rights of Appeal</b> The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.			
Issue Date: Oct 20, 2015      Development Authority: FOLKMAN, JEREMY      Signature: _____			
<b>THIS IS NOT A PERMIT</b>			



Project Number: **176994655-002**  
Application Date: SEP 18, 2015  
Printed: October 20, 2015 at 2:56 PM  
Page: 2 of 2

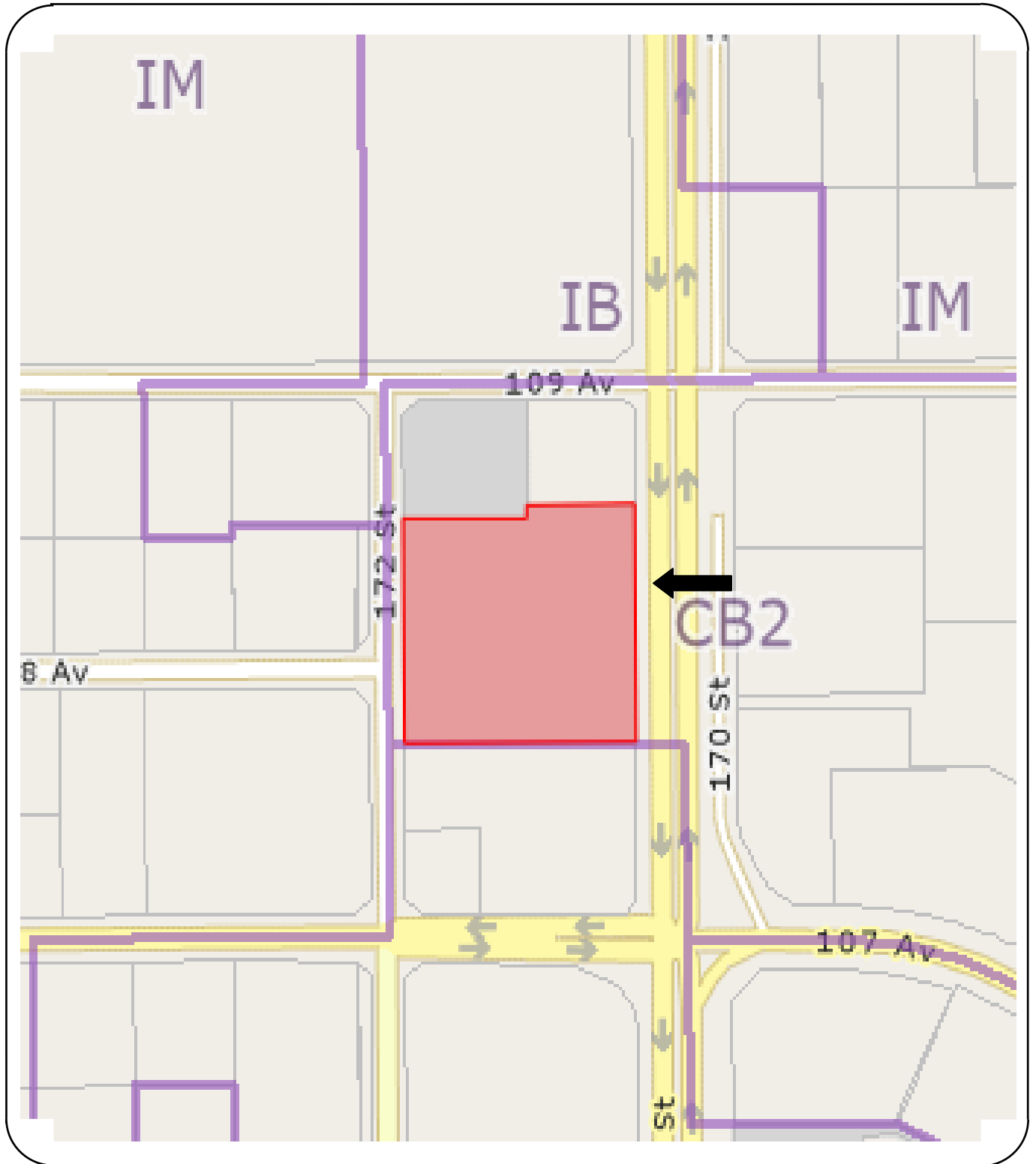
## Application for Sign Combo Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Existing Without Dev Permit Penalty Fee	\$832.00	\$832.00	I2755803,02808622	Oct 08, 2015
Safety Codes Fee	\$17.64	\$17.64	02755803	Sep 18, 2015
Sign Building Permit Fee	\$441.00	\$441.00	02755803	Sep 18, 2015
Existing Without Building Permit Penalty Fee	\$441.00	\$441.00	02755803	Sep 18, 2015
Sign Dev Appl Fee - Digital Signs	\$832.00	\$832.00	I2755803,02808622	Oct 08, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,563.64	\$2,563.64		

**THIS IS NOT A PERMIT**





**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-15-286



ITEM II: 11:30 A.M.

FILE: SDAB-D-15-287

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 176027833-003

ADDRESS OF APPELLANT: 8912 - 151 Street NW

APPLICATION TO: Construct an Accessory Building (rear sea can storage container, 6.05m x 2.42m), existing without permits.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 22, 2015

DATE OF APPEAL: November 4, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8912 - 151 Street NW

LEGAL DESCRIPTION: Plan 1324KS Blk 7B Lot 3

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: None

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***Grounds for Appeal***

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

The homeowner is willing to relocate the seacan in order to meet the required side lot line setback, as was communicated through the development permit process. The seacan is a structurally secure accessory structure and is constructed to meet quality standards. It is a reliable structure that adheres to the standard of surrounding development. [unedited]

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

- 685(1)** If a development authority
- (d) fails or refuses to issue a development permit to a person,
  - (e) issues a development permit subject to conditions, or
  - (f) issues an order under section 645,

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1),  
after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The decision of the Development Authority is dated October 22, 2015. The Notice of Appeal was filed on November 4, 2015. The Appeal Period expired on November 5, 2015.

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

Section 110.1 provides that the **General Purpose** of the **RF1 Single Detached Residential Zone** is “to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.”

***General Performance Standards for Non-Industrial Developments***

Section 57.2(1) provides as follows:

In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

**Development Officer's Determination**

1.) Section 57.2 ( General Performance Standards for Non-industrial Developments): In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

A Sea Can is not considered to be similar to or better than the standard of surrounding development in the neighbourhood and therefore does not meet the General Performance Standards in residential neighbourhoods. A Sea-can is also primarily for industrial Uses, therefore not suitable for a residential site.

**Accessory Buildings in Residential Zones**

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

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

b. an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line, except where it is a mutual Garage erected on the common property line to the satisfaction of the Development Officer, or where a Garage is placed on the common property line in accordance with the provisions of the RPL Zone, or where the Accessory Building does not exceed the permitted fence height or in the case of Garage Suites, where the minimum Side Setback shall be in accordance with Section 87.

**Development Officer's Determination**

2.) Section 50.3(4)(b): an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line.

Proposed: 0.75m


Deficient: 0.15m [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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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	Project Number: <b>176027833-003</b> Application Date: SEP 25, 2015 Printed: November 27, 2015 at 2:41 PM Page: 1 of 2															
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Accessory Building Development and Building Permit</h3>																
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit																
<b>Applicant</b>  PERMIT MASTERS Care of: STEPHANIE ZITKUS 100, 10171 - SASKATCHEWAN DR. EDMONTON, ALBERTA CANADA T6E 4R5	<b>Property Address(es) and Legal Description(s)</b>  8912 - 151 STREET NW Plan 1324KS Blk 7B Lot 3															
<b>Scope of Application</b> To construct an Accessory Building (rear sea can storage container, 6.05m x 2.42m), existing without permits.																
<b>Permit Details</b>  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     Building Area (sq. ft.): 158                      Stat. Plan Overlay/Annex Area:                 </td> <td style="width: 50%; border: none;">                     Class of Permit: Class A                      Type of Accessory Building: Shed (040)                 </td> </tr> </table> <p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>		Building Area (sq. ft.): 158 Stat. Plan Overlay/Annex Area:	Class of Permit: Class A Type of Accessory Building: Shed (040)													
Building Area (sq. ft.): 158 Stat. Plan Overlay/Annex Area:	Class of Permit: Class A Type of Accessory Building: Shed (040)															
<b>Development Application Decision</b> Refused  <b>Reasons for Refusal</b> 1.) Section 57.2 ( General Performance Standards for Non-industrial Developments): In all non-industrial developments, the design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.  A Sea Can is not considered to be similar to or better than the standard of surrounding development in the neighbourhood and therefore does not meet the General Performance Standards in residential neighbourhoods. A Sea-can is also primarily for industrial Uses, therefore not suitable for a residential site.  2.) Section 50.3(4)(b): an Accessory building or structure shall be located not less than 0.9 m from the Side Lot Line. Proposed: 0.75m Deficient: 0.15m  <b>Rights of Appeal</b> The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.																
Issue Date: Oct 22, 2015      Development Authority: HEIMDAHL, KENDALL      Signature: _____																
<b>Fees</b> <table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 10%;">Fee Amount</th> <th style="width: 10%;">Amount Paid</th> <th style="width: 10%;">Receipt #</th> <th style="width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$4.50</td> <td style="text-align: right;">\$4.50</td> <td>02774073</td> <td>Sep 25, 2015</td> </tr> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$105.00</td> <td style="text-align: right;">\$105.00</td> <td>02774073</td> <td>Sep 25, 2015</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.50	\$4.50	02774073	Sep 25, 2015	Dev. Application Fee	\$105.00	\$105.00	02774073	Sep 25, 2015
	Fee Amount	Amount Paid	Receipt #	Date Paid												
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<b>THIS IS NOT A PERMIT</b>																



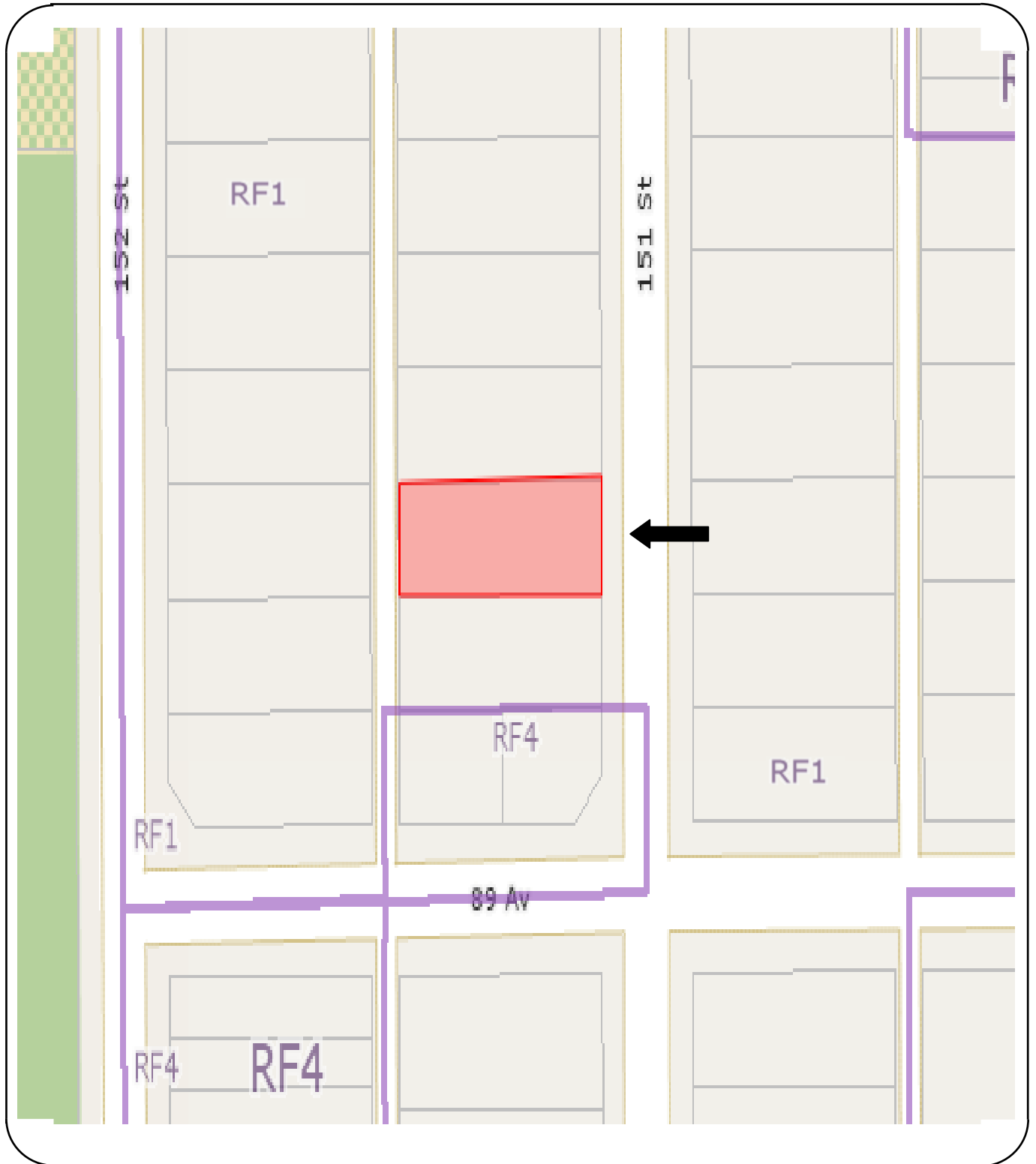
Project Number: **176027833-003**  
Application Date: SEP 25, 2015  
Printed: November 27, 2015 at 2:41 PM  
Page: 2 of 2

## Application for Accessory Building Development and Building Permit

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Building Permit Fee	\$100.00	\$100.00	02774073	Sep 25, 2015
Existing Without Building Permit Penalty Fee	\$100.00	\$100.00	02774073	Sep 25, 2015
Existing Without Development Permit Penalty Fee	\$105.00	\$105.00	02774073	Sep 25, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$414.50	\$414.50		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-15-287



ITEM III: 2:00 P.M.

FILE: SDAB-D-15-288

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 173164473-001

ADDRESS OF APPELLANT: 12713 - 124 Street NW

APPLICATION TO: Convert a Detached Garage to a Garden Suite (7.31m x 7.31m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 5, 2015

DATE OF APPEAL: November 13, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12713 - 124 Street NW

LEGAL DESCRIPTION: Plan 290AB Blk 21 Lot 12

ZONE: RF2 Low Density Infill Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLANS IN EFFECT: Calder Neighbourhood Improvement Plan

***Grounds for Appeal***

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

The development will provide low income housing and will contribute to the community. The number of families and students owning one vehicle if any is common. More than 2 "bus stops" blocks away makes it easy to access the city whether its going to school or work. Renting to low income families that have one or no vehicle is very possible and would alleviate any unduly interference with the amenities of the neighbourhood; or materially interfere with or affect the use, enjoyment or value of neighboring properties. [unedited]



***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

- 685(1)** If a development authority
- (a) fails or refuses to issue a development permit to a person,
  - (b) issues a development permit subject to conditions, or
  - (c) issues an order under section 645,

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1),  
after
  - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The decision of the Development Authority is dated November 5, 2015. The Notice of Appeal was filed on November 13, 2015. The Appeal Period expired on November 19, 2015.

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

The **General Purpose** of the **RF2 Low Density Infill Zone** is to “retain Single Detached Housing, while allowing infill on narrow lots, including Secondary Suites under certain conditions.”

Pursuant to Section 123.3(3), **Garden Suites** are a **Discretionary Use** within the RF2 Low Density Infill Zone.

***Garden Suites***

Pursuant to Section 7.2(4), **Garden Suites** means “a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from of the principal Dwelling located on the Site. This Use Class does not includes Secondary Suites or Garage Suites.”

**Development Officer's Determination**

Section 7.2(4): means a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. The existing Use of the principal Dwelling is a Duplex. Garden suites cannot be Accessory to a duplex as per 7.2(4).

**Maximum Floor Area for Garage and Garden Suites**

Pursuant to Section 87(3)(b), "the maximum Floor Area shall be 50 m<sup>2</sup> for a Garden Suite and for a Garage Suite (at Grade)."

**Development Officer's Determination**

Section 87.3(b): the maximum Floor Area shall be 50 m<sup>2</sup> for a Garden Suite and for a Garage Suite (at Grade).

Proposed: 53.44 sqm

Over by: 3.44 sqm [unedited]

**Parking**

Pursuant to Section 54.2(2) Schedule 1, one parking space per two Sleeping Units in addition to the parking requirements for the primary Dwelling is allowed. Tandem parking is allowed for Garden Suites.

Pursuant to Section 54.2(3) Schedule 1, two parking spaces per Dwelling is allowed. Tandem parking is allowed.

**Development Officer's Determination**

Section 54.2(2) Schedule 1: 1 parking space per 2 Sleeping Units in addition to the parking requirements for primary Dwelling.

Section 54.2(3) Schedule 1: 2 parking spaces per Dwelling, may be in tandem and may include 1 Garage space.

Total required: 5 Parking Spaces

Proposed: 3 Parking Spaces (2 to the South of the proposed Garden suite, and 1 90 degree parking space on the east of the Garden suite).

Deficient: 2 parking spaces



Therefore, it is the opinion of the Development Officer that the proposed development will unduly interfere with the amenities of the neighbourhood; 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. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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	Project Number: <b>173164473-001</b> Application Date: MAY 28, 2015 Printed: November 27, 2015 at 3:02 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for</h2> <h1 style="margin: 0;">House Development and Building Permit</h1>			
This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit			
<b>Applicant</b>  BOIRE, ORRON 	<b>Property Address(es) and Legal Description(s)</b> 12713 - 124 STREET NW Plan 290AB Blk 21 Lot 12  <b>Location(s) of Work</b> Entryway: 12713A - 124 STREET NW Building: 12713A - 124 STREET NW		
<b>Scope of Application</b> To convert a Detached Garage to a Garden Suite (7.31m x 7.31m).			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     Affected Floor Area (sq. ft.): 576                      Class of Permit: Class A                      Front Yard (m):                      Rear Yard (m):                      Side Yard, left (m):                      Site Area (sq. m.):                      Site Width (m):                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     Building Height to Midpoint (m):                      Dwelling Type: Garden Suite                      Home Design Type:                      Secondary Suite Included?: N                      Side Yard, right (m):                      Site Depth (m):                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>		Affected Floor Area (sq. ft.): 576 Class of Permit: Class A Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garden Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Affected Floor Area (sq. ft.): 576 Class of Permit: Class A Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garden Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> Section 7.2(4): means a single-storey Accessory Dwelling, which is located in a building separate from the principal Use which is Single Detached Housing. The existing Use of the principal Dwelling is a Duplex. Garden suites cannot be Accessory to a duplex as per 7.2(4).  Section 87.3(b): the maximum Floor Area shall be 50 m2 for a Garden Suite and for a Garage Suite (at Grade). Proposed: 53.44 sqm Over by: 3.44 sqm  Section 54.2(2) Schedule 1: 1 parking space per 2 Sleeping Units in addition to the parking requirements for primary Dwelling. Section 54.2(3) Schedule 1: 2 parking spaces per Dwelling, may be in tandem and may include 1 Garage space. Total required: 5 Parking Spaces Proposed: 3 Parking Spaces (2 to the South of the proposed Garden suite, and 1 90 degree parking space on the east of the Garden suite). Deficient: 2 parking spaces  Therefore, it is the opinion of the Development Officer that the proposed development will unduly interfere with the amenities of the neighbourhood; or materially interfere with or affect the use, enjoyment or value of neighbouring properties.  <b>Rights of Appeal</b> The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.			
<b>THIS IS NOT A PERMIT</b>			



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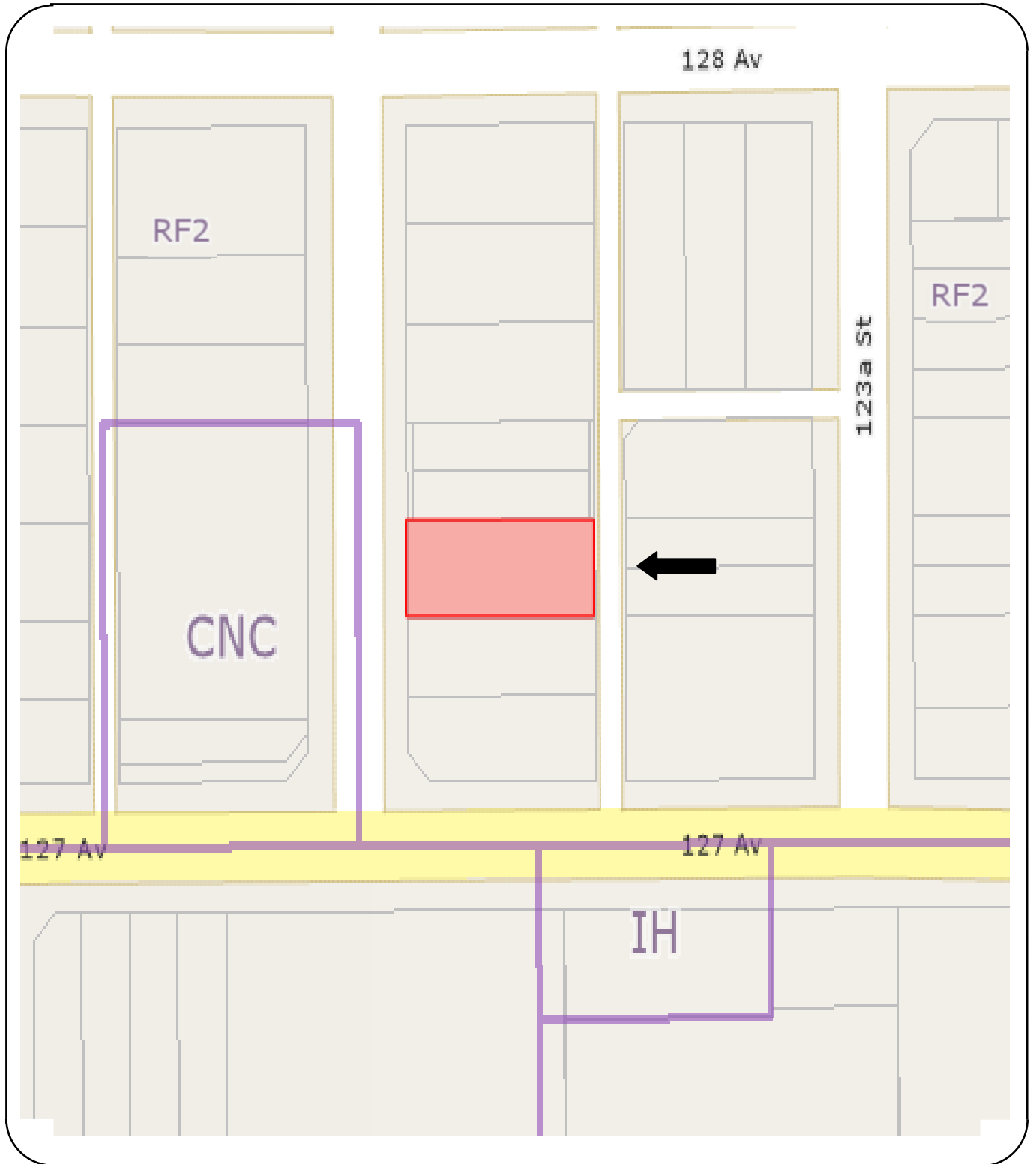
## Application for House Development and Building Permit

Issue Date: Nov 05, 2015    Development Authority: HEIMDAHL, KENDALL    Signature: \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$75.00	\$75.00	02525054	Jun 22, 2015
Lot Grading Fee	\$135.00	\$135.00	02525054	Jun 22, 2015
Safety Codes Fee	\$40.88	\$40.88	02525054	Jun 22, 2015
Sanitary Sewer Trunk Fund	\$633.00	\$633.00	02525054	Jun 22, 2015
Electrical Safety Codes Fee	\$13.02	\$13.02	02525054	Jun 22, 2015
Water Usage Fee	\$25.41	\$25.41	02525054	Jun 22, 2015
Building Permit Fee	\$1,022.00	\$1,022.00	02525054	Jun 22, 2015
Electrical Fees (House)	\$213.00	\$213.00	02525054	Jun 22, 2015
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,157.31	\$2,157.31		

THIS IS NOT A PERMIT



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-15-288



**BUSINESS LAID OVER**

SDAB-D-15-280	An appeal by <u>EPCOR</u> to construct a Minor Impact Utility Services Use Building (EPCOR Training facility) <i>January 6, 2016</i>
SDAB-D-15-293	An appeal by <u>Kennedy/Agrios LLP</u> to construct exterior alterations to a Professional, Financial and Office Support Services Use building (Karst Properties Parking Expansion – Proposed New Parking Lot Layout) <i>January 7, 2016</i>
SDAB-D-15-247	An appeal by <u>Kennedy Agrios LLP VS. Eton-West Construction (Alta) Inc.</u> change the use of "Building E" from Professional, Financial and Office Support Services to General Retail Stores and to construct interior and exterior alterations (increase building size and change dimensions, revision to parking layout and Drive-thru). <i>March 9 or 10, 2016</i>
SDAB-D-15-236 to 241	An appeal by <u>Ogilvie LLP</u> to comply with six Orders to acquire valid development permits by September 25, 2015 or cease the Use and demolish and remove all materials by September 25, 2015; and to comply with all conditions of development permit No. 149045660-001. <i>February 17 or 18, 2016</i>
SDAB-D-15-252	An appeal by <u>Southwest Muslim Community Centre</u> to change the use from an Indoor Participant Recreation Service to a Religious Assembly with a capacity of 456 seats, and to construct interior alterations (SouthWest Muslim Community Centre). <i>February 10 or 11, 2016</i>
SDAB-D-15-268	An appeal by <u>Ken Chen / Ogilvie LLP</u> to Leave as built a Single Detached House. <i>Date to be determined</i>

**APPEAL HEARINGS TO BE SCHEDULED**

176994655-002	An appeal by <u>Permit Masters</u> to install a Freestanding On-premises Sign/Minor Digital On-premises Sign (LaZboy) <i>December 3, 2015</i>
176406166-003	An appeal by <u>Wilfred Krebs</u> to convert a half of Semi-detached Housing to 3 Dwellings of Apartment Housing and to construct interior alterations (existing without permits, 1 Dwelling above grade, Dwellings below grade). <i>December 16, 2015</i>
160474324-004	An appeal by <u>1319416 Alberta Ltd.</u> to replace Roof Off-premises Sign with (1) roof mounted Minor Digital On-premises Off-premises Sign (1319416 ALBERTA LTD.) <i>December 16, 2015</i>

**BUSINESS LAID OVER - CONTINUED**

174864823-001	An appeal by <u>Dean and Jade Gronemeyer VS Imelda Calapre</u> to convert a Single Detached House into a Limited Group Home (6 Residents). <b><i>December 10, 2015</i></b>
171838918-001	An appeal by <u>Icewerx Consulting Inc.</u> to install one Minor Digital Off-premises Sign (Icewerx). <b><i>January 13 or 14, 2016</i></b>
159269966-003	An appeal by <u>Anh Padmore</u> to construct an exterior alteration to an existing Single Detached House, (Driveway Extension 2.8m x 8.4m existing without permits). <b><i>January 21, 2016</i></b>