

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
August 31, 2017**

**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-17-158

To construct a Semi-detached House with front attached Garages, unenclosed front porches, rear uncovered decks (Lot 62 - 3.05 metres by 3.05 metres; Lot 63 - 3.05 metres by 3.05 metres) and fireplaces

4458 / 4460 - Annett Common SW
Project No.: 255925897-001

II 9:00 A.M. SDAB-D-17-159

To construct a Semi-detached House with front attached Garages, unenclosed front porches, rear uncovered decks (Lot 61 - 3.05 metres by 3.05 metres; Lot 60 - 3.05 metres by 3.05 metres)

4462 / 4464 - Annett Common SW
Project No.: 255619055-001

III 11:00 A.M. SDAB-D-17-160

To change the Use from a Personal Service Shop to a Commercial School (maximum 40 students - Educare Learning Centre)

320 - Saddleback Road NW
Project No.: 253421617-001

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

ITEM I and II: 9:00 A.M.

FILE: SDAB-D-17-158 and 159

TWO APPEALS FROM THE DECISIONS OF THE DEVELOPMENT OFFICER

APPELLANT:

Item I

APPLICATION NO.: 255925897-001

APPLICATION TO: Construct a Semi-detached House with front attached Garages, Unenclosed Front Porches, rear uncovered decks (Lot 62 - 3.05 metres by 3.05 metres; Lot 63 - 3.05 metres by 3.05 metres) and fireplaces

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4458 / 4460 - Annett Common SW

LEGAL DESCRIPTION: Plan 1425734 Blk 13 Lot 62, Plan 1425734 Blk 13 Lot 63

Item II

APPLICATION NO.: 255619055-001

APPLICATION TO: Construct a Semi-detached House with front attached Garages, Unenclosed Front Porches, rear uncovered decks (Lot 61 - 3.05 metres by 3.05 metres; Lot 60 - 3.05 metres by 3.05 metres)

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4462 / 4464 - Annett Common SW

LEGAL DESCRIPTION: Plan 1425734 Blk 13 Lot 60, Plan 1425734 Blk 13 Lot 61

Items I and II

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 31, 2017

DATE OF APPEAL: August 3, 2017

ZONE: (UCRH) Urban Character Row Housing

OVERLAY: N/A

STATUTORY PLAN: Allard Neighbourhood Area Structure Plan

Grounds for each Appeal

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

We believe that the proposed house design is better for the community and reduces the hardship for the parking conjunction which also improves the streetscape. Additional content will be provided later.

General Matters

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

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

...

Hearing and Decision

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

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 165.2(4), **Semi-detached Housing** is a **Permitted Use** in the (UCRH) Urban Character Row Housing Zone.

Under section 7.2(8), **Semi-detached Housing** means:

development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use does not include Secondary Suites or Duplexes.

Under section 6.1(32), **Dwelling** means:

a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Section 165.1 states that the **General Purpose** of the (UCRH) **Urban Character Row Housing Zone** is:

to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive

development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

Development Officer's Determination (for both decisions)

The proposed development does not meet the general purpose of the UCRH Zone; namely orientation to the public street and greater attention to architectural detail. The development is not in keeping with the established streetscape, where the front yard is not used for vehicular access.

On-site parking

Section 165.4(9) states:

On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows:

- a. where there is no Lane access, parking may be located at the rear of the building, provided that where three or more Dwellings are attached, access from the public roadway shall be via a single common driveway;
- b. where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed in accordance with subsection 165.4(11);
- c. notwithstanding 165.4(9)(a) and (b) above, in no case shall parking be accessed directly from a collector roadway, or accessed via the front of lots or Dwellings that front onto a road located directly across from or adjacent to a school or public park Site.

Development Officer's Determination (for both decisions)

Section 165.4(9)(b) - On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows: where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed in accordance with subsection 165.4(11).

- There is rear lane, therefore front attached Garage cannot be developed. Furthermore the development does not comply with Section 165.4(11).

Front attached Garage

Section 165.4(11) states:

Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:

- a. the width of the Garages shall be developed in accordance with Table 165.4(11):

Table 165.4(11) Maximum Front or Side Garage widths	
Width of front of Dwelling at ground-level:	Maximum width front or side attached Garage
(i) $\geq 6.5\text{m} < 8.0\text{m}$	<u>3.7 m</u> , except that it may be increased, provided that it does not exceed 50 percent of the width of the front of the Dwelling
(ii) $\geq 8.0\text{m} < 9.2\text{m}$	<u>4.2 m</u> , provided that it does not exceed 50 percent of the width of the front of the Dwelling
(iii) $\geq 9.2\text{m}$	<u>6.0 m</u> , provided that it does not exceed 45 percent of the width of the front of the Dwelling

- b. the Garage may protrude a maximum of 1.5 m beyond the front wall of the Dwelling and a maximum of 1.5 m beyond the front entry, or, where there is a front porch, a maximum of 1.5 m beyond the extent of the front porch;
- c. in the case of a side attached Garage, the Garage may protrude a maximum of 1.5 m beyond the side wall of the Dwelling;
- d. the maximum Height of a front or side attached Garage Door shall be 2.45 m.
- e. front attached Garages must be designed such that the Garage is attached to a shared common wall and includes adjoining shared driveway aprons, unless, in the case of a Row Housing or Stacked Row Housing end unit, the abutting Dwelling already has a driveway shared with another abutting Dwelling;
- f. driveway widths, including abutting Walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations:

- i. single wide Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 3.1 m;
- ii. double Garage: the width of the driveway including abutting Walkway where it meets a public or private roadway shall not exceed 5.2 m.

Under section 6.1(31), **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.”

Under section 6.1(121), **Walkway** means “a path for pedestrian circulation that cannot be used for vehicular parking.”

Development Officer’s Determination (for both decisions)

Section 165.4(11) - Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:

(a) the width of the Garages shall be 3.7 m, when the width of front of Dwelling at ground-level, is equal to or greater than 6.5m and less than 8.0m.

**Maximum width for front attached Garage: 3.7m
Proposed width for front attached Garage: 5.79m
Exceeds by: 2.09m**

(b) the Garage may protrude a maximum of 1.5 m beyond the extent of the front porch.

**Maximum protrusion distance beyond the front porch: 1.5m
Proposed protrusion distance beyond the front porch: 5.19m
Exceeds by: 3.69m**

(f)(ii) - driveway widths, including abutting walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations: double Garage: the width of the driveway including abutting walkway where it meets a public or private roadway shall not exceed 5.2 m.

**Maximum driveway width: 5.2m
Proposed driveway width: 5.79m
Exceeds by: 0.59m**

Dwelling orientation / Design elements

Section 165.6(1)(b) states the following with respect to *Row Housing, Stacked Row Housing and Semi-detached Housing*:

Each Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape.

Development Officer's Determination (for both decisions)

Each Dwelling is not oriented toward the street such that design elements are dominant on the streetscape. The Dwelling has the garage and driveway as the prominent elements on the streetscape.

Design elements / Building Façades

Section 165.6(3)(b) states the following with respect to *Semi-detached Housing*:

where there are more than two buildings along a block face, design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments shall be employed so as to prevent more than two identical building facades.

Under section 6.1(37), **Façade** means:

the exterior outward face of a building. Typically, the façade of interest is that surface that serves as the front of that building and faces a building's primary street. Buildings on the corner of two streets or a street and an alley present two public façades.

Development Officer's Determination


4458 / 60 – Annett Common SW decision:

The proposed building's front facade is effectively identical with the abutting site's proposed building at 4462, 4464 Annett Common.

4462 / 64 – Annett Common SW decision:

The proposed building's front facade is effectively identical with the abutting site's proposed building at 4458, 4460 Annett Common.

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

	Project Number: 255925897-001 Application Date: JUL 04, 2017 Printed: August 3, 2017 at 1:01 PM Page: 1 of 3
<h2 style="margin: 0;">Application for Minor Development Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
Applicant	Property Address(es) and Legal Description(s) 4460 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 62 4458 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 63
	Specific Address(es) Entryway: 4458 - ANNETT COMMON SW Entryway: 4460 - ANNETT COMMON SW Building: 4458 - ANNETT COMMON SW
Scope of Application To construct a Semi-detached House with front attached Garages, Unenclosed Front Porches, rear uncovered decks (Lot 62 - 3.05m x 3.05m; Lot 63 - 3.05m x 3.05m) and fireplaces.	
Permit Details	
# of Dwelling Units Add/Remove: 2 Client File Reference Number: Minor Dev. Application Fee: Semi-Detached House Secondary Suite Included?: N	Class of Permit: Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: (none)
I/We certify that the above noted details are correct. Applicant signature: _____	
Development Application Decision Refused	
THIS IS NOT A PERMIT	



Project Number: 255925897-001
Application Date: JUL 04, 2017
Printed: August 3, 2017 at 1:01 PM
Page: 2 of 3

Application for Minor Development Permit

Reason for Refusal

1. Section 165.1 - The purpose of this Zone is to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development in the form of, but not limited to, smaller yards, greater Height, orientation to a public street, and greater attention to architectural detail. This Zone is intended as a transition zone between low and higher density housing.

- The proposed development does not meet the general purpose of the UCRH Zone; namely orientation to the public street and greater attention to architectural detail. The development is not in keeping with the established streetscape, where the front yard is not used for vehicular access.

2. Section 165.4(9)(b) - On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows: where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed in accordance with subsection 165.4(11).

- There is rear lane, therefore front attached Garage cannot be developed. Furthermore the development does not comply with Section 165.4(11).

3. Section 165.4(11) - Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:

(a) the width of the Garages shall be 3.7 m, when the width of front of Dwelling at ground-level, is equal to or greater than 6.5m and less than 8.0m.

Maximum width for front attached Garage: 3.7m
Proposed width for front attached Garage: 5.79m
Exceeds by: 2.09m

(b) the Garage may protrude a maximum of 1.5 m beyond the extent of the front porch.

Maximum protrusion distance beyond the front porch: 1.5m
Proposed protrusion distance beyond the front porch: 5.19m
Exceeds by: 3.69m


(f)(ii) - driveway widths, including abutting walkways, shall be no wider than the width of the Garage, and subject to the following additional limitations: double Garage: the width of the driveway including abutting walkway where it meets a public or private roadway shall not exceed 5.2 m.

Maximum driveway width: 5.2m
Proposed driveway width: 5.79m
Exceeds by: 0.59m

4. Section 165.6(1)(b) - Row Housing, Stacked Row Housing and Semi-detached Housing shall be developed in accordance with the following regulations: each Dwelling shall be oriented toward the street such that front and flanking facades and yards include design elements such as windows, covered porches, varied building articulation and landscaping as the dominant elements facing the public streetscape.

- Each Dwelling is not oriented toward the street such that design elements are dominant on the streetscape. The Dwelling has the garage and driveway as the prominent elements on the streetscape.

THIS IS NOT A PERMIT



Project Number: **255925897-001**
 Application Date: JUL 04, 2017
 Printed: August 3, 2017 at 1:01 PM
 Page: 3 of 3

Application for Minor Development Permit

5. Section 165.6(3)(b) - Semi-detached Housing shall be developed in accordance with the following regulations: where there are more than two buildings along a block face, design elements such as varied roof lines, articulation of building facades, and variations of window and door treatments shall be employed so as to prevent more than two identical building facades.

- The proposed building's front facade is effectively identical with the abutting site's proposed building at 4462, 4464 Annett Common.


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

Issue Date: Jul 31, 2017 **Development Authority:** XIE, JASON **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$280.00	\$280.00	04282641	Jul 11, 2017
Sanitary Sewer Trunk Fund	\$3,132.00	\$3,132.00	04282641	Jul 11, 2017
Dev. Application Fee	\$475.00	\$475.00	04282641	Jul 11, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,887.00	\$3,887.00		

THIS IS NOT A PERMIT

	Project Number: 255619055-001 Application Date: JUN 30, 2017 Printed: August 3, 2017 at 2:06 PM Page: 1 of 3		
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Applicant	<table border="1"> <tr> <td data-bbox="803 451 1412 619"> Property Address(es) and Legal Description(s) 4464 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 60 4462 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 61 </td> </tr> <tr> <td data-bbox="803 619 1412 745"> Specific Address(es) Entryway: 4462 - ANNETT COMMON SW Entryway: 4464 - ANNETT COMMON SW Building: 4462 - ANNETT COMMON SW </td> </tr> </table>	Property Address(es) and Legal Description(s) 4464 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 60 4462 - ANNETT COMMON SW Plan 1425734 Blk 13 Lot 61	Specific Address(es) Entryway: 4462 - ANNETT COMMON SW Entryway: 4464 - ANNETT COMMON SW Building: 4462 - ANNETT COMMON SW
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THIS IS NOT A PERMIT			



Project Number: **255619055-001**
 Application Date: JUN 30, 2017
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Application for Minor Development Permit

Reason for Refusal

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- The proposed development does not meet the general purpose of the UCRH Zone; namely orientation to the public street and greater attention to architectural detail. The development is not in keeping with the established streetscape, where the front yard is not used for vehicular access.

2. Section 165.4(9)(b) - On-Site parking shall be accessed from a rear or side Lane only, in accordance with subsection 165.4(10), except as follows: where there is no Lane access and the Dwelling has a width of 6.5 m or greater, a front attached Garage may be developed in accordance with subsection 165.4(11).

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3. Section 165.4(11) - Where a front attached Garage is allowed in accordance with subsection 165.4(9)(b), it shall be developed in accordance with the following regulations:

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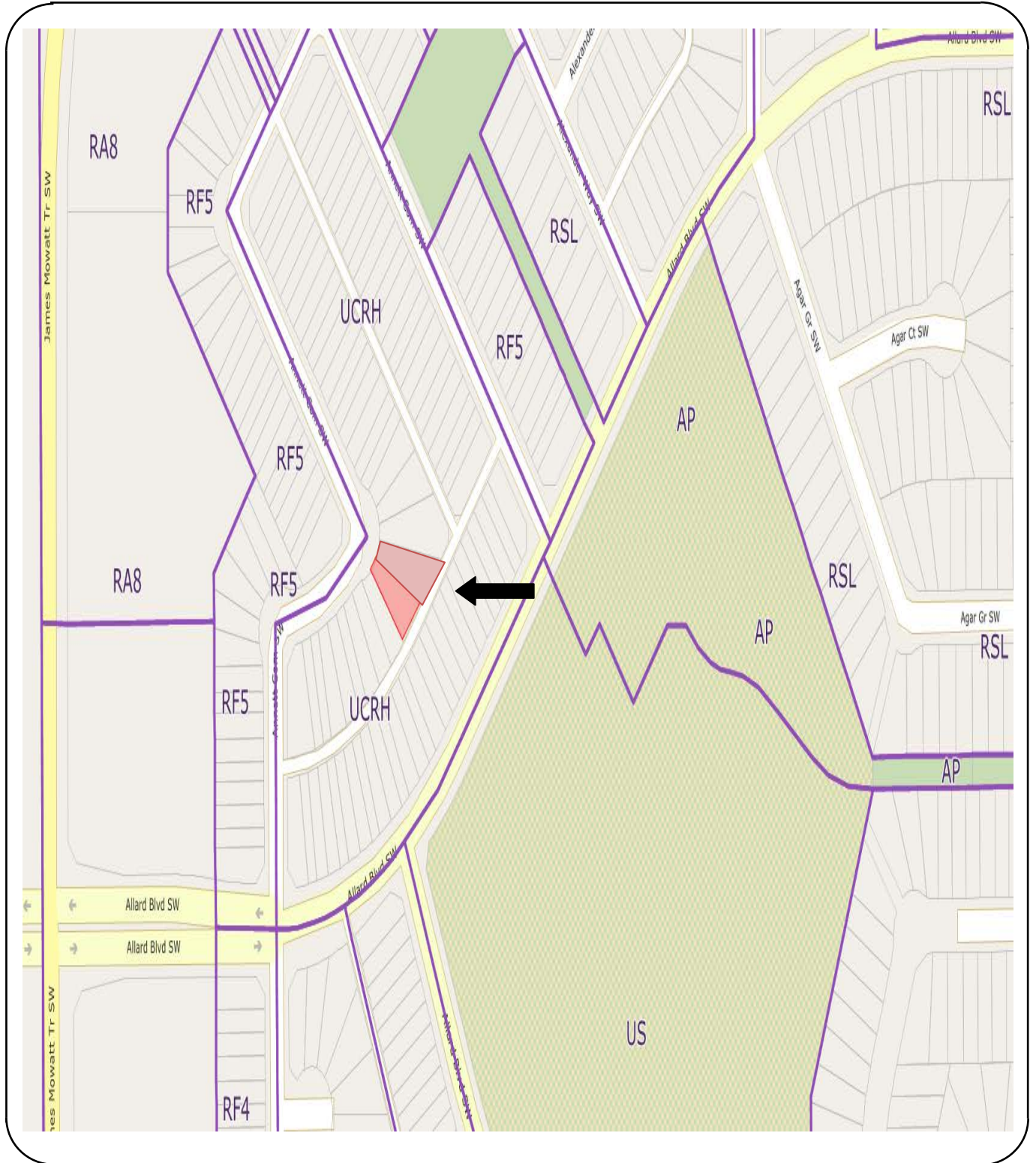
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THIS IS NOT A PERMIT

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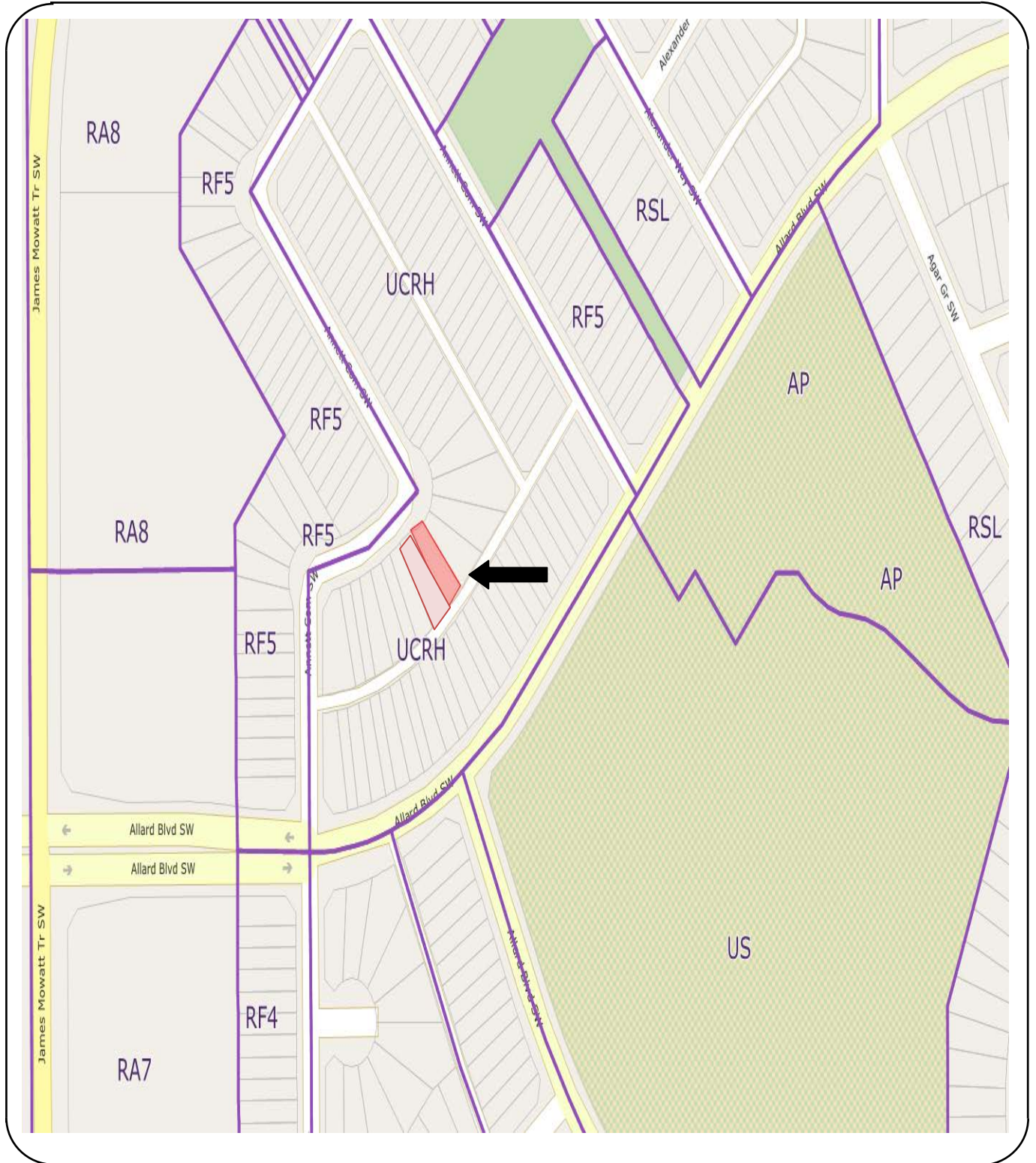


SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-158





SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-159



ITEM III: 11:00 A.M.

FILE: SDAB-D-17-160

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 253421617-001

APPLICATION TO: Change the Use from a Personal Service Shop to a Commercial School (maximum 40 students - Educare Learning Centre)

DECISION OF THE DEVELOPMENT AUTHORITY:

DECISION DATE: July 26, 2017

NOTIFICATION PERIOD: August 1, 2017 through August 15, 2017

DATE OF APPEAL: August 8, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 320 - Saddleback Road NW

LEGAL DESCRIPTION: Plan 1523167 Unit 1

ZONE: (CNC) Neighbourhood Convenience Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

I act on behalf of Blue Quill Phase 1 Joint Venture Owners, who wish to appeal the above development permit. The grounds of appeal are as follows:

1. There are two phases to the shopping centre. The proposed development is in Phase 2. There is insufficient parking within Phase 2 for the proposed development. The owners of Phase 1 are concerned that the excess parking will spill over into their parking stalls which will unduly affect the use, value and enjoyment of their property.

2. Such further and other grounds as may be raised at the hearing of the 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.

(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
 - ...
- (b) in the case of an appeal made by a person referred to in section 685(2), 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 subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 310.3(4), **Commercial Schools** is a **Discretionary Use** in the (CNC) Neighbourhood Convenience Commercial Zone.

Under section 7.4(12), **Commercial Schools** means:

development used for training and instruction in a specific trade, skill, service or artistic endeavour. This Use does not include schools defined as Public Education Services or Private Education Services. Typical Uses include secretarial, business, hairdressing, beauty culture, dancing or music schools.

Section 310.1 states that the **General Purpose** of the (CNC) **Neighbourhood Convenience Commercial Zone** is:

to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.

Development Officer’s Determination:

1) Discretionary Use - Commercial School is approved as a Discretionary Use (Section 310.3(4)). [unedited]

Previous Subdivision and Development Appeal Board Decision

SDAB Number	Application	DECISION
SDAB-D-16-256	Change the Use from an Indoor Participant Recreation Service to a Religious Assembly with maximum of 140 seats, and to construct exterior and interior alterations (South West Muslim Community Centre)	November 3, 2016; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is GRANTED as approved by the Development Authority, subject to the CONDITIONS as set out by the Development Authority in its decision issued on September 2, 2016, for Project Number 222761485-001.
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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*.



Project Number: **253421617-001**
 Application Date: JUN 02, 2017
 Printed: August 8, 2017 at 2:52 PM
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Major Development Permit

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.

Applicant	Property Address(es) and Legal Description(s) 320 - SADDLEBACK ROAD NW Plan 1523167 Unit 1
	Specific Address(es) Entryway: 320A - SADDLEBACK ROAD NW Building: 320 - SADDLEBACK ROAD NW

Scope of Permit
 To change the Use from a Personal Service Shop to a Commercial School (maximum 40 students - Educare Learning Centre).

Permit Details Class of Permit: Class B Gross Floor Area (sq.m.): 150.6 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision
 Approved

The permit holder is advised to read the reverse for important information concerning this decision.



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Major Development Permit

Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

DEVELOPMENT REVIEW CONDITIONS:

Proposed Commercial School is approved for maximum 40 seats (students) at any given time. Any increase in number of seats or expansion of the Commercial School Use will require a separate Development permit approval (Reference Section 15(3)).

No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Reference Section 310.4(7).

Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris.

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51)

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)

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 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)

The off-street parking, loading and unloading (including aisles or driveways) shall be provided, hard surfaced, curbed, drained and maintained in accordance to Section 54.6.

All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

NOTES :

1. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence. You must require Development and Building permit approvals prior to issue a Business Licence.
2. Signs require separate Development Applications.
3. An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.
4. The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).
5. 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.
6. 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 your intended use, you should conduct your own tests and studies. The City of Edmonton is unable to provide any assistance in this regard.

The permit holder is advised to read the reverse for important information concerning this decision.



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Major Development Permit

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.

Variances

1) Discretionary Use - Commercial School is approved as a Discretionary Use (Section 310.3(4)).

Rights of Appeal

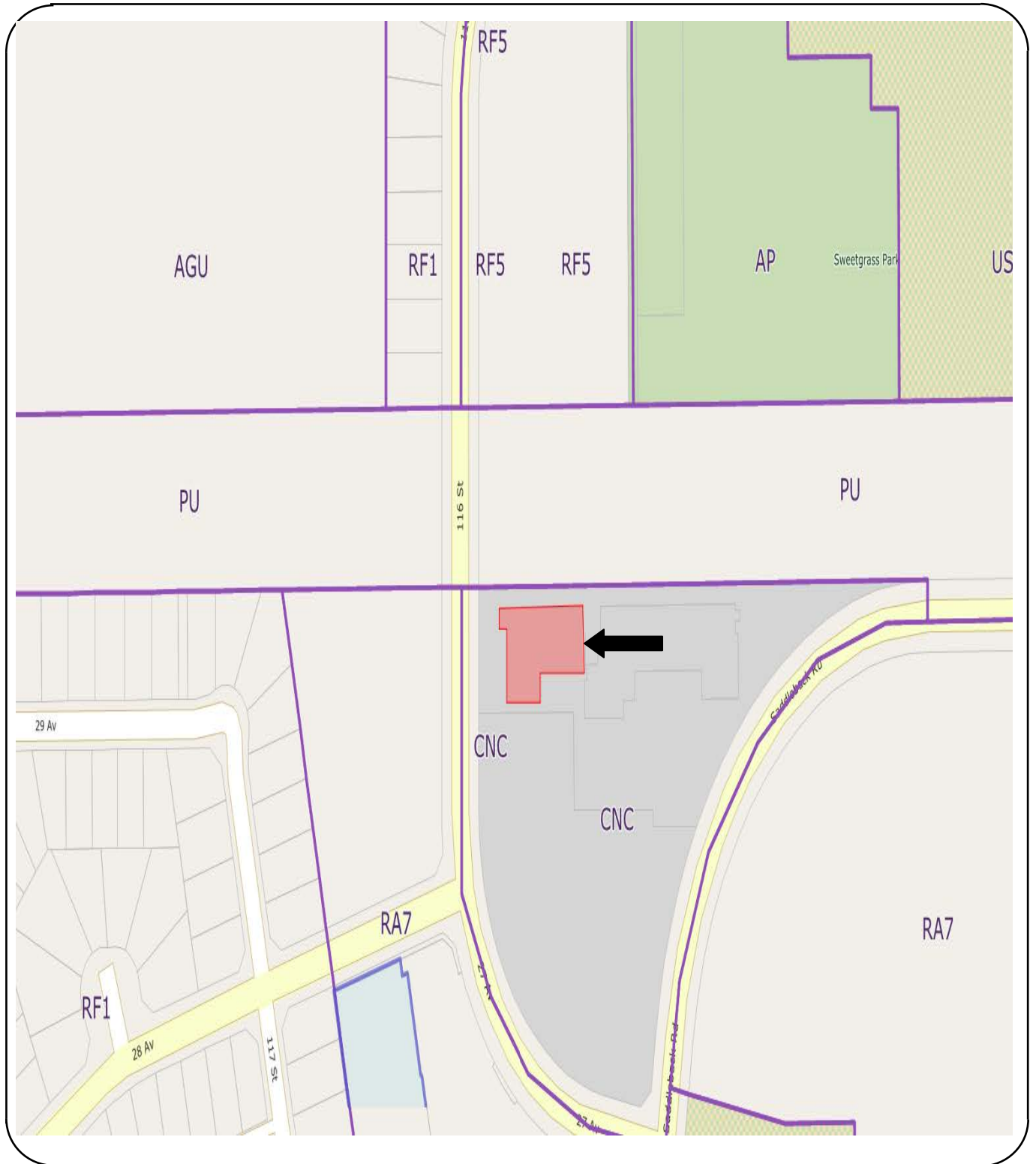
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Jul 26, 2017 **Development Authority:** SHAH, NIKHIL **Signature:** _____
Notice Period Begins: Aug 01, 2017 **Ends:** Aug 15, 2017

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$500.00	\$500.00	04176426	Jun 02, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$500.00	\$500.00		

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-160

