

REPORT TO THE SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

DATE: March 11, 2021	APPEAL NO.: SDAB2021-0014 FILE NO.: DP2020-7190
APPEAL BY: Janeth Chorney Reid	
FROM A DECISION OF THE DEVELOPMENT AUTHORITY where a New: Secondary Suite (existing - basement of Semi-detached Dwelling) - avpa & parking stall was refused at 917 17 Street NE	LAND USE DESIGNATION: R-C2 Permitted with a Relaxation
COMMUNITY: Mayland Heights	DATE OF DECISION: January 25, 2021
APPLICANT(S): Janeth Chorney Reid	OWNER(S): Janeth Chorney Reid

Notes:

- Notice has been given of the hearing pursuant to the *Municipal Government Act* and Land Use Bylaw, including notices to parties who may be affected by the appeal. The final determination of whether a party is an “affected person” will be made by the Board if required.
- This Report is provided as a courtesy only. The Board’s record may include additional materials, including notifications to affected parties and correspondence of a procedural or administrative nature.

ISC: Unrestricted
Updated 2018 November



NOTICE OF APPEAL

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

CC 821 (R2014-01)

In accordance with Sections 678 and 686 of the Municipal Government Act and The City of Calgary Bylaw 25P95, as amended, an appeal to the Subdivision and Development Appeal Board must be filed within the legislated time frame and each Notice of Appeal must be accompanied by the legislated fee. For filing instructions and fee payment options, see the reverse side of this form.

ISC: Unrestricted

Online Store Information			
Confirmation Number 10366373	Order Number 34005542	Online Form Processed 2021-02-16 5:32:18 PM	
Site Information			
Municipal Address of Site Under Appeal 917 17TH STREET NE, CALGARY, AB, T2E 4T8		Development Permit/Subdivision Application/File Number DP2020-7190	
Appellant Information			
Name of Appellant JANETH CHORNEY		Agent Name (if applicable)	
Street Address (for notification purposes) 108 CITADEL HILLS GREEN NW, CALGARY, AB, T3G 3T6			
City CALGARY	Province ALBERTA	Postal Code T3G 3T6	Residential Phone # 587-223-9313
Business Phone # 403-219-6025 Ext 6280	Email Address jtreid1968@gmail.com		

APPEAL AGAINST

Development Permit	Subdivision Application	Notice of Order
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons:

The reason I was given as to why my development permit was rejected was due to Section 54 of the land use bylaw (AVPA). I understand that the City of Calgary has filed another amendment of Section 54 land use bylaw (AVPA) in September 2020 specifically to address the bylaw impacting the community my property is in and the City is just waiting for the Minister of Municipal Affairs to either approve or reject the proposed AVPA amendment. As I understand it, my secondary suite meets all the City of Calgary's required safety codes for existing secondary suites and but for the AVPA land use bylaw, my development permit would have been approved. I am also appealing the decision since I just refinanced the property in June 2020 for another 5 year term based on the information given to me by City last year, advising the AVPA amendment was passed relaxing the AVPA bylaw impacting my property and that I was good to proceed with bringing the property up to code which is what I did after I refinanced the property. Once I completed the code requirements, I initiated the development permit in July 2020 and the property was inspected in Nov 2020. I am appealing this decision and ask that City to please grant me an extension on my development permit at least until the ruling on the AVPA amendment proposed by the City is either approved or rejected so that I can make a fact based decision on whether to sell the property now and suffer the very large mortgage penalty that would come with selling the property since I just refinanced it in June 2020.

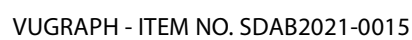
In order to assist the Board in scheduling, please answer the following questions to the best of your ability:

Estimated presentation time (minutes/hours) 2 HOURS	Will you be using an agent/legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Do you anticipate any preliminary issues with your appeal? (i.e. jurisdiction, parties status as affected persons, adjournment, etc.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
If yes, what are the issues? WAITING FOR THE MINISTER OF MUNICIPAL AFFAIRS TO ASSESS AND RULE ON THE CITY OF CALGARY'S LATEST AVPA PROPOSED	
Do you anticipate bringing any witnesses/experts to your hearing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	If yes, how many will you be bringing?

This personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act, Section 33(c) and the Municipal Government Act, Sections 678 and 686. NOTE: THIS INFORMATION WILL FORM PART OF A FILE AVAILABLE TO THE PUBLIC. If you have any questions regarding the collection of this information, contact the City Appeal Boards at 403-268-5312 or PO Box 2100 Stn. "M", #8110, Calgary, AB, T2P 2M5.

FOR OFFICE USE ONLY					
Final Date of Appeal YYYY MM DD	SDAB Appeal Number	Fee Paid <input type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date YYYY MM DD	Date Received	
2021 02 16	SDAB2021-0014		2021 03 11	February 16, 2021	

SDAB2021-0014



From: Loewen, Maurie
Sent: Monday, January 25, 2021 4:01 PM
To: [REDACTED]
Cc: Nielsen, Jeff A.
Subject: Notification of Decision for DPDP2020-7190 at 917 17 ST NE
Attachments: Reasons for Refusal DP2020-7190.pdf



Good Day,

This is your notification of the decision by the Development Authority to refuse the above noted Development Permit application on January 25, 2021. Attached are the Reasons for Refusal. You have **21 days after the date of decision** to file an appeal with the Subdivision and Development Appeal Board (SDAB). More information on the Subdivision and Development Appeal Board can be found at www.calgarysdab.ca.

An appeal along with reasons must be submitted, together with payment of a \$200.00 fee, to the Subdivision and Development Appeal Board within 21 days of the decision date. The appeal can be filed online at www.calgarysdab.ca or by drop off or mail. In addition to the website, for information on the appeal process or appeal submission options, please call the Appeal Board at (403)268-5312.

All affected parties also have **21 days after the Public Notice advertisement date** to file an appeal.

For more information about the Development Permit process please visit www.calgary.ca/dpprocess.

Please contact me if you have any questions or concerns about your Development Permit.

Thank You,

Maurie Loewen

Senior Planning Technician

Technical Planning | Community Planning

Planning & Development

T. 403.333.5348 | E. maurie.loewen@calgary.ca



Check out www.calgary.ca/pdmap to learn more about the development activity in your community.



The City of Calgary
Planning and Development
Technical Planning and Bylaw Review

Reasons for Refusal for DP2020-7190

The Reasons for Refusal document is intended to provide a short summary of the development permit review and analysis. Attached to this document is supporting information about the application process; concerns raised by neighbours, other affected parties and the Community Association; the requested relaxations of the Land Use Bylaw; and other information in support of the decision.

Proposed Use

This application seeks approval for a Secondary Suite (basement) at 917 17 ST NE in the community of Mayland Heights. The Secondary Suite is proposed in the basement of unit #A of the building. The parcel is designated R-C2; Residential – Contextual One/Two Dwelling District under The City of Calgary Land Use Bylaw 1P2007. Secondary Suite is listed as a permitted use in this district.

Planning Review and Analysis

During the review, the Development Authority considered the Policy to Guide Discretion for Secondary Suites and Backyard Suites (the Policy), the Land Use Bylaw, The Calgary International Airport Vicinity Protection Area (AVPA), the Subdivision and Development Regulation, and the compatibility and impact of the proposed development with respect to adjacent properties and the neighbourhood.

Section 54 of the Land Use Bylaw requires that the Development Authority complies with the requirements of the AVPA. The Secondary Suites are prohibited by the AVPA. It is worth noting that Secondary Suites in Single Detached Dwellings are exempted whereas Secondary Suites in Semi-Detached Dwellings are not.

It is also noted that the development provides only one motor vehicle parking stall where two are required. The One Site Inspection indicates that there is an area which appears to be large enough to accommodate parking, and therefore, the Development Authority is satisfied that parking can be provided if the AVPA issue were to be addressed.

Given that the proposed use is permitted, but requires a relaxation, the Development Authority applied the test for relaxation found in Section 31 of the Land Use Bylaw. Regardless of the test, Development Authority does not have jurisdiction to relax provisions relating to the AVPA, therefore it cannot be approved. The development is therefore refused.

Decision

For the above noted reasons, this application is refused.

Maurie Loewen, Development Authority

2021/01/25
 Date



Attachments for DP2020-7190

Site and Context

The parcel is shown to be 286.25 square metres in area. The subject site contains one half of a Semi-Detached Dwelling. The Semi-Detached Dwelling was constructed in 1961, the plan of subdivision was registered in 2005. The site plan shows the parking area is accessed from the lane. Based on the year of subdivision (2005), and tax information indicating the basement was developed in 2007; the Development Authority does not believe the Secondary Suite to be non-conforming.

In September of 2020, Council passed a resolution (PUD2020-0968) which directs City administration to submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs requesting the maps within the AVPA be amended. Information about this process is available at <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/airport-vicinity-protection-area.html>. The timing of such a change is unknown however the Development Authority notes that, should the AVPA adopt the proposed Amendments, the proposed use on the subject parcel may no longer be prohibited under the AVPA Regulation and a future opportunity may exist to seek compliance for the Secondary Suite.

At this time, under the current legislation, the Secondary Suite is existing without benefit of development and building permit approvals which results in an occupied residence without a Safety Codes review and inspection to ensure compliance with building safety requirements.

Process

Notice Posting: Not required

Circulation: Calgary Airport Authority, NAV Canada, Transport Canada, Crossroads Community Association, and the Ward 10 Councillor.

Objections: None

Support: None

Relevant City Policies

Calgary International Airport Vicinity Protection Area (AVPA) Regulation

Subdivision Approval and Development Permits Relating to Land in Protection Area

3(3) Subject to section 4, no subdivision approval may be given and no development permit may be issued by a municipality relating to land in the Protection Area if the proposed use of that land is a prohibited use, with the exception of a development permit for a secondary suite in an existing single family development.

Prohibited Uses

4(1) A land use shown in Column 1 of the following table is prohibited on land that is located in a NEF Area shown in Column 2, 3, 4, or 5 of the table if the expression "PR" appears in that column opposite that land use.



The City of Calgary
Planning and Development
Technical Planning and Bylaw Review

TABLE

Column 1	Col. 2	Col. 3	Col. 4	Col. 5
	NEF	NEF	NEF	NEF
Land Uses	40+ Area	35-40 Area	30-35 Area	25-30 Area
Residences	PR	PR	PR	-
Schools	PR	PR	PR	-
Day cares	PR	PR	-	-
Clinics	PR	-	-	-
Medical care facilities	PR	PR	PR	-
Halls and auditoriums	PR	PR	-	-
Places of worship	PR	PR	-	-
Outdoor eating establishments	PR	-	-	-



Key Land Use Bylaw Provisions

Permitted Uses That Do Not Meet All Requirements

- 30** Where a **development permit** application is for a **permitted use** in a **building** or on a **parcel** and the proposed **development** does not conform to all of the applicable requirements and rules of this Bylaw, the **Development Authority** may:
- (a) refuse to approve the **development permit** application; or
 - (b) approve the **development permit** application and grant a relaxation of the requirement or rule to which the proposed **use** does not conform.

Airport Vicinity Regulations

- 54** When making a decision on a **development permit** the **Development Authority** must comply with the requirements of:
- (a) The Calgary International Airport Vicinity Protection Area Regulation; and
 - (b) The Calgary International Airport Zoning Regulations.



**APPLICATION FOR A DEVELOPMENT PERMIT
LAND USE BYLAW NO 1P2007**

276844829-001

Taken By:

Application Date **Nov 9, 2020**

APPLICATION NO DP2020-7190

I/We hereby make application for a Development Permit under the provisions of the Land Use Bylaw in accordance with these plans and supporting information submitted herewith and which form part of this application.

Total Fees: \$0.00**Cart #:**

Applicant: **REID, JANETH T**Address: **108 CITADEL HILLS GREEN NW**City: **CALGARY, AB, T3G 3T6**

Phone:

Parcel Address: **917 17 ST NE**Legal: **0510842;21;16**Building Address: **917 17 ST NE**

Legal:

Parcel Owner: **JANETH T REID****108 CITADEL HILLS GREEN NW****CALGARY AB CANADA T3G 3T6**

e-mail:

L.U.D.: **R-C2**Community: **MAYLAND HEIGHTS**Sec. Number: **24C** Ward: **10**Description: **New: Secondary Suite (existing - basement) - parking stall**Dwelling Units: **1**Proposed Development is: **Permitted**Proposed Use: **Secondary Suite**

I agree to receive correspondence via electronic message related to this application.

By signing below, I confirm that the contact information provided above is accurate and further, acknowledge the ability of the General Manager - Planning Development & Assessment to inactivate and cancel incomplete applications.

Applicant / Agent Signature: _____

Date: _____

The personal information on this form is being collected under the authority of The Municipal Government Act, Section 640, and The City of Calgary Land Use Bylaw 1P2007 (Part 2) and amendments thereto. It will be used for the permit review and inspection processes. It may also be used to conduct ongoing evaluations of services received from Planning, Development & Assessment. The name of the applicant and the nature of the permit will be available to the public. Please send inquiries by mail to the FOIP Program Administrator, Planning, Development & Assessment, PO Box 2100, Station M, Calgary, AB T2P 2M5 or contact us by phone at 311.

Track your application on-line with **VISTA** Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) **DP2020-7190-44829** or call our Planning Support Centre at (403)268-5311.

SDAB2021-0014

FILE: DP2020-7190

DATE RECEIVED: November 9, 2020

APPLICATION ADDRESS: 917 17 Street NE

Bylaw Discrepancies											
Regulation		Standard		Provided							
295 Secondary Suite		(c) requires a minimum of 1.0 motor vehicle parking stall.		Plans do not indicate a designated motor vehicle parking stall for the Secondary Suite (-1).							
Notes											
Parcel Width:7.64m AVPA: 35-40 NEF Floodway / Floodfringe: N/A											
Relaxation Considerations for Parking											
a. The Development Authority may consider a parking relaxation for a Secondary Suite or Backyard Suite based on the proximity of the suite to the Centre City and to frequent transit service. The Development Authority may consider relaxing the minimum parking requirements for a Secondary Suite or Backyard Suite where the suite is located:	i. in Area 1 of the Parking Areas Map		Not applicable.								
	ii. in Area 2 of the Parking Areas Map and within:	A. 600 metres of a capital funded Light Rail Transit platform;	N/A								
		B. 400 metres of a Bus Rapid Transit stop; or	N/A								
		C. 400 metres of a bus service which generally has frequency of at least one bus every 20 minutes on weekdays from 6:30 AM to 6:00 PM and a frequency of at least one bus every 30 minutes on weekday evenings from 6:00 PM to the end of service and on weekends during times of service.	#	Route Name	AM Peak	Mid Day	PM Peak	Evening	Sat. Day	Sat. Eve.	Sun.
			19	16 Avenue North	30	30	30	27	45/30	45	45/30/45
b. The Development Authority should consider natural and human-made barriers (e.g. waterbodies, landforms, skeletal and arterial roads) to accessing frequent transit service when considering a parking a relaxation for a Secondary Suite or Backyard Suite.			FM to review.								



Onsite Suite Review – Semi-Detached

PL 1289 (R2020-01)

Property Address 917 17 ST NE	Job Number NP2020-02269	Date 2020-11-08
Inspector's Name Benoit Monette	Phone Number 403-540-1354	Email Benoit.monette@calgary.ca

General Observations

<input checked="" type="checkbox"/> Semi-detached	Land Use District: <input checked="" type="checkbox"/> R-2/R-C2 <input type="checkbox"/> R-G/R-CG <input type="checkbox"/> Other/M-_____	
Components of Main & Upper Levels <input checked="" type="checkbox"/> 1 dwelling (subdivided semi) <input type="checkbox"/> 2 dwellings (un-subdivided) Number of Suites: <u>1</u>	Main level: <input checked="" type="checkbox"/> Kitchen (as defined in LUB) <input checked="" type="checkbox"/> Living Facilities <input checked="" type="checkbox"/> Sanitary Facilities	Upper level: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Kitchen (as defined in LUB) <input type="checkbox"/> Living Facilities <input type="checkbox"/> Sanitary Facilities
Other Comments: Existing entrance and existing suite non conforming. Site inspected with: Owner Main dwelling occupied : yes		

Basement (or Lower Level)

<input checked="" type="checkbox"/> Suite is self-contained	Year of Suite construction if known _____	Year of construction of Building 2005
Components of Secondary Suite	<input checked="" type="checkbox"/> Wholly contained in basement <input checked="" type="checkbox"/> Kitchen (as defined in LUB) <input checked="" type="checkbox"/> Living Facilities <input checked="" type="checkbox"/> Sanitary Facilities <input checked="" type="checkbox"/> Furnace/Utility Room	<input checked="" type="checkbox"/> Only one suite per unit # of bedrooms? <u>2</u>
Other Comments: Amenity space 3 metres by 3 metres available in the rear yard Suite Occupied: Yes / No		

Site Observations

Parking	<i>Inspector to draw and dimension stalls on the site plan</i> <u>Stall Sizes:</u> -Minimum 2.5m x 5.9m where both sides are free of a physical barrier or property line -Minimum 2.85m x 5.9m where one side of the stall abuts a physical barrier (PL or garage wall) -Minimum 3.0m x 5.9m where both sides of the stall abuts a physical barrier (Fenced area or single car garage) <i>Please note: Total dimensions of parking stall must be wholly located within the parcel. When proposed for front driveway, ensure stall does not encroach beyond front property line. Stalls must also be labeled 'Proposed Suite Stall' or 'Existing Suite Stall'.</i>
Parcel Width	-R-2/R-C2 Minimum parcel width of 13m for semi-detached, no less than 6.0 metres per side, -N/A in all other cases
Amenity Space	<i>Inspector to draw and dimension on site plan (example: 2m x 4m)</i> Minimum 7.5m ² with no dimensions less than 1.5m
Other Comments: Parking is provided by a 2.85 meter wide by 6 meter deep rear parking pad. Relaxation applied for second parking stall. Parking stall number required:2	

ISC: Unrestricted



December 16, 2020

REID, JANETH T
108 CITADEL HILLS GREEN NW
CALGARY, AB
T3G 3T6, CANADA

Dear Sir/Madam:

RE: Detailed Review (DR)

Development Permit Number: DP2020-7190

Based on the plans received, your application has been reviewed in order to determine compliance with the Land Use Bylaw and applicable City policies. Any variance from the Land Use Bylaw or City policies may require further discussion or revision prior to a decision being rendered.

A written response to the Prior to Decision issues in this DR is required from the Applicant by the end of the thirty (30) calendar day response due date. In the event that the response due date expires, the application may be inactivated subject to a fifteen (15) calendar day reactivation timeline. In the case of a non-responsive or incomplete application, the General Manager – Planning, Development and Assessment may cancel the application as per Section 41.1 of Land Use Bylaw 1P2007.

Should you have any questions or concerns, please contact me at (403) 268-2729 or by email at Jeff.Nielsen@calgary.ca.

Sincerely,

JEFF NIELSEN

Senior Planning Technician, Planning & Development

P.O. Box 2100, Postal Station M
Calgary, Alberta, Canada, T2P 2M5, (403) 268-5311

SDAB2021-0014



Detailed Review 1 – Development Permit

Application Number: DP2020-7190
Application Description: New: Secondary Suite (existing - basement of Semi-detached Dwelling) - parking stall
Land Use District: Residential - Contextual One/Two Dwelling
Use Type: Permitted
Site Address: 917 17 ST NE
Community: MAYLAND HEIGHTS
Applicant: REID, JANETH T
Date DR Sent: December 16, 2020
Response Due Date: August 13, 2020
Senior Planning Technician: JEFF NIELSEN - (403) 268-2729 - Jeff.Nielsen@calgary.ca

General Comments

The Development Authority is unable to support your application for Secondary Suites in the 35-40 NEF area of the AVPA. The use is prohibited in this area.

Please indicate whether you would like to cancel the application or have the application refused. If the application is refused, it will be possible to appeal the decision. Please let me know if you have any questions.

In September of 2020, Council passed a resolution (PUD2020-0968) which directs City administration to submit a joint amendment application with the Calgary Airport Authority to the Minister of Municipal Affairs requesting the maps within the AVPA be amended. Information about this process is available at <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/airport-vicinity-protection-area.html>. The timing of such a change is unknown however the Development Authority notes that, should the AVPA adopt the proposed Amendments, the proposed use on the subject parcel may no longer be prohibited under the AVPA Regulation and a future opportunity may exist to seek compliance for the Secondary Suite.

At this time, under the current legislation, the Secondary Suite is existing without benefit of development and building permit approvals which results in an occupied residence without a Safety Codes review and inspection to ensure compliance with building safety requirements.

Bylaw Variances

Regulation	Standard	Provided
54 Airport Vicinity Regulations	When making a decision on a development permit the Development Authority must comply with the requirements of a) the Calgary International Airport Vicinity Protection Area Regulation, and b) the Calgary International Airport Zoning Regulations	The use is prohibited by the Calgary International Airport Vicinity Protection Area (AVPA) Regulation and therefore cannot be supported by the Development Authority.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

295 Secondary Suite	(c) requires a minimum of 1.0 motor vehicle parking stall.	Plans do not indicate a designated motor vehicle parking stall for the Secondary Suite (-1).
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Calgary International Airport Vicinity Protection Area (AVPA)

Subdivision Approval and Development Permits Relating to Land in Protection Area

3(3) Subject to section 4, no subdivision approval may be given and no development permit may be issued by a municipality relating to land in the Protection Area if the proposed use of that land is a prohibited use, with the exception of a development permit for a secondary suite in an existing single family development.

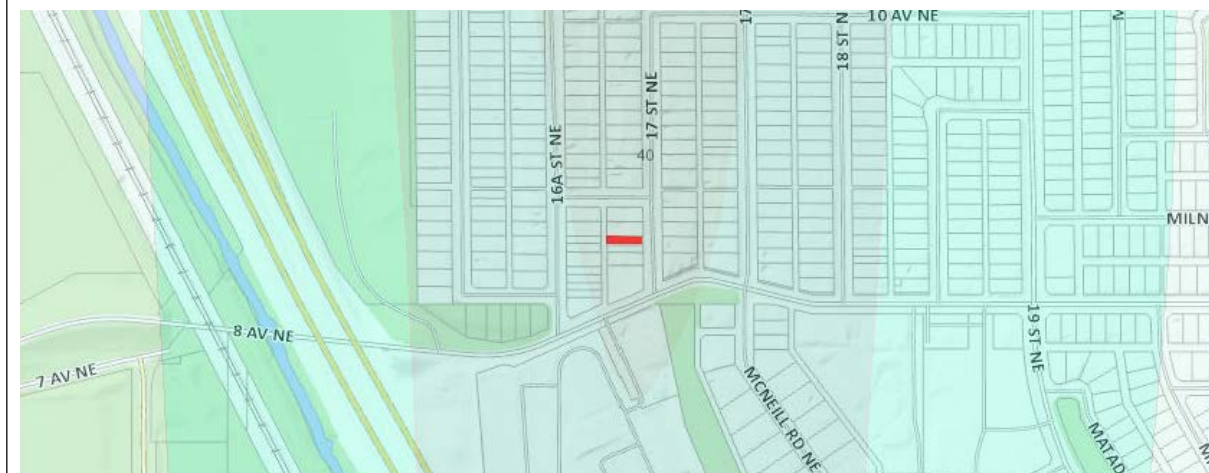
The use is prohibited. Note that Secondary Suites in in single detached dwellings are exempted whereas Secondary Suites in semi-detached dwellings are not.

Prohibited Uses

4(1) A land use shown in Column 1 of the following table is prohibited on land that is located in a NEF Area shown in Column 2, 3, 4, or 5 of the table if the expression "PR" appears in that column opposite that land use.

TABLE

Column 1	Col. 2	Col. 3	Col. 4	Col. 5
	NEF	NEF	NEF	NEF
	40+	35-40	30-35	25-30
Land Uses	Area	Area	Area	Area
Residences	PR	PR	PR	-
Schools	PR	PR	PR	-
Day cares	PR	PR	-	-
Clinics	PR	-	-	-
Medical care facilities	PR	PR	PR	-
Halls and auditoriums	PR	PR	-	-
Places of worship	PR	PR	-	-
Outdoor eating establishments	PR	-	-	-



Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

Prior to Decision Requirements

The following issues must be addressed by the Applicant through a written submission prior to a decision by the Approving Authority:

1. The development, as proposed, is not supported for the following reasons:
 - Prohibited use in the Calgary International Airport Vicinity Protection Area Regulation.Please indicate, in writing, the manner in which the application will proceed:
 - (A) Request **cancellation** of the application. Any applicable fee refund will be determined at the time of cancellation.
 - (B) **Pursue** the application, as proposed, with a decision of refusal by the Development Authority. The refusal will be based on the comments listed above.



Development Authority Response to Notice of Appeal

Appeal number: SDAB2021-0014

Development Permit number: DP2020-7190

Address: 917 17 ST NE

Description: New: Secondary Suite (existing – basement of Semi-detached Dwelling) – AVPA & parking stall

Land Use: Residential – Contextual One/Two Dwelling

Community: Mayland Heights

Jurisdiction Criteria:

- Subject to National Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board, Alberta Utilities Commission or Minister of Environmental and Parks license, permit, approval, or other authorization:
No
- Contains or is adjacent to highway, body of water, historical site, sewage treatment facility, or waste management facility:
No

DA Attendance: Yes

Use: Permitted with Relaxation

Notice Posted: No

Objections: No

Support: No

Bylaw relaxations:

- Additional residential uses are prohibited in this area by the Airport Vicinity Protection Act.

Applicable ARP, ASP or Design Brief (in addition to the MDP):

- Policy to Guide Discretion for Secondary Suites ad Backyard Suites

Additional factors, considerations and rationale for the decision:

1. Please see the Reasons for Refusal.



DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN

**A -Existing Dwelling Parking –
2.85 m wide x 6 m deep**

**C – Amenity Space –
3.0 m x 3.0 m**

D – Suite entrance

917 17 ST NE

LEGAL 0510842;21;16

SDAB2021-0014