

December 17, 2024
SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING AGENDA
COUNCIL CHAMBERS AND VIDEOCONFERENCE
2:00 p.m.

1. CALL TO ORDER (2:00 p.m.)

2. SCHEDULE OF HEARINGS:

2.1. Appellant: Randy O. Didrikson 024-STU-018 Development Appeal

3. ADJOURNMENT

SUBDIVISION & DEVELOPMENT APPEAL BOARD

Site Information:		
Municipal Address of site: 11 54231 Rge Rd 250 Sturgeon county		
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter’) 5033 RS; 6; Skyglen Airpark		
Development Permit number or Subdivision Application number: 305305-24-D0279		
Appellant Information:		Date Received Stamp
severed in line with section 17 of the FOIP Act		
Name: Randy O. Didrikson	Phone:	Agent Name: (if applicable)
Mailing Address: 9 54231 Rge Rd 250 Sturgeon County,	City, Province: Alberta	
Postal Code: T8T 0C2	Email:	

APPEAL AGAINST (Check **ONE** Box Only) for multiple appeals you must submit another Notice of Appeal

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

REASON(S) FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

I strenuously object to the following portions of the Approval: 1) locating the accessory dwelling and,

2) constructing a road and possibly utility lines much, much, too close to my property line.

3) the absence of restrictions on renting to third parties exposes me to the ongoing nuisance of two

two families immediately next to my property. Please see attached page (Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of:	Date: Nov. 19, 2024
FOR OFFICE USE ONLY	
SDAB Appeal Number: severed in line with section 17 of the FOIP Act	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No Hearing Date: YYYY/MM/DD

ATTACHMENT TO APPEAL OF DEVELOPMENT PERMIT 305305-24-D0279

RANDY O. DIDRIKSON

NOVEMBER 19, 2024

1) ACCESSORY DWELLING TOO CLOSE TO MY PROPERTY LINE

Most all of my concerns arise because of the location and size of the proposed accessory dwelling. Locating it so close to my property causes further concerns regarding roads, utilities and the potential of dealing with 2 different families right next to my property. There is simply no reason why the applicant should place this dwelling so close to my property line. His property consists of almost 3 acres of nothing but cut lawn. He can simply place the dwelling to the northeast of his primary dwelling and still have it as close to his house as he wishes. By doing so, he can avoid subjecting me to the dust, noise, and nuisance of construction, traffic, and possibly noisy neighbours. We can then both enjoy our properties in peace and quiet.

2) ACCESS ROAD AND UTILITY LINES TOO CLOSE TO MY PROPERTY LINE

When one examines the proposed style, orientation and placement of the accessory dwelling one can only conclude that the applicant intends to allow vehicle traffic and possibly utility lines be constructed from the front of his permanent dwelling then around the west side of it (adjacent to my property line) and finally to the south facing double garage of the accessory dwelling. Therefore, in addition to the nuisance of the construction of the house and garage, I would suffer the nuisance of construction and ongoing traffic right next to my property. There might also be the potential of a gas line explosion that could severely affect my property. All of this can simply and easily be avoided by moving the accessory dwelling to the north east side of his permanent dwelling. It should be noted that the applicant has 2 double wide gates in the south fence of his property: the first is in front of his permanent dwelling, and the second is farther east. The applicant can easily construct his access road from the easterly gate directly to the accessory dwelling without causing harm or nuisance to any of his neighbours.

3) NO RESTRICTIONS ON RENTING ACCESSORY DWELLING

I am told that the County will not regulate use of accessory dwellings. I have not been advised whether the applicant has specified an intended use of these premises, but given that the application is to increase its size (including the double car garage) it is completely feasible that he could rent it out to a third party family. If the dwelling was constructed so close to my property I would have to deal with the noise and other nuisances of two families right next to my property. Given the recent trend of people caring only about themselves I could be in the terrible situation of dealing with two indifferent neighbours right next to my property. To say this would interfere with the peaceful enjoyment of my property is a gross understatement.

In conclusion, in my 35 years as a resident of Skyglen Airpark, all of my neighbours and I obviously enjoy the private, quiet, and natural beauty of living on large lots away from neighbours. As well, we have always respected each other's privacy. **I implore the Appeal Board to not allow the proposed placement of this accessory dwelling because it will destroy the solitude and peaceful enjoyment of my own property.**

I wish to attend the ^{3 of 69}Hearing.



Sturgeon County
9613-100 St
Morinville, Alberta T8R-1L9
(780) 939-4321 ext.

DIDRIKSON, RANDY

Receipt Number: 202408488
GST Number: 107747412RT0001
Date: 2024-11-18
Initials: SLH

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SE		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Mc:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

November 26, 2024

SDAB File Number: 024-STU-018

Dear Randy Didrikson:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS; 6; Skyglen Airpark 11 54231 Range Road 250
Development Permit Application Number:	305305-24-D0279
Decision Regarding Proposed Development:	A development permit was approved to construct an accessory dwelling unit with attached garage with a variance to the maximum floor area.

Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on November 20, 2024. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this SDAB hearing is scheduled for **December 17, 2024 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 152 220 855#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

November 26, 2024

SDAB File Number: 024-STU-018

Dear Resident:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS; 6; Skyglen Airpark 11 54231 Range Road 250
Development Permit Application Number:	305305-24-D0279
Decision Regarding Proposed Development:	A development permit was approved to construct an accessory dwelling unit with attached garage with a variance to the maximum floor area.

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on November 20, 2024. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Appellant: Randy Didrikson

Reasons for Appeal (as identified on the Notice of Appeal):

- The Appellant objects to portions of the development permit approval, including:
 - Location of the proposed accessory dwelling;
 - Construction of a roadway and utility services too close to the property line; and
 - Absence of restrictions on renting to third parties increases the possibility of ongoing nuisance of two families immediately adjacent to his property.

Take notice that this SDAB hearing is scheduled for **December 17, 2024 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 152 220 855#. This should connect you directly into the hearing.

Why am I receiving this information?

When an appeal is received, adjacent landowners have the right to make a written submission and/or attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted. SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

For further information, please call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

November 26, 2024

SDAB File Number: 024-STU-018

Dear Hussein Aboudib:

**NOTICE OF
APPEAL BOARD HEARING**

Legal Description of Subject Property:	5033RS; 6; Skyglen Airpark 11 54231 Range Road 250
Development Permit Application Number:	305305-24-D0279
Decision Regarding Proposed Development:	A development permit was approved to construct an accessory dwelling unit with attached garage with a variance to the maximum floor area.

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Appellant: Randy Didrikson

Reasons for Appeal (as identified on the Notice of Appeal):

- The Appellant objects to portions of the development permit approval, including:
 - Location of the proposed accessory dwelling;
 - Construction of a roadway and utility services too close to the property line; and
 - Absence of restrictions on renting to third parties increases the possibility of ongoing nuisance of two families immediately adjacent to his property.

Take notice that this SDAB hearing is scheduled for **December 17, 2024 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 152 220 855#. This should connect you directly into the hearing.

When an appeal is received, the Applicant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to legislativeservices@sturgeoncounty.ca. **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than December 12, 2024. However, the Board can accept written submissions up to the date of the hearing.**

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-1377 or (780) 939-8277 or email legislativeservices@sturgeoncounty.ca.

Melodie Steele
Secretary, Subdivision and Development Appeal Board



Prepared By:

Prepared By

NAD_1983_10TM_AEP_Resource
© Sturgeon County



Information on this map is provided solely for the user's
11 of 11 information and, while thought to be accurate, is provided strictly
"as is" and without warranty of any kind.

Subdivision and Development Appeal Hearing Process

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

At the hearing . . .

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
 - The Appellant to introduce themselves for the record.
 - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
 - Clearly state your reasons for the appeal.
Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.
 - Stick to the planning facts and support them with quantifiable (measurable) data.
 - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
 - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
 - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

Development Permit Approval Notification

Nov 1, 2024

Development Permit No. **305305-24-D0279**

Property Owner,

Please be advised that the Development Officer has approved a development permit **to construct an accessory dwelling unit with attached garage with a variance to the maximum floor area** located on **Block 6, Plan 5033RS; 11-54231 Rge Rd 250 in Skyglen Airpark**. Please refer to the enclosed development permit and site plan for further details.

Why am I receiving the information?

When a development permit is approved as a discretionary use or a variance was granted, Section 2.10.2 of Land Use Bylaw 1385/17 requires adjacent landowners to be notified, should they want to exercise their right to appeal.

Appeal

As an adjacent landowner, you may file an appeal objecting the development or a condition of the approved development permit. Should you wish to file an appeal, you can find the Appeal Board information at the bottom of the permit. Appeals must be received by the correct Appeal Board by **Nov 22, 2024**.

Additional Information

If you have any questions or require further clarification regarding this development approval or an appeal, please contact the undersigned at (780) 939-8275.

Regards,

A handwritten signature in black ink, appearing to read 'Yvonne Bilodeau'.

Yvonne Bilodeau
Development Officer

Development Permit

Land Use Bylaw 1385/17

Permit No.:	305305-24-D0279
Tax Roll No.:	1704000
Decision Date:	Nov 1, 2024
Effective Date:	Nov 22, 2024

Applicant

Name: Aboudib, Hussein
Address:

Owner

Name: Aboudib, Hussein
Address:

Phone:

Cell:

Email:

Phone:

Cell:

Email:

Property Description

Legal Land Description: 5033RS; 6; Skyglen Airpark

Land Use Description: R1 - Country Residential District

Rural Address: 11-54231 Rge Rd 250

severed in line with section 17 of the FOIP Act

Description of Work

To construct an accessory dwelling unit with attached garage with a variance to the maximum floor area.

Fees

Residential Development, Discretionary Use / Variance Request	\$450.00
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Permit Conditions

- Prior to any construction occurring on site, a separate building permit shall be obtained and approved. Minimum construction standards will conform to the requirements of the current Alberta Building Code.
- Separate electrical, gas, plumbing and private sewage disposal permits shall be obtained as required.
- Accessory dwelling units shall meet the setbacks for an accessory building of the applicable district and are as follows:

Front yard	12m(39.4ft)
Side and rear yard	3m (9.8ft)
- The maximum parcel coverage shall not exceed 15%.
- A maximum of one accessory dwelling unit shall be considered per principal dwelling and shall be subordinate to the principal dwelling.
- A 40% variance is granted to the maximum floor area of an accessory dwelling unit to 160m²(1731ft²) from the required shall 115m² (1,237ft²) in R1 districts.**
- Shall be constructed on a permanent foundation which may or may not include a basement. A basement means a portion the dwelling, partly or wholly below grade and has no more than 1.8m of its clear height above grade and lies below the finished level of the floor directly above.
- Shall not be separated from the principal dwelling by condominium conversion or subdivision.
- Access to the lot shall be via the existing approach.
- Shall be designed and finished to match or compliment the exterior finish of the principal dwelling.
- A group home (major or minor), farm help accommodation, bed and breakfast, or visitor accommodation shall not be permitted on the same parcel containing an accessory dwelling unit.
- Two on-site parking stalls for an accessory dwelling unit over 80m².
- No development shall encroach on or be erected on an easement or right-of-way unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the easement or right-of-way has been granted.

14. Drainage measures undertaken as part of a development shall not negatively impact adjacent parcels by way of flooding or inundation through the redirection of surface water. In the event that the drainage of a development is found to affect adjacent parcels, all mitigating measures required to remedy the problem including drainage structures, drainage easements and retaining walls shall be at the sole expense of the landowner of the parcel where the mitigating measures are required.
15. If the development authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the development permit approval ceases and the development permit is deemed to be void, unless an extension to this period has been previously granted by the Development Authority.
16. No person shall keep or permit in any district any object or chattel which, in the opinion of the Development Approving Authority, is unsightly or tends to adversely affect the amenities of the district. Any excavation, storage or piling up of materials required during the construction stage shall have all necessary safety measures undertaken and the owner of such materials or excavation assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

Advisory Notes

1. **Please be advised an approved building permit is required prior to any construction occurring on site. Construction occurring prior to the issuance of a building permit is subject to a double fee penalty. Early excavation, prior to building permit approval, can result in standing water, potential for freezing and can cause safety hazards for neighbouring properties if the area is open for longer than necessary.**
2. An Accessory Dwelling Unit means a self-contained dwelling unit, that is located either within or on the same titled parcel, and accessory to a principal dwelling and meets the Alberta Building Code. Accessory dwelling units within the same building may or may not share access to the outside and/or other facilities with the principal dwelling. Accessory dwelling units include but are not limited to garden suites; garage suites; and secondary suites.
3. **If the development requires heavy vehicle hauling of clay, topsoil, or marginal soil that exceeds five trips to or away from the same destination or project in a 24-hour period, or more than 12 trips over three or more days, a Road Use Agreement will be required. A Road Use Agreement means an agreement between the County and the developer that determines the restrictions and procedures for road use by individuals or companies with extensive or continuous haul projects.**
4. The accessory dwelling unit shall be provided with a number designation in accordance with Civic Addressing Bylaw 1616/23.
5. Setbacks from abandoned well, pipeline and sour gas facilities shall be in compliance with provincial and federal requirements.
6. Please contact Alberta 1 Call at 1-800-242-3447 for utility locates at least two days prior to the commencement of construction. The development cannot encroach into or over a utility easement or right of way.
7. It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.

If you have any questions or concerns about your application or any conditions listed above, please contact the Planning and Development Department at 780-939-8275.

Issued By:



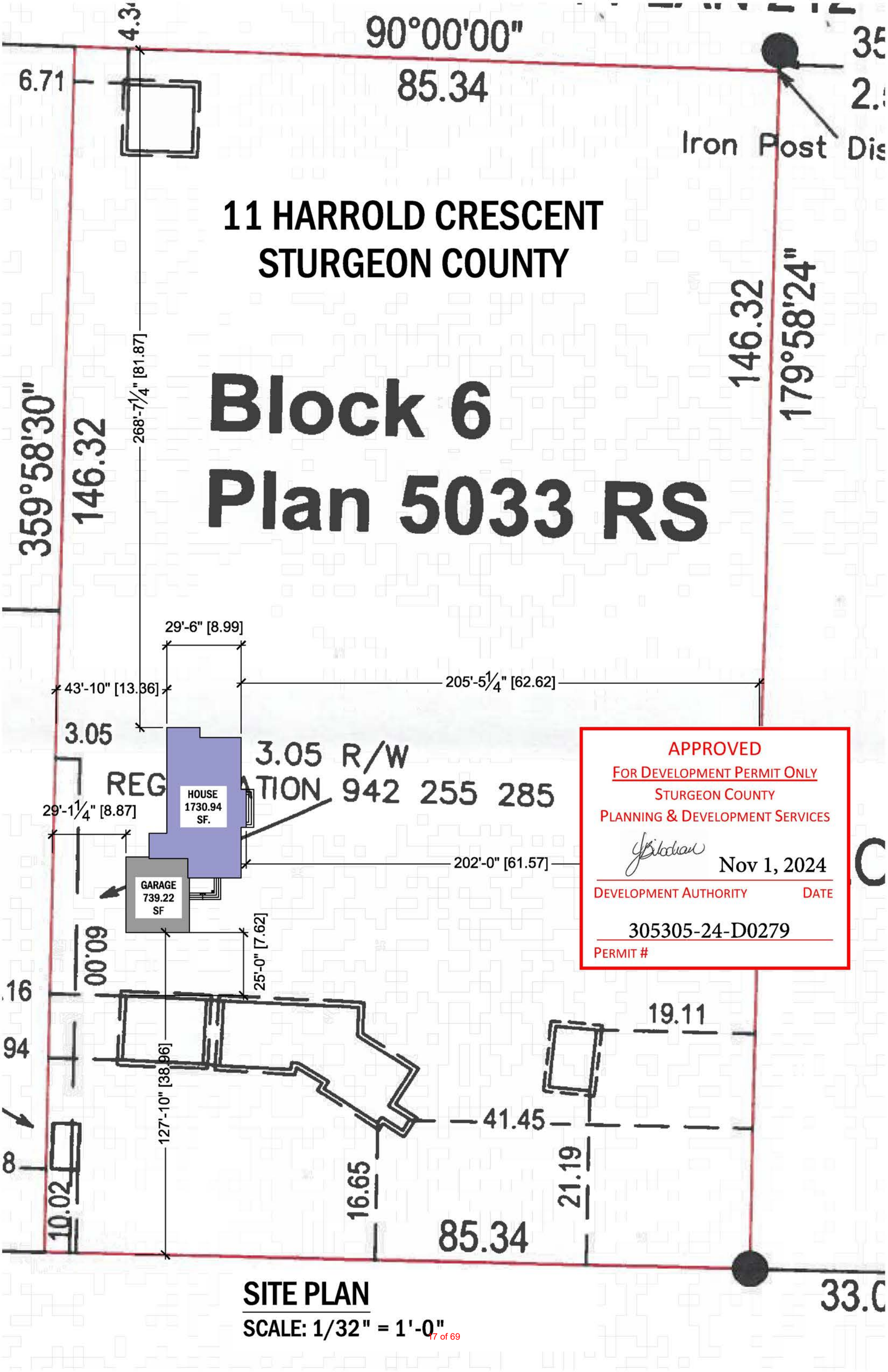
Yvonne Bilodeau
Development Officer

Municipality

Sturgeon County
9613 – 100 Street Morinville, AB T8R 1L9
Phone: (780) 939-8275
Fax: (780) 939-2076
Toll Free: 1-866-939-9303

Appeal Information

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date. Appeals can be filed with the Secretary of the Subdivision and Development Appeal Board via email at legislativeservices@sturgeoncounty.ca or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.





SOUTH ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"

FOR DEVELOPMENT PERMIT

APPROVED

FOR DEVELOPMENT PERMIT ONLY

STURGEON COUNTY

PLANNING & DEVELOPMENT SERVICES



Nov 1, 2024

DEVELOPMENT AUTHORITY

DATE

305305-24-D0279

PERMIT #

- NOTES:
- DRAWINGS PREPARED ARE FOR PRESENTATION PURPOSES ONLY; FINAL PRODUCTS & MATERIAL USED MAY VARY FROM DRAWINGS.
 - FINISHED GRADE IS ONLY SUGGESTED & MUST BE ADJUSTED TO SUIT SITE CONDITION.
 - CONFIRM WINDOW & DOOR ROUGH OPENINGS WITH MANUFACTURER.
 - LOCATIONS OF ROOF LEADERS & DOWNSPOUTS TO DETERMINE ON SITE BY BUILDER.



TOLENE DESIGNS inc

Ph: (780) 909-6839

Email: Tolene.Designs@gmail.com

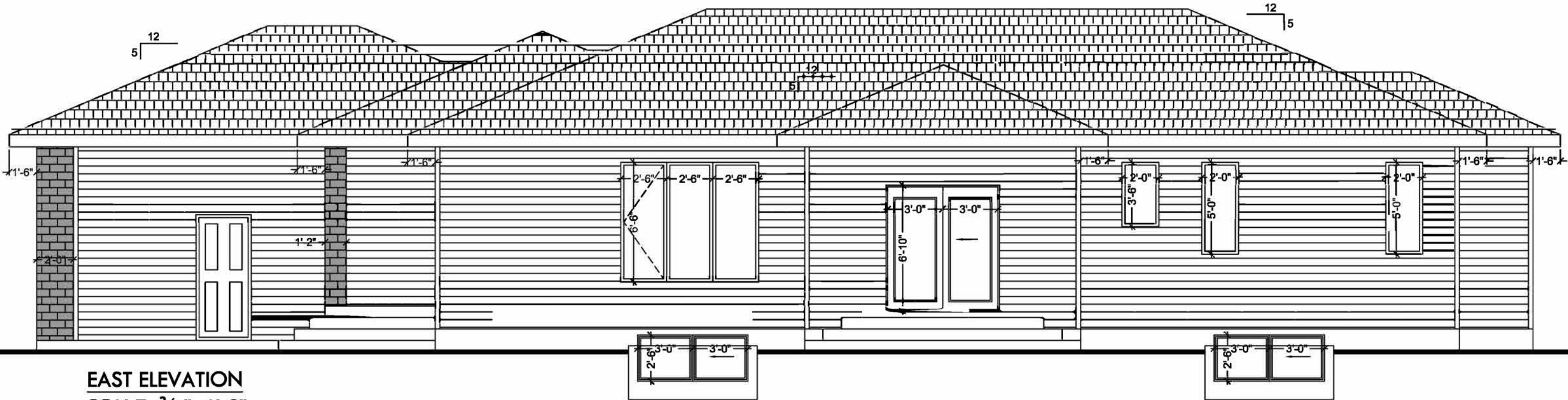
LEGAL DESCRIPTION	
LOT:	BLOCK: 6 PLAN: 5033RS
MUNICIPAL ADDRESS:	
11 HARROLD CRESCENT	
STURGEON COUNTY, ALBERTA	
PROJECT:	CLIENT:
RESIDENTIAL	HUSSEIN
DRAWN BY:	A.M.
DATE:	OCT. 02, 2024
REVISION DATE:	
SCALE:	AS SHOWN
PROJECT #	
DRAWING NAME: NORTH & SOUTH ELEVATIONS	
SHEET NO.: A1	

THE CONTRACTOR/ BUILDER SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

PROVIDE ROOF VENTS AS PER
BUILDING CODE REQUIREMENTS

ALL CONSTRUCTION WORK TO COMPLY WITH ALBERTA
BUILDING CODE LATEST EDITION & WITH LOCAL
AUTHORITY HAVING JURISDICTION REGULATIONS &
BYLAWS

- VENTED SOFFIT WHERE ANY PROJECTING IS
GREATER THAN 12m TO PROPERTY LINE
- NON-VENTING NON-COMBUSTIBLE SOFFIT WHERE
ANY PROJECTING IS LESS THAN 12m TO PROPERTY
LINE



EAST ELEVATION
SCALE: 3/16"=1'-0"

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES
 Nov 1, 2024
DEVELOPMENT AUTHORITY DATE
305305-24-D0279
PERMIT #

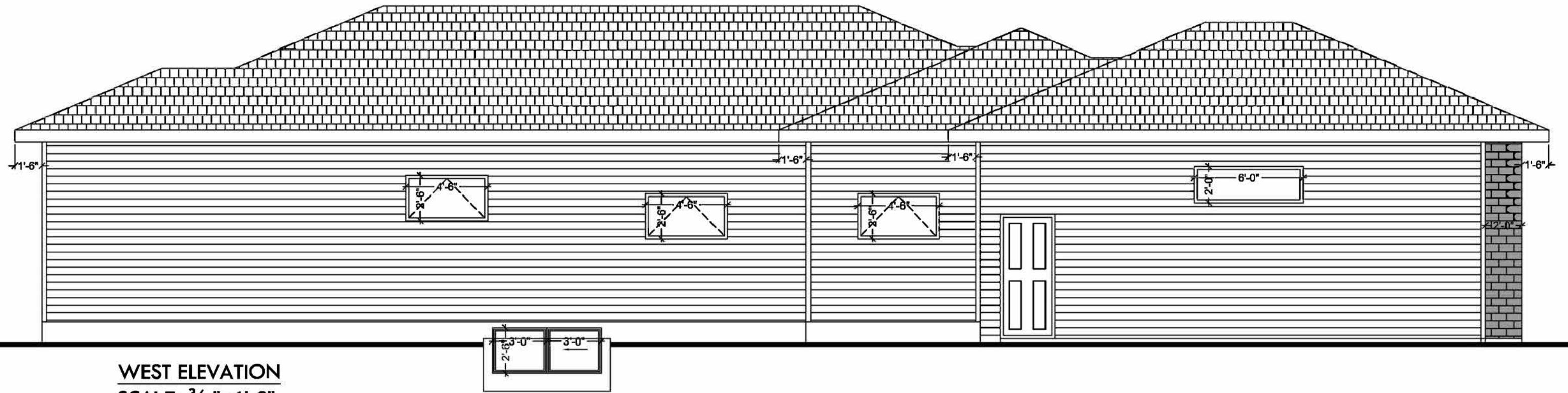
FOR DEVELOPMENT PERMIT

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CONSTRUCTION HAS BEGUN. THE CONTRACTOR
OF THE JOB MUST CHECK ALL DIMENSIONS AND
OTHER DETAILS PRIOR TO CONSTRUCTION AND
BE SOLELY RESPONSIBLE THEREAFTER.

DRAWN BY: A.M.
DATE: OCT. 02, 2024
REVISION DATE:
SCALE: AS SHOWN
PROJECT #
DRAWING NAME: EAST ELEVATION
SHEET NO.: A2

LEGAL DESCRIPTION
LOT: BLOCK: 6 PLAN: 5033RS
MUNICIPAL ADDRESS:
11 HARROLD CRESCENT
STURGEON COUNTY, ALBERTA
PROJECT: CLIENT:
RESIDENTIAL HUSSEIN


TOLENE DESIGNS inc
Ph: (780) 909-6839
Email: Tolene.Designs@gmail.com



WEST ELEVATION
SCALE: 3/16"=1'-0"

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES
 Nov 1, 2024
DEVELOPMENT AUTHORITY DATE
305305-24-D0279
PERMIT #

FOR DEVELOPMENT PERMIT

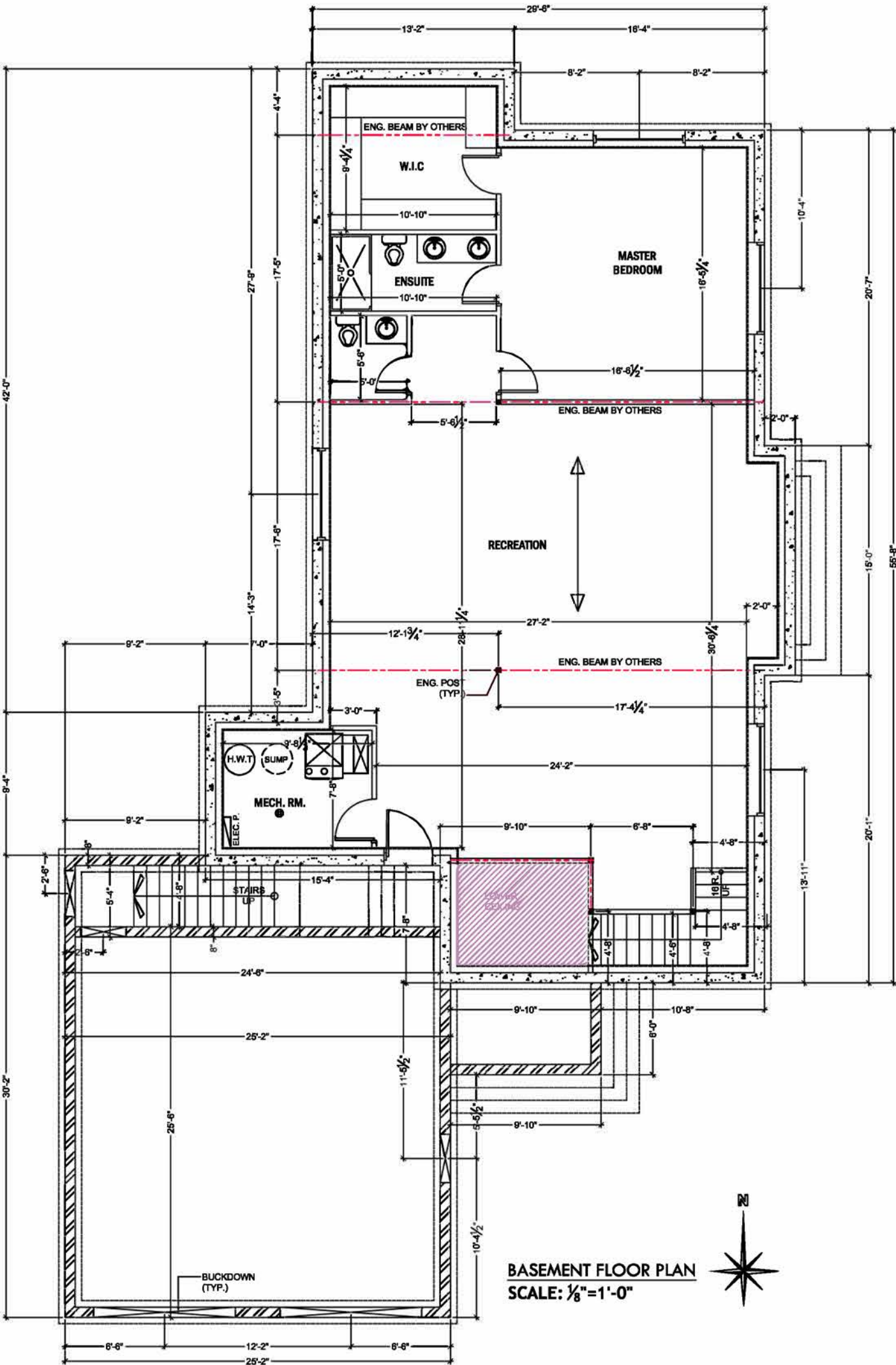
THE CONTRACTOR/ BUILDER SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

DRAWN BY: A.M.
DATE: OCT. 02, 2024
REVISION DATE:
SCALE: AS SHOWN
PROJECT #
DRAWING NAME: WEST ELEVATION
SHEET NO.: A3

LEGAL DESCRIPTION
LOT: BLOCK: 6 PLAN: 5033RS
MUNICIPAL ADDRESS:
11 HARROLD CRESCENT
STURGEON COUNTY, ALBERTA
PROJECT: CLIENT:
RESIDENTIAL HUSSEIN



TOLENE DESIGNS inc
Ph: (780) 909-6839
Email: Tolene.Designs@gmail.com



BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES
[Signature]
Nov 1, 2024
DEVELOPMENT AUTHORITY DATE
305305-24-D0279
PERMIT #

ALL CONSTRUCTION WORK TO COMPLY WITH
ALBERTA BUILDING CODE LATEST EDITION &
WITH LOCAL AUTHORITY HAVING JURISDICTION
REGULATIONS & BYLAWS

ALL EXTERIOR SERVICE LOCATIONS ARE TO
THE BUILDERS DISCRETION DUE TO SITE
CONDITIONS.

LOCATION OF FURNACES, HOT WATER TANKS
& SUMP PUMPS ARE FOR PRESENTATION
PURPOSES ONLY; EXACT LOCATION AS PER
MECHANICAL CONTRACTOR.

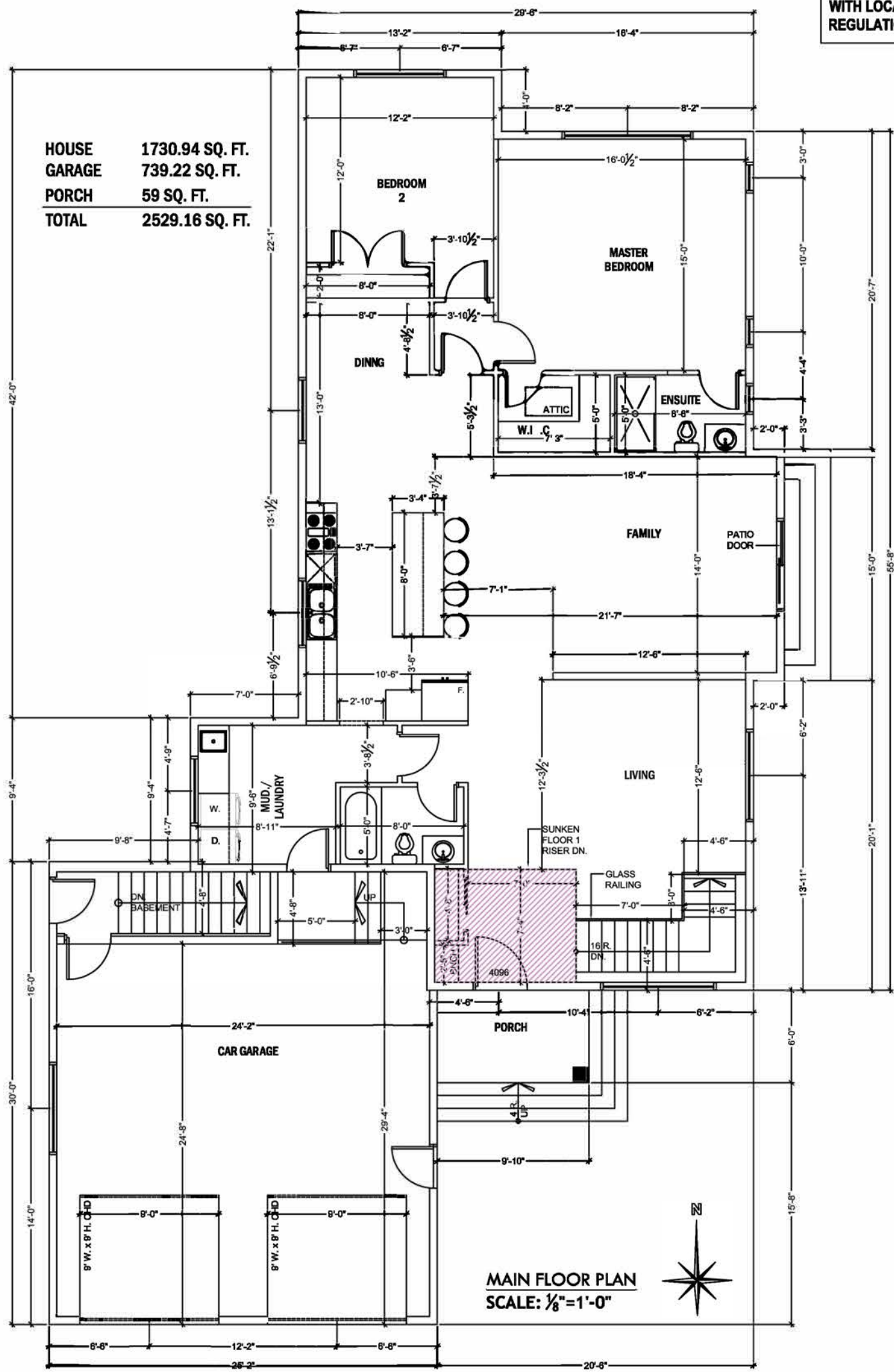
FOR DEVELOPMENT PERMIT


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Ph: (780) 909-6839
Email: Tolene.Designs@gmail.com

LEGAL DESCRIPTION	
LOT:	BLOCK: 6 PLAN: 5033RS
MUNICIPAL ADDRESS: 11 HAROLD CRESCENT STURGEON COUNTY, ALBERTA	
PROJECT:	CLIENT:
RESIDENTIAL	HUSSEIN
DRAWN BY:	A.M.
DATE:	OCT. 02, 2024
REVISION DATE:	
SCALE:	AS SHOWN
PROJECT #	
DRAWING NAME: BASEMENT FLOOR PLAN	
SHEET NO.: A4	

THE CONTRACTOR/ BUILDER SHALL VERIFY ALL
DIMENSIONS AND ENCLOSED DRAWING. DESIGNER
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ALL CONSTRUCTION WORK TO COMPLY WITH
ALBERTA BUILDING CODE LATEST EDITION &
WITH LOCAL AUTHORITY HAVING JURISDICTION
REGULATIONS & BYLAWS



MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES
J. J. J. J. Nov 1, 2024
DEVELOPMENT AUTHORITY DATE
305305-24-D0279
PERMIT #

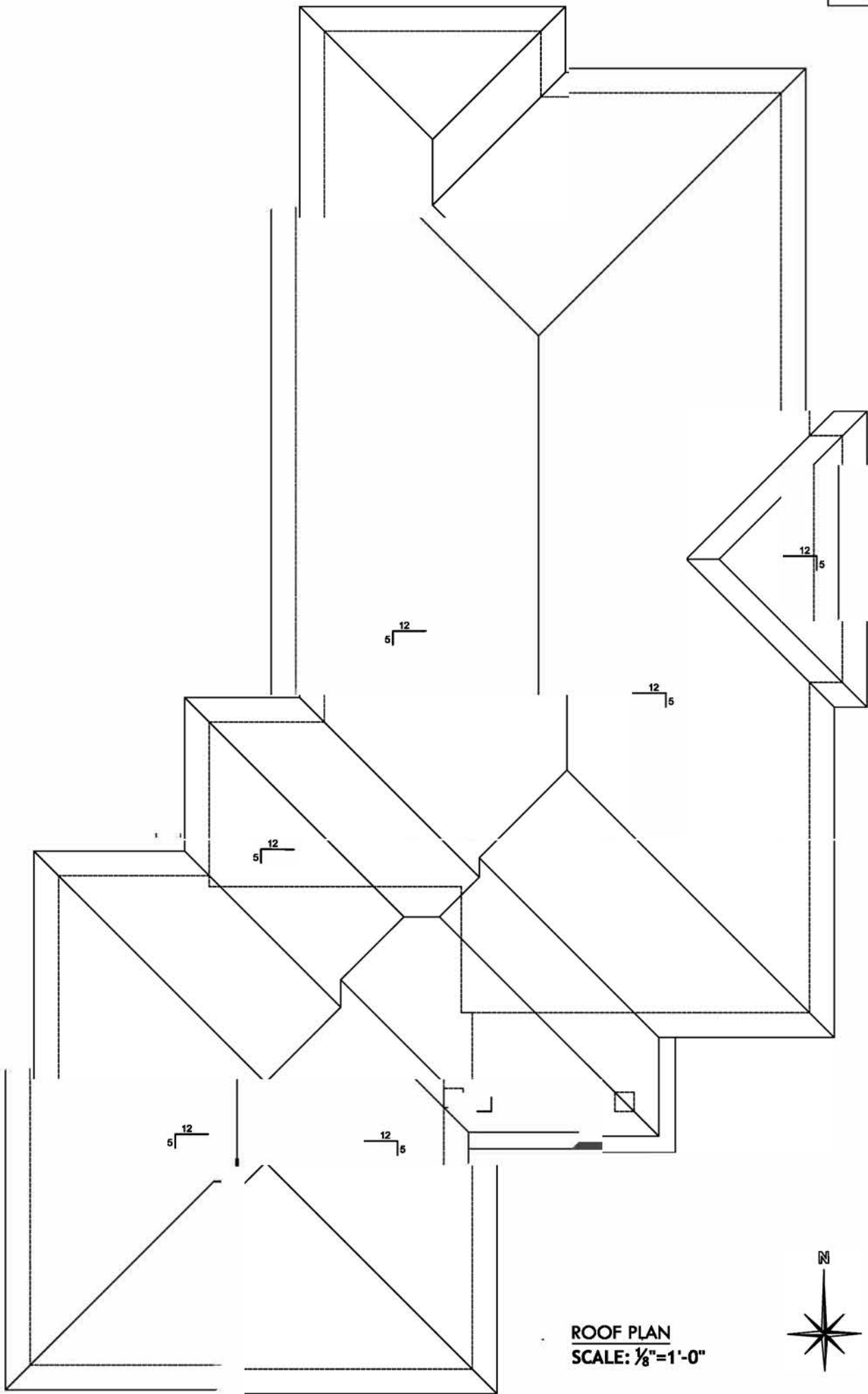
FOR DEVELOPMENT PERMIT


TOLENE DESIGNS inc
Ph: (780) 909-6839
Email: Tolene.Designs@gmail.com

LEGAL DESCRIPTION	
LOT:	BLOCK: 6 PLAN: 5033RS
MUNICIPAL ADDRESS: 11 HAROLD CRESCENT STURGEON COUNTY, ALBERTA	
PROJECT:	CLIENT:
RESIDENTIAL	HUSSEIN
DRAWN BY:	A.M.
DATE:	OCT. 02, 2024
REVISION DATE:	
SCALE:	AS SHOWN
PROJECT #	
DRAWING NAME: MAIN FLOOR PLAN	
SHEET NO.: A5	

THE CONTRACTOR/ BUILDER SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. DESIGNER IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

ALL CONSTRUCTION WORK TO COMPLY WITH
ALBERTA BUILDING CODE LATEST EDITION &
WITH LOCAL AUTHORITY HAVING JURISDICTION
REGULATIONS & BYLAWS



ROOF PLAN
SCALE: 1/8"=1'-0"



FOR DEVELOPMENT PERMIT



TOLENE DESIGNS inc
Ph: (780) 909-6839
Email: Tolene.Designs@gmail.com

APPROVED
FOR DEVELOPMENT PERMIT ONLY
STURGEON COUNTY
PLANNING & DEVELOPMENT SERVICES



Nov 7, 2024

DEVELOPMENT AUTHORITY **DATE**

305305-24-D0279
PERMIT #

LEGAL DESCRIPTION		
LOT:	BLOCK: 6	PLAN: 5033RS
MUNICIPAL ADDRESS: 11 HARROLD CRESCENT STURGEON COUNTY, ALBERTA		
PROJECT:	CLIENT:	
RESIDENTIAL	HUSSEIN	
DRAWN BY:	A.M.	
DATE:	OCT. 02, 2024	
REVISION DATE:		
SCALE:	AS SHOWN	
PROJECT #		
DRAWING NAME: ROOF PLAN		
SHEET NO.: A6		

THE CONTRACTOR/ BUILDER SHALL VERIFY ALL
DIMENSIONS AND ENCLOSED DRAWING. DESIGNER
IS NOT LIABLE FOR ERRORS ONCE
CONSTRUCTION HAS BEGUN. THE CONTRACTOR
OF THE JOB MUST CHECK ALL DIMENSIONS AND
OTHER DETAILS PRIOR TO CONSTRUCTION AND
BE SOLELY RESPONSIBLE THEREAFTER.



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780)-939-8275
Fax (780)-939-2076
Email: PandD@sturgeoncounty.ca

For Office Use
Permit Number: **305305-24-D0279**
Date Received: **24 October 2024**
Received By: **DC**

ACCESSORY DWELLING UNIT DEVELOPMENT PERMIT APPLICATION

Application is hereby made under the provisions of Land Use Bylaw 1385/17 to develop in accordance with the plans and supporting information submitted herewith and which form part of this application.

1. APPLICANT INFORMATION

severed in line with section 17 of the FOIP Act

Applicant Name	<u>Hussein Aboudib</u>	Landowner Name	<u>Hussein Aboudib</u> <small>If different than applicant</small>
Applicant Address			
	<small>Mailing address if different than applicant</small>		
	<small>Email</small>		

2. LAND INFORMATION

Municipal Address	<u>#11 54231 Range Road 250</u>			Subdivision	<u>Skyglen Airpark</u>
Legal Description	Lot <u> </u>	Block <u>6</u>	Plan <u>5033RS</u>	Parcel Size <u>3.08</u>	
	Quarter <u> </u>	Section <u>18</u>	Twp <u>54</u>	Rge <u>24</u>	W <u>4</u>
Existing Use of Land or Building					

3. ACCESSORY DWELLING UNIT INFORMATION

Secondary (attached/within primary dwelling) <input type="checkbox"/>	Garden (stands alone on the parcel) <input checked="" type="checkbox"/>	Garage (attached/within detached garage) <input type="checkbox"/>
Area of Primary Residence Main Floor (m ² or ft ²): <u>2,041 square feet</u>		
Proposed Area (m ² or ft ²): <u>1730.94</u>	# of Existing Bedrooms	# of Additional Bedrooms

4. SEWAGE SYSTEM

Municipal <input type="checkbox"/>	Private Septic System: Are you using an existing system <input type="checkbox"/> or installing a new system <input checked="" type="checkbox"/>
	Please Choose: Treatment Mound <input type="checkbox"/> Treatment Field <input checked="" type="checkbox"/> Open Discharge <input type="checkbox"/> Septic Tank <input type="checkbox"/>

5. WATER SYSTEM

Municipal <input type="checkbox"/>	Well <input checked="" type="checkbox"/>	Cistern <input type="checkbox"/>
------------------------------------	--	----------------------------------

APPLICANT AUTHORIZATION

severed in line with section 17 of the FOIP Act

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.
I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c

Signature of Autho	<u>October 15, 2024</u> Date	<u>October 15, 2024</u> Date
All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.		<u>October 15, 2024</u> Date
		<u>October 15, 2024</u> Date

FOR OFFICE USE ONLY – PERMIT FEES ARE NON-REFUNDABLE

Fee \$ 450.00 Penalty \$ Receipt # 202407950 Tax Roll # 1704000 Zoning R1
Paid By: Cash / Cheque / Debit / VISA / MasterCard



Planning and Development
9613-100 Street
Morinville, AB T8R 1L9
Phone (780) 939-8275
Fax (780) 939-2076
Email: PandD@sturgeoncounty.ca

For Office Use

Permit Number: _____
Date Received: _____
Received By: _____

VARIANCE REQUEST APPLICATION

This form is required along with a completed development permit application for a proposed or existing development that requires a variance. All applicable information including the proposed variance shall be shown on the site plan. All variance requests are considered **discretionary** and will be processed as per Sturgeon County's Land Use Bylaw 1385/17.

VARIANCE DESCRIPTION

WHAT IS A VARIANCE? A variance means a relaxation to the regulations of the Land Use Bylaw.
Please indicate what Land Use Bylaw regulation(s) you are seeking to vary. Describe and indicate on the site plan.

Land Use Bylaw 1385/17 Part 6.2 Accessory Dwelling Unit floor area. Maximum floor area shall be 1,237 ft.

JUSTIFICATION

What is the reason why the regulation cannot be adhered to? What are the unique circumstances of your property that warrants a variance?

PLEASE SEE ATTACHED PAGE

MITIGATION

How have you considered revising the project to **eliminate/reduce** the variance request?

PLEASE SEE ATTACHED PAGE

What measures will be applied to **minimize the potential impact** of the proposed variance on adjacent property owners?

APPLICANT AUTHORIZATION

severed in line with section 17 of the FOIP Act

I/we hereby give my/our authorization to apply for this development permit application and allow authorized persons the right to enter the above land and/or building(s) with respect to this application only. I/we understand and agree that this application and any development permit issued pursuant to this application or any information thereto, is not confidential information and may be released by Sturgeon County.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000.,

Signature of Auth

Date

Date

All landowners listed on title must sign this permit or a letter of authorization. If the land is titled to a company, a copy of the Corporate Registry must be provided.

Date

Fee \$ _____

Receipt # _____

Paid by: Cash / Cheque / Debit / VISA / Mastercard

APPLICATION FEES ARE NON-REFUNDABLE

The personal information provided will be used to process the Variance application and is collected under the authority of Section 642 of the Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. Personal information you provide may be recorded in the minutes of Municipal Planning Commission. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613 – 100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Justification:

We are requesting a variance for the floor area limit for my parents' home due to unique circumstances. The additional square footage is necessary to accommodate my aging parents, ensuring the home is functional, safe, and accessible for their current and future needs. They require extra space for features like wider hallways, accessible bathrooms, and a main-floor bedroom that will allow for mobility aids. Additionally, having a slightly larger space ensures that they can comfortably age in place, minimizing the need for future modifications or relocations.

Given that our property has ample space and the proposed home will not negatively impact the surrounding area, we believe that allowing this variance is a reasonable accommodation

Mitigation:

We carefully reviewed the project to see if reducing the floor area was feasible. However, after thorough consideration, it became clear that reducing the size would compromise essential features needed for my parents' comfort and safety. We explored options like smaller rooms and removing certain features, but this would eliminate critical accessibility elements, such as wider hallways and larger doorways, which are necessary for future mobility needs.

We also considered building a two-story home to reduce the footprint, but a single-story design is much safer and more practical for elderly individuals. While we've minimized non-essential spaces, the requested size of 1,730 ft is the minimum required to ensure the home remains functional and allows for my parents to age in place with dignity.

Minimize the Potential Impact:

To minimize any potential impact on adjacent property owners, we have carefully considered the following measures:

1. **Positioning and Setbacks:** The home will be strategically positioned on the property to maintain generous setbacks from neighboring properties, ensuring privacy and minimizing any visual or spatial impact.
2. **Landscaping:** We will implement thoughtful landscaping around the home, using trees and shrubs to create natural buffers, enhancing both aesthetics and privacy for nearby properties.
3. **Design Compatibility:** The house will be designed to blend with the surrounding architecture and rural character of the area, ensuring it fits harmoniously within the

neighborhood.

4. Maintaining Open Space: Even with the larger floor area, a significant portion of the property will remain undeveloped, preserving the open, rural nature of the land and preventing a feeling of overcrowding.

5. Noise and Traffic: Since the home will only be used by my parents, there will be minimal additional noise or traffic, and no significant changes to the current use of the property that would affect neighbors.

These steps will help ensure that the variance has little to no negative impact on adjacent properties, while still accommodating my parents' needs.

PLANNING AND DEVELOPMENT SERVICES REPORT

Subdivision & Development Appeal Board

024-STU-018

FILE INFORMATION

Department File:	305305-24-D0279
Legal Land Description:	Block 6, Plan 5033RS
Relative Location:	Skyglen Airpark
Appellants:	Randy O. Didrikson
Applicant:	Hussein Aboudib
Landowner:	Hussein Aboudib
Description of Appeal:	Appealing the Decision of the Development Authority to construct an Accessory Dwelling Unit with attached garage with a variance to the maximum floor area.
Land Use Bylaw District:	R1 – Country Residential District
Tax Roll Number:	1704000

BACKGROUND

- A development permit application and variance were received from the landowner for an Accessory Dwelling Unit (garden suite) on October 17, 2024
- Sturgeon County issued a development permit approval to construct an Accessory Dwelling Unit with attached garage with a variance to the maximum floor area on November 1, 2024.
- Accessory Dwelling Units are a discretionary use, therefore approvals were circulated to adjacent landowners for notification regardless of the variance to the floor area.

PROPERTY INFORMATION

- The property is 1.24ha (3.08ac) and developed with a single detached dwelling with attached garage, and three accessory buildings.
- 1996-S-008 Subdivision Application Refused.
- D-038-76 Dwelling and Accessory Building
- B-16-2001 Accessory Buildings.
- Compliance Approved February 15, 2001.
- 2015-S-025 Subdivision Application Refused.
- Statement of Non-Compliance Issued June 4, 2024 citing, There is no record of a development or building permit for the shed (5.59m x 3.13m). Additionally, the shed encroaches onto the right-of-way (registered instrument 942 255 285) at the southwest corner of the property. The shed must be relocated in compliance with the setback requirements of 3m (9.8ft) from a side property line and 12m (39.4ft) from the front property line.
- It should be noted that new developments cannot be withheld due to non conformance of another structure. Non-conforming use of a building may not be enlarged or added to and not structural alterations shall be made to it or in it.

RELIVANT POLICY/LEGISLATION

Land Use Bylaw 1385/17

- The property is zoned R1 – Country Residential District
- Section 12.1.2 Uses for the District lists Accessory Dwelling Units as a discretionary use.
- Section 6.1A.1 states a maximum of one accessory dwelling unit shall be considered per principal dwelling and shall be subordinate to the principal dwelling in all districts.
- Section 6.1A.2 states the maximum floor arear of Accessory Dwelling Units shall be 115m²(1,237ft²) in the R1 District.
- Section 6.1A2(d)states specifically in determining maximum floor area for accessory dwelling units shared mechanical rooms, stairways and attached garages shall be excluded from the floor area calculations.
- Section 1.6 Terminology defines Floor Area as the sum of the areas of all floors of a *building* measured to the outside surface of exterior walls and the centre line of fire walls but not including the *floor areas* of basements, attached garages, verandahs or breezeways.
- Section 2.8 Decision Process states the Development Authority may issue a variance in accordance with Table 2.1 and Paragraph 2.8.6(a). The Development Authority may issue a variance up to 40% in the R1 District.

ANALYSIS

- The applicant provided justification for their request for more floor area as being required to accommodate accessibility elements for their aging parents. They explored alternatives such as a two storey home was not practical for elderly individuals. (Appendix 1)
- The applicant proposed the following to minimize potential impacts:
 1. Setback of 8.87m from the west side property line which exceeds the minimum required setback of 3m.
 2. Planting trees to create a buffer
 3. House designed to blend with the surrounding architecture
 4. Maintaining Open Space as large portion of the property is undeveloped
 5. Little noise or traffic as the home will only be used by the parents.
- The appellant has submitted their reasons for appeal and the following summarizes and addresses the concerns stated within.
 1. *"Accessory dwelling unit too close to my property line"*
Response: The proposed setback is 8.87m from the west side property line which exceeds the minimum required setback of 3m.
 2. *"Access road and utility lines too close to my property line"*
Response: The property has two accesses to the parcel. When analyzing the design of the house, the attached garage is positioned to face the south side of the property. This does not imply location of the access. There is 25ft proposed from the principal dwelling. Sturgeon County's Land Use Bylaw does not regulate internal driveways. There is an

easement for right of way to TransAlta Utilities on title as 942255285 (Appendix #2) for their power and telecommunication lines. And states the Grantee shall not Fence the right of way and shall have free access to the lands and shall not erect upon the right of way, any buildings, structures or other obstructions. Should access be proposed over the right of way, then it is in the best interest of the landowner to obtain their approval. Further, Condition #13 states No development shall encroach on or be erected on an easement or right-of-way unless the owner of the encroaching structure has obtained written consent from the owner or licensee to which the easement or right-of-way has been granted.

3. *"No restrictions on renting accessory dwelling"*

Response: Sturgeon County only regulates the use of land through the Land Use Bylaw and does not regulate people and therefore does not take who may live in the dwelling under consideration.

Development Authority Considerations

- A new private septic system will be installed. New systems are encouraged as existing systems may not have the capacity to accommodate the additional usage and thus cause the systems to fail.
- The dwelling is proposed at 1730ft² not including the attached garage and basement, which is calculated as a 40% variance from the maximum floor area of 115m²(1,237ft²). The variance request aligns with the regulations of the District, and all other regulations of the Land Use Bylaw.
- The Development Authority did not circulate this application to other internal departments as Skyglen Airpark does not have municipal servicing.
- The Development Authority considered the fact that there are two accessory building on the appellants property along with mature trees and a fence that provide a visual and noise buffer. The proposed dwelling will be approximately 44m(145ft) from the appellants dwelling.
- Overall with the above considerations the Development Authority supports the proposed development with variance.

CONCLUSION

- It is the recommendation of Administration that the Board deny the appeal and uphold the issued permit to construct an Accessory Dwelling Unit with attached garage with a variance to the maximum floor area.
- Should the Board support the appeal and the amend the location of the Accessory Dwelling Unit, an amendment to the site plan will be required.
- Should the Board support the appeal in its entirety, the application shall be refused.

Prepared By:



Yvonne Bilodeau, Development Officer

Reviewed By:

Tyler McNab Digitally signed by Tyler McNab
Date: 2024.12.10 11:53:38
-07'00'

Tyler McNab, Program Lead, Development & Safety Codes

Justification:

We are requesting a variance for the floor area limit for my parents' home due to unique circumstances. The additional square footage is necessary to accommodate my aging parents, ensuring the home is functional, safe, and accessible for their current and future needs. They require extra space for features like wider hallways, accessible bathrooms, and a main-floor bedroom that will allow for mobility aids. Additionally, having a slightly larger space ensures that they can comfortably age in place, minimizing the need for future modifications or relocations.

Given that our property has ample space and the proposed home will not negatively impact the surrounding area, we believe that allowing this variance is a reasonable accommodation

Mitigation:

We carefully reviewed the project to see if reducing the floor area was feasible. However, after thorough consideration, it became clear that reducing the size would compromise essential features needed for my parents' comfort and safety. We explored options like smaller rooms and removing certain features, but this would eliminate critical accessibility elements, such as wider hallways and larger doorways, which are necessary for future mobility needs.

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These steps will help ensure that the variance has little to no negative impact on adjacent properties, while still accommodating my parents' needs.

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

942255285

ORDER NUMBER: 50651401

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

-6-

MEMORANDUM OF ENCUMBRANCES

DATED July 22 A.D. 1994

FRANK AND IRENE PAWLOWE

to

TRANSALTA UTILITIES CORPORA

TRANSALTA UTILITIES
CORPORATION
EASEMENT FOR RIGHT-OF-V
UG-94

942255285 REGISTERED 1994 08 16
UTRW - UTILITY RIGHT OF WAY
DOC 1 OF 1 DRR# 5885951 ADR/GCAMPION
LINC/S: 0017161977

Work Order No. 11505 - 49988

File No. <>

UG-84

- 1 -

DESCRIPTION APPROVED	
by	<i>MT</i>
on	<i>16 Aug</i> 19 <i>94</i>
SURVEYS SECTION, L.T.O.	

THE LAND TITLES ACT

EASEMENT FOR RIGHT-OF-WAY TO TransAlta Utilities Corporation

FRANK F PAWLOWSKI AND IRENE V PAWLOWSKI both of Box 13 Site 16 R. R. 8 Edmonton Alberta as Joint Tenants,

(hereinafter called "the Grantor") being registered owner of an estate in fee simple, subject however, to such encumbrances, liens and interests as are notified by memorandum on the certificate of title, in all that certain tract of land situated in the Province of Alberta, being composed of:

**PLAN 5033RS
BLOCK 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.24 HECTARES (3.06 ACRES) MORE OR LESS**

(hereinafter called "the Lands").

DO HEREBY in consideration of the sum of ONE DOLLAR (\$1.00) paid to me or others interested in the Lands by encumbrances or otherwise, the receipt whereof is hereby acknowledged, and in consideration of the covenants and conditions hereinafter contained to be kept and performed by TransAlta Utilities Corporation, a corporation having its head office at 110 - 12th Avenue S.W., in the City of Calgary, in the Province of Alberta (hereinafter called "the Grantee") grant and transfer unto and to the Grantee the right, liberty, privilege and easement of a right-of-way within, upon, under or over the Lands:

as such right-of-way is described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID BLOCK SIX (6); THENCE NORTHERLY ALONG THE WEST BOUNDARY SIXTY (60) METRES; THENCE EASTERLY AND PERPENDICULAR TO THE SAID WEST BOUNDARY THREE (3) METRES; THENCE SOUTHERLY AND PARALLEL WITH THE SAID WEST BOUNDARY TO A POINT IN THE SOUTH BOUNDARY; THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT

(hereinafter called "the Right-of-way")

for the erection, installation, construction, operation, maintenance, inspection, patrol, removal, replacement, reconstruction, relocation, alteration and repair of its electrical power lines and telecommunication lines and all works, equipment, apparatus and appurtenances as may be necessary or convenient in connection therewith for the conveyance of electrical energy and telecommunications within, upon, under or over the Right-of-way, together with the rights over the Lands in ingress to and egress from the Right-of-way for all purposes incidental to this grant and where the Grantee reasonably considers it necessary by reason of the nature or condition of the Lands or the circumstances then existing the Grantee shall have the right to go on or across all or any part of the Lands for the purpose of gaining access to the Right-of-way and for the purpose of constructing, reconstructing, repairing, replacing, relocating or protecting its works, as and from the date hereof and for so long hereafter as the Grantee may desire to exercise the rights and privileges hereby granted, on the following terms and conditions:

FIRST: The rights and privileges hereby granted shall include, without limiting the generality of the foregoing, the right to erect, install, construct, operate, maintain, inspect, patrol, remove, replace, reconstruct, relocate, alter and repair within, upon or under the Right-of-way such electrical power lines, telecommunication lines, wire, conductors, apparatus, single or multiple poles, standards, structures, equipment, anchors, guy wires, cables, transformers, switching apparatus, pedestals, works, antenna, appurtenances and all manner of communication and telecommunication devices and equipment (hereinafter collectively called "the Works") as the Grantee may deem necessary for the full enjoyment of any or all of the rights and privileges herein granted.

SECOND: The Grantee, its tenants, officers, agents, servants, employees, contractors and licensees, with or without vehicles, tools, equipment, apparatus and materials of whatsoever nature and kind, shall have the full, free and uninterrupted right to enter upon, use and occupy the Right-of-way for all purposes connected with, or incidental to, the rights and privileges herein granted including, without limitation, the right to load, unload material, apparatus and equipment upon the Right-of-way, to roll and unroll wire and or cable thereon and to make and keep the Lands free from bush, trees, damaging growths, water in dangerous quantities and other obstructions that, in the reasonable opinion of the Grantee, may endanger the Works. Where the Grantee reasonably considers it necessary by reason of the nature or condition of the Lands or the circumstances then existing, the Grantee shall have the right to go on or across all or any part of the Lands for the purpose of gaining access to the Right-of-way provided that the Grantee shall pay reasonable compensation to the then owner of the Lands for any damage occasioned thereby.

THIRD: The Grantee will exercise its rights hereunder in a proper and workmanlike manner so as to do as little injury as possible to the Lands and will keep and maintain the Works in good repair and will at the termination of this grant take down, dismantle and remove from the Right-of-way all of the Works and will fill up any holes caused by such removal and restore the surface of the Lands as far as may be reasonable and possible.

FOURTH: The Grantee without paying any additional consideration shall be entitled to erect upon, under or over the Right-of-way such Works as it may deem necessary for the purpose of reconstructing, relocating or replacing its electrical power lines, telecommunication lines or any part thereof within, upon or over the Right-of-way; PROVIDED HOWEVER, the Grantee will, as soon as practicable under the circumstances, take down, dismantle and remove all Works that are no longer required for its reconstructed, relocated, or replaced electrical power lines and telecommunication lines and will fill up all holes caused by such removal and restore the surface of the Lands as far as may be reasonable and possible.

FIFTH: The Grantee will at all times hereafter indemnify the Grantor against all actions, claims and demands that may be lawfully brought or made against the Grantor by reason of anything done by the Grantee, or any person claiming through or under the Grantee, in the exercise or purported exercise of any or all of the rights and privileges hereby granted.

SIXTH: The Grantee will compensate for physical damage done to real or personal property of the Grantor by reason of the exercise of any or all of the rights and privileges herein granted.

SEVENTH: The Grantee shall not fence the Right-of-way, or any portion thereof, and the Grantor shall have free access to, and use of, the Lands comprised in the Right-of-Way; PROVIDED, HOWEVER, that such access and use in favour of the Grantor shall not in any way interfere with, restrict, hinder, impede, obstruct or molest the Grantee in the exercise of any of the rights and privileges herein granted or any Works of the Grantee situate within, upon or over the Right-of-Way and, to that end, the Grantor covenants not to erect upon the Right-of-Way any buildings, structures or other obstructions that, in the reasonable opinion of the Grantee may, in any way, interfere with the safe and efficient conveyance of electrical energy and telecommunications within, upon, under or over the Right-of-Way. PROVIDED FURTHER THAT in the event that a part or all of the Works shall consist of such other installation as the Grantee may consider unsafe or insecure for the Grantee's full enjoyment of its rights and privileges hereunder, the Grantee shall have the full, free and exclusive right to fence the Right-of-Way, or so much thereof as it, in its sole and absolute discretion, may deem necessary.

EIGHTH: In the event the Grantee exercises its rights to fence all or a portion of the Right-of-Way pursuant to the SEVENTH Clause hereof, the Grantor and all persons claiming by, through or under the Grantor, may be denied access to, and use of, the Right-of-Way thereby fenced for the Grantee's safe, efficient and secure use and operation of such Works.

NINTH: The Grantor covenants with the Grantee that upon the Grantee, its successors and assigns performing and observing the covenants and conditions on its part to be performed and observed, the Grantee, its successors and assigns, shall peaceably hold and enjoy the rights, liberties, privileges and easement hereby granted during the period as aforesaid.

TENTH: This grant is and shall be of the same force and effect to all intents and purposes as a covenant running with the Lands.

ELEVENTH: The Grantee shall have the right from time to time, in its sole discretion to grant franchises, licences or assignments of its rights acquired hereunder, in whole or in part, to third parties, without further consideration becoming payable to the Grantor herein.

DESCRIPTION APPROVED

- 3 -

IT IS UNDERSTOOD AND AGREED by and between the parties hereto that this Grant and all the covenants and conditions herein contained, shall extend to, be binding upon and enure to the benefit of the executors, administrators, successors and assigns of the Grantor, the owner or owners for the time being of the Lands (including the Purchaser, if any, whose consent is hereunto annexed) and the successors and assigns of the Grantee, and wherever the singular or masculine is used throughout this Grant, the same shall be construed as meaning plural or feminine or a body corporate where the context or the parties hereto so admit or require.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal, (or, if a body corporate, has hereunto caused to be affixed its corporate seal duly attested by the hands of its proper officers duly authorized in that behalf) and TransAlta Utilities Corporation, the Grantee, has caused these presents to be executed by its proper officers duly authorized in that behalf this 4th day of AUGUST A.D. 1994

SIGNED, SEALED and DELIVERED
by the above-named Grantor in the
presence of:

D. Stuart
Witness

Frank F. Pawlowski
FRANK F PAWLOWSKI

Irene V. Pawlowski
IRENE V PAWLOWSKI

and by

and
on behalf of TransAlta Utilities
Corporation (by virtue of a Power
of Attorney of record in the Land
Titles Office, enabling them in that
behalf), in the presence of:

TransAlta Utilities Corporation

Per: [Signature]

Per: D. Stuart

[Signature]
Witness

AFFIDAVIT OF EXECUTION

CANADA

PROVINCE OF ALBERTA

TO WIT:

I, Derek Stuart of
the City of St. Albert
in the Province of Alberta
Land Agent
(Occupation)

MAKE OATH AND SAY THAT:

1. I was personally present and did see **FRANK AND IRENE PAWLOWSKI** who is/are known to me to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;

or

~~I was personally present and did see _____, who on the basis of the identification provided to me, I believe to be the person(s) named in the within (or annexed) instrument, duly sign the instrument;~~

2. The instrument was signed at the DISTRICT of NAMAO in the Province of Alberta and I am the subscribing witness thereto;
3. I believe the person whose signature I witnessed is at least eighteen (18) years of age.

SWORN BEFORE ME at the

CITY
of ST ALBERT in the Province
of Alberta, this 8 day
of AUGUST A.D. 19 94

D. Stuart

D. Varatta
A Commissioner for Oaths or Notary Public
Appointment Expires:

Sept 3, 95

- 5 -

FORM 31
LAND TITLES ACT
(SECTION 151 AND 152)

AFFIDAVIT OF ATTESTATION OF AN INSTRUMENT

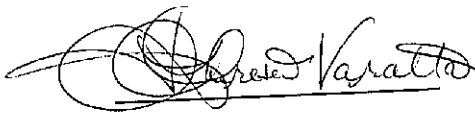
CANADA
PROVINCE OF ALBERTA
TO WIT:

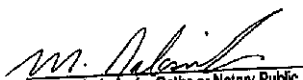
Theresa Varatta
of the City of St. Albert, in the Province of Alberta
Regional Clerk Trust
(Occupation)

MAKE OATH AND SAY THAT:

1. I was personally present and did see Kevin Jones and Derek Stuart duly sign and execute the within instrument on behalf of TransAlta Utilities Corporation, the Grantee, for the purposes named therein both of whom are known to me to be duly authorized to execute the same as aforesaid.
2. The same was executed at the City of St. Albert, in the Province of Alberta, and that I am the subscribing witness thereto.

SWORN BEFORE ME at the
City of St. Albert in the Province
of Alberta, this 15th day
of August A.D. 19 99




A Commissioner for Oaths or Notary Public
Appointment Expires:

MATT NALESNIK
APPOINTMENT EXPIRES 9/5/06/27

305305-24-D0279 Accessory Dwelling Unit/Variance to Floor Area

Development Authority Report for SDAB Appeal 024-STU-018

2024-12-17



Sturgeon
C O U N T Y

Site Location

Skyglen Airpark



Site Location

11, Harrold Crescent



Background & Property Information



11, 54231 Rge Rd 250
Block 6, Plan 5033RS

- A development permit was issued for a ADU with a variance to the floor area.
- 1.24ha(3.08ac)
- Developed with a dwelling and three accessory buildings
- 2 previous subdivision applications refused.
- Statement of Non-Compliance Issued June 4, 2024 for accessory building in the front yard.

Relevant Policy & Legislation

Land Use Bylaw 1385/17

- The property is zoned R1 – Country Residential District
- Section 12.1.2 Uses for the District lists Accessory Dwelling Units as discretionary.
- Section 6.1A.1 states a maximum of one accessory dwelling unit shall be considered per principal dwelling and shall be subordinate to the principal dwelling in all districts.
- Section 6.1A.2 states the maximum floor area of Accessory Dwelling Units shall be 115m²(1,237ft²) in the R1 District.
- Section 6.1A2(d) states specifically in determining maximum floor area for accessory dwelling units shared mechanical rooms, stairways and attached garages shall be excluded from the floor area calculations.
- Section 1.6 Terminology defines Floor Area as the sum of the areas of all floors of a building measured to the outside surface of exterior walls and the centre line of fire walls but not including the floor areas of basements, attached garages, verandahs or breezeways.
- Section 2.8 Decision Process states the Development Authority may issue a variance in accordance with Table 2.1 and Paragraph 2.8.6(a). The Development Authority may issue a variance up to 40% in the R1 District.

Analysis

- The applicant provided justification for their request for more floor area as being required to accommodate accessibility elements for their aging parents. They explored alternatives such as a two-storey home was not practical for elderly individuals.
- A new private septic system will be installed. New systems are encouraged as existing systems may not have the capacity to accommodate the additional usage and thus cause the systems to fail.
- The Development Authority did not circulate this application to other internal departments as Skyglen Airpark does not have municipal servicing.
- The dwelling is proposed at 1730ft² not including the attached garage and basement, which is calculated as a 40% variance from required to the maximum floor area of 115m²(1,237ft²). The variance request aligned with the regulations of the District and all other regulations of the Land Use Bylaw.
- The Development Authority considered the application and supported the variance as there are two accessory building on the appellants property along with mature trees and a fence that provide a visual and noise buffer. The proposed dwelling will be approximately 44m(145ft) from the appellants dwelling.

Site Plan

Accessory Buildings



An aerial photograph showing a property with a curved driveway leading to a building. The driveway is bordered by a concrete curb and a grassy area. A road sign for 'Nicolson Rd' is visible at the top of the image. Red lines are drawn over the photograph, indicating a specific area or boundary.



Structure Trees ← 



View to the West



Conclusion

- It is the recommendation of Administration that the Board deny the appeal and uphold the issued permit to construct an Accessory Dwelling Unit with attached garage with a variance to the maximum floor area.
- Should the Board support the appeal and the amend the location of the Accessory Dwelling Unit, an amendment to the site plan will be required.
- Should the Board support the appeal, the application shall be refused.

APPELLANT SUBMISSIONS RECEIVED

***NOTE:**

No submissions were received at the
time of publication of the Agenda

WRITTEN SUBMISSIONS FROM APPLICANT

Documents Submitted by Hussain Aboudib
(Applicant, Development Permit 305305-24-D0279)

15 pages

SDAB File: 024-STU-018



Do not write or staple in the above barcoded area

DRR #: F009YNE Version #: 1 Access Code: 91806

Document Registration Request

☐ Box 7575 Calgary
Alberta T2P 2R4
Telephone (403) 297-6511

☒ Box 2380 Edmonton
Alberta T5J 2T3
Telephone (780) 427-2742

Name: **FORUM LAW LLP**

Create Date: **2024-08-02**

Address: **11835-149 STREET
EDMONTON, ALBERTA
T5L2J1**

Account or Party Code: **A158127**

severed in line with section 17 of the FOIP Act

Return By Call Box

Call Box Number: **E101**

Customer File Number:

24-06-1731 (ABOUDIB)

Name of Requester:

DOREEN PRASAD

Telephone Number:

Email Address:

prasad@forumlaw.ca

Customer's Special Instructions:

No instructions specified.

Priority	Document Type	Land IDs	Comments	Other Services
1	TRANSFER OF LAND	5033RS;6		
2	MORTGAGE	5033RS;6		

This DRR will not appear in the Pending Registration Queue (PRQ) until Land Titles receives a printed copy of this DRR with the original documents or the RR is electronically submitted through Alberta Land Titles Online (ALTO). Please note that any errors or omissions may result in loss of priority in the PRQ.

This information is being collected for the purposes of land titles records in accordance with the Land Titles Act. Questions about the collection of this information can be directed to the Freedom of Information And Protection of Privacy Co-ordinator for Service Alberta, Box 3140, Edmonton, Alberta T5J 2G7, (780) 427-2742.

Refunds of overpayments will not be issued if less than \$5.00.

TRANSFER OF LAND

We, _____, of Sturgeon County, Alberta, being the registered owners of an estate in fee simple subject to the registered encumbrances, liens and interests, if any, in all that piece of land described as follows:

PLAN 5033RS
BLOCK 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.25 HECTARES (3.08 ACRES) MORE OR LESS

do hereby, in consideration of the sum of **\$847,000.00** paid to us by:

Hussein Aboudib, Sara El Zein, Ghada Aboudib and Badreddine Aboudib,
all of 11, 54231 Range Road 250, Sturgeon County, AB T8T 0L2, all as Joint
hereinafter called the "Transferee" the receipt of which sum we hereby acknowledge, transfer to the said *Tenants*
Transferee all our estate and interest in that piece of land.

IN WITNESS WHEREOF We have hereunto subscribed our names this 29 day of July, 2024.

SIGNED, SEALED & DELIVERED
In the presence of:

X _____
Witness

)
)
)
)
)
)
)

severed in line with section 17 of the FOIP Act

CERTIFICATE

We, the undersigned Vendors, certify that we are residents of Canada for all purposes arising under The Income Tax Act of Canada, including, but not limited to Section 116(5) thereof.

—

severed in line with section 17 of the FOIP Act



www.forumlaw.ca

Kelsea Nadeau | Paralegal
Direct: 780-443-0281
nadeau@forumlaw.ca

VIA EMAIL

Dear Badreddine & Ghada:

severed in line with section 17 of the FOIP Act

56 of 69



Geoffrey Serafico

to me ▾

Wed, Dec 11, 3:28 PM (1 day ago) ☆ 😊 ↩ ⋮

Hello Hussein,

Thank you for the photos. To answer your question from the previous email, yes, from looking at the photos your service is fed from a secondary pole on your neighbor's property to your house by an overhead secondary line. I have passed the photos to Corey our Construction Planner assigned to your request. Please let him or myself know if you need anything else.

Thank you,

Geoffrey Serafico | Project Planner

FortisAlberta | 250 Diamond Ave., Spruce Grove, AB T7X 2Y2 | P: 780-962-7766 | C: 780-984-0273













December 9, 2024

severed in line with section 17 of the FOIP Act
Hussein Aboudib

Billing Customer: Hussein Aboudib
Service Location: NW-18-54-24-4

11 54231 RANGE ROAD 250
Existing Site Identification Number: 0040117903003
Request Number: 500127949-01

Dear Hussein Aboudib,

Subject: Residential - Upgrade (Increase Load)

At FortisAlberta, our purpose is to deliver the electricity that empowers Albertans, like you, to succeed and we do this with respect and integrity. Operational excellence is of utmost importance, and our focus is to get you connected and maintain your power 24/7. Our team is always working to build, maintain, and upgrade our system to be safe and reliable.

Our centralized Control Centre in Airdrie provides visibility of the 240 communities in our service territory, the ability to predict many problems before they occur and, in many cases, the ability to remotely restore your power in a matter of seconds. The necessary people and equipment are always available – primed and ready to respond in your local area. We work together to get you connected and keep the power on, not just because it is our job, but because we care about the people we serve. As a valued FortisAlberta customer, if it matters to you, it matters to us.

In this quotation package, the words and phrases which are defined in FortisAlberta's [Customer Terms and Conditions](#) shall have the same meaning assigned to them in this quotation package. This quotation package for a new Residential electrical service (the "Project") includes the following documents:

- ☐ Customer Acceptance to Proceed, which will require Customer's signature,
- ☐ Estimate Print specific to the Project, which will require Customer's signature,
- ☐ Schedule "A" for services that details FortisAlberta's [Customer Terms and Conditions](#), and
- ☐ Rate Sheet that explains a Retailer's invoice.

(the "Quotation Package")

The Customer, or Customer's representative, is to thoroughly review the Quotation Package and

confirm acceptance of same.

The Customer Distribution Contribution required for this Project is \$1,161.00 plus GST for a total of \$1,219.05. A detailed breakdown of the Customer Distribution Contribution is in the table below.

Project Costs	\$1,161.00
<u>Customer Distribution Contribution (before tax)</u>	<u>\$1,161.00</u>
<u>GST (5%)</u>	<u>\$58.05</u>
<u>Customer Distribution Contribution</u>	<u>\$1,219.05</u>

**FortisAlberta's Investment level has been calculated in accordance with the [Customer Contributions Schedules](#) and FortisAlberta's Customer Terms and Conditions which can be found on [FortisAlberta's website](#).*

DESIGN DETAILS

The Customer, or the Customer's representative, is required to carefully review the attached Estimate Print. Following the Customer's approval of the design details of the Project, the Customer is required to sign and return the Estimate Print along with the Customer Acceptance to Proceed document to FortisAlberta. For more information or to discuss the design details further, contact your FortisAlberta representative, Geoffrey Serafico at 780-962-7766.

CUSTOMER RESPONSIBILITIES

The Customer, or the Customer's representative shall be responsible for ensuring adherence to FortisAlberta's metering standards as per [FortisAlberta's Service and Metering Guide](#).

The Customer acknowledges and agrees that the Customer shall be responsible for any and all costs incurred by FortisAlberta installing facilities not included in the attached Estimate Print, including but not limited to secondary lines at the Service Location.

Following the Customer's review and acceptance of this Quotation Package, Customer to complete and return the following documents:

- ☐ A signed Customer Acceptance to Proceed document;
- ☐ A signed Estimate Print;

The above signed documents must be returned to FortisAlberta no later than Saturday, February 8, 2025 via:

- ☐ DocuSign to FortisAlberta Inc.
- ☐ E-mail to acceptance@fortisalberta.com or
- ☐ Fax to (403) 514-4415 or
- ☐ Mail to FortisAlberta Inc., 320 17 Ave SW, Calgary, Alberta, T2S 2V1.

PAYMENT DETAILS

Upon receipt of the signed Customer Acceptance to Proceed document and Estimate Print, FortisAlberta will issue an invoice to Hussein Aboudib for the Customer Distribution Contribution.

FortisAlberta will start construction once the Customer Distribution Contribution has been received.

Payment is accepted by:

- ☐ Telephone Banking,
- ☐ Internet Banking or
- ☐ By Mail, to FortisAlberta Inc., c.o C25010 PO Box Stn M, Calgary, Alberta, T2P 5P9
 - ☐ Cheque or money order can be made payable to FortisAlberta Inc.
 - ☐ Please include the FortisAlberta Request Number 500127949-01 on the cheque or money order

Interest charges will be applied on accounts unpaid over 30 days from the invoice date.

BILLING FOR YOUR SERVICE

FortisAlberta directly invoices the Retailer, as selected by the Customer, for monthly distribution charges incurred. The Customer's Retailer invoices the Customer for those same monthly distribution charges.

The Customer is to understand and appreciate that the above amount does not include energy consumption costs, riders, local fees, and GST. These amounts are calculated based off the costs to have facilities in place and ready to serve the Customer, even in the event the Customer is not consuming energy. FortisAlberta will start to bill on the Contract Minimum Demand on the first billing period.

The current Residential service has a Rate Minimum (as defined in the rate schedule) of approximately \$30.01/month. The Customer is to understand and appreciate that the foregoing Rate Minimum amount does not include energy consumption costs, riders, local fees, and GST. The Rate Minimum is calculated based off the costs to have facilities in place and ready to serve the Customer, even in the event the Customer is not consuming energy. As a result, the Customer's invoice may reflect service charges 30 days after construction has been completed, regardless of whether the Customer is using the service or not.

For more information related to invoicing, please see the attached Rate Sheet, or call 310-WIRE (9473) to speak with a FortisAlberta Customer Service Representative.

FOR MORE INFORMATION

To serve you better, FortisAlberta offers several self-serve options. To learn more, visit our website at www.fortisalberta.com.

Your business is important to us. Should you have any questions, or you would like to discuss this Quotation Package further, please contact your FortisAlberta Representative at: 780-962-7766 or Toll Free: 310-WIRE (9473).

Yours truly,

A handwritten signature in black ink, appearing to read 'Geoffrey Serafico', written in a cursive style.

Geoffrey Serafico
Project Planner

Attachments:

- Customer Acceptance to Proceed
- Estimate Print
- Schedule "A"
- Rate Sheet



CUSTOMER ACCEPTANCE TO PROCEED

To proceed with the Project, the Customer is to **sign and return** this Customer Acceptance to Proceed document, along with a signed Estimate Print, to FortisAlberta before Saturday, February 8, 2025. By signing and returning this Customer Acceptance to Proceed document, the Customer is acknowledging and accepting all terms within this Quotation Package and FortisAlberta's [Customer Terms and Conditions](#).

Following receipt by FortisAlberta of the signed documents and payment of the Customer Distribution Contribution, as applicable, FortisAlberta will proceed with the Project.

Notwithstanding the foregoing, FortisAlberta reserves the right to **requote** or **cancel** the Quotation Package under the following conditions:

- ☐ The customer has not returned a signed copy of this Customer Acceptance to Proceed and a signed Estimate Print to FortisAlberta before Saturday, February 8, 2025;
- ☐ There are changes to the scope of the Project as outlined in Schedule "A" under "About Construction," after FortisAlberta receives the signed Customer Acceptance to Proceed document and Estimate Print; and/or
- ☐ FortisAlberta has received the signed Customer Acceptance to Proceed document and Estimate Print, however construction on the Project has not started **for any reason** within six (6) months following receipt by FortisAlberta of this Customer Acceptance to Proceed document and the Estimate Print.

If the Project is cancelled by either the Customer or by FortisAlberta, for reasons outside the reasonable control of FortisAlberta, at any time after this Quotation Package has been accepted, the Customer may be responsible for any and all costs incurred by FortisAlberta up to the date of cancellation.

Date of Quotation December 9, 2024

FortisAlberta Request/Reference # 500127949-01

Customer Distribution Contribution (*before tax*): \$1,161.00

GST \$58.05

Customer Distribution Contribution \$1,219.05

Quoted By Geoffrey Serafico

Customer Name (Please Print): Hussein Aboudib

(Full legal name/entity is required)

Customer Signature:

DocuSigned by:
12599D7F309A4DD...

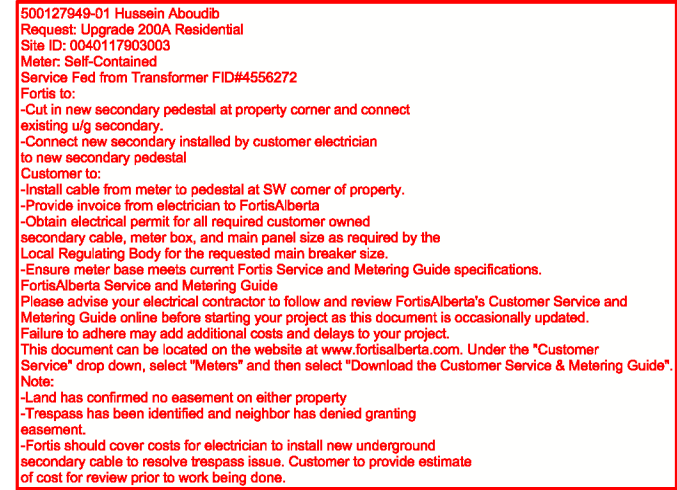
...Page 5

Date:

12/10/2024

PO/AFE#:(*if applicable*)

-12599D7F309A4DD...



FORTIS
ALBERTA

RED		NEW PRIMARY
PURPLE		NEW SECONDARY
BLUE		SALVAGE
GREEN		BRUSHING
BLACK		EXISTING FACILITIES

WO#/OI#: 500|27949

WO#/OI#: 500|27949

WRITTEN SUBMISSIONS FROM ADJACENT LANDOWNERS AND OTHER AFFECTED PERSONS

***NOTE:**

No submissions were received at the
time of publication of the Agenda