

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
APPEAL PACKAGE**

July 30, 2024

6:00 pm

COUNCIL CHAMBERS

400 Main Street SE

HYBRID MEETING - Via MS Teams and In Person

**Pages**

<b>1. Property: 243 Coopers Cove SW, Lot 3, Block 38, Plan 1810218, Coopers Crossing</b>	
<b>2. Appeal:</b> This is an appeal of the Development Authority's decision on June 11, 2024 to conditionally approve development permit application PL2401034 for a Dwelling, Single Detached - Variance to Rear Yard Setback.  Appeal by: Sherry Hempel Applicant: Jaspreet Kaur Panjeta and Rupinder Singh Property Owner: Jaspreet Kaur Panjeta and Rupinder Singh	
<b>3. Development/Subdivision Authority's submissions - Jassa Sidhu</b>	
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## 7. Opposition to appeal

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## Choose an item – AGENDA REPORT

**Meeting Date:** 30 July 2024

**Subject:** PL2401034 - Dwelling, Single Detached - Variance to Rear Yard Setback

**Boards Routed Through:** N/A

**Date:** N/A

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### **Issue:**

The Subdivision and Development Appeal Board (SDAB) is being asked to make a decision on a appeal against the conditional approval of Development Permit PL2401034: an application to develop a Dwelling, Single Detached - Variance to Rear Yard Setback (Home Addition) located at 243 Coopers Cove SW.

### **Background:**

On May 16, 2024, Current Planning received a development permit application for a proposed home addition - *Dwelling, Single Detached with a Variance to Rear Yard Setback* located at 243 Coopers Cove SW. The development intends to extend the existing home at the rear to include one bedroom, one bathroom, and a prep kitchen, in the primary dwelling. As presented on the submitted site and floor plans, exterior and interior changes are proposed with this development permit application. The full application package including the site and floor plans are attached to this report for viewing as Attachment 1.

The application was deemed complete by the file manager on June 7, 2024. The development permit application (PL2401034) including supporting documents were reviewed by the Planning file manager, other internal departments of the City of Airdrie, as well as external agencies. The application was conditionally approved on June 11, 2024, based on the merit of application submission details, compliance with Land Use Bylaw regulation, meeting the general intent of applicable planning policy direction, and circulation comments and recommendations being resolved to the satisfaction of the Planning Department. The Notice of Decision and Conditions of Approval are provided as Attachment 2. The approval decision was advertised in accordance with the Land Use Bylaw, and a written notice was mailed to 41 property owners within a 60.0m radius. The legislated 21-day appeal period was started on June 11, 2024, and the final day to submit an appeal by nearby landowners ended July 02, 2024 (Attachment 3).

A appeal of adjacent landowners was submitted to the SDAB Clerk regarding the decision of approval by the Development Officer on June 23, 2024, which fell within the 21-day mandatory appeal period.

The appellant is appealing the decision of the Development Officer to approve a Variance to Rear Yard Setback (Dwelling, Single Detached) at 243 Coopers Cove SW.



The appellant believes this development would hinder the use and enjoyment of adjacent properties. The appellant also states a number of impacts the variance may pose if it were to be issued. A compiled list of concerns can be seen below:

- Space – backyards are small with only a fence and swale separating the 2 properties. Fence and weed maintenance would also become difficult
- Privacy – Backyard is already overlooking house behind it. Extension would make it more difficult in terms of privacy.
- Noise – Little distance between adjacent properties.

The subject property is located at 243 Coopers Cove SW within the community of Coopers Crossing. A locational map is provided below with additional context maps attached as Attachment 6.

**Site Context:**

The lot itself is a rectangular shape and is zoned R1, Residential Single Detached District. The parcel is 476.61 m<sup>2</sup> (0.12 acres) in size and is currently developed with a single detached dwelling with a front attached two-car garage. The subject site is surrounded by similar R1 properties to the north and R2 south of it.



## **Land Use Bylaw Review:**

The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the City of Airdrie. The Current Planning Department evaluates development permit applications for regulatory compliance and compatibility with the surrounding neighborhood, as well as potential impacts on neighbouring properties. As per Section 2.1.2(7)(g) of the Land Use Bylaw B-01/2016, the Development Officer shall make decisions on home addition.

The Land Use Bylaw, as per section 2.1.2 (8) may allow a variance if:

*“Make decisions on Variance applications where the variance applies to a development or use listed under the Development Officer’s authorities and responsibilities”*

The subject property is designated Single Detached Residential District or R1 (Section 8.5.1). The purpose of the R1 District is to provide for residential development in the form of single detached dwellings. Within the R1 District, a variance would be Discretionary, for which a Development Permit is only issued at the discretion of the Development Authority if the application meets the purpose and intent of a land use district, complies with the Land Use Bylaw, and makes good planning sense with regards to compatibility.

*“The proposed development is a Permitted Use, Discretionary Use or Similar Use in the district in which it is to be located” Section 2.4.4(1)*

Development regulations specific to the home addition use are contained in Sections 2.4.4 of the Land Use Bylaw. Important points that the Land Use Bylaw regulates are:

*2.2.4 (2) The proposed development, with variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;*

*2.2.4 (3) “The variance is a function of an aspect or feature that is specific to the site, building or sign to which it applies, not shared by other sites, buildings or signs in the City;*

Section 2.4.4 includes additional regulations such as:

*The variance is a result of an error in the siting of a building or structure, and the rectifying of the error would create unnecessary hardship to the property owner; (4)*

*The variance is expressed to be a condition of Development Permit approval, and is specifically mentioned in public notices of the Development Permit approval; (5)*

The exterior changes/alterations proposed in this application will continue to present as single detached dwelling. It is anticipated that the proposed home addition will be well integrated to

fit with the surrounding residential area. The variance would be for an addition to the primary structure, therefore demonstrating the use is compatible with the surrounding neighbourhood and would not cause any undue impact on nearby properties.

The site coverage with the Main floor (132.9m<sup>2</sup>) including garage (46.2m<sup>2</sup>) is 179.1m<sup>2</sup>, so the floor area with the home addition is less than 37%. The maximum Site Coverage allowed in the R1, Single Detached Residential District is 55% of Lot Area, which is 476.61 m<sup>2</sup>

The proposed addition, for which the variance permit was submitted, does meet the maximum Building Height as it is under 11.0m, and maximum Site Coverage of 55%, but it exceeds the minimum rear yard setback requirement of 8.0m. The addition to the property at 243 Coopers Cove SW falls short on the rear yard setback requirement by 2.2m, measuring at 5.8m. Due to this, the approval by the Development Officer included a variance of 26.6%. This variance was considered with the understanding that it would not restrict the use or access of the home addition or affect neighbouring properties.

A comprehensive collection of applicable Land Use Bylaw policies for this application is provided as Attachment 7. Additionally, the fulsome Land Use Bylaw review conducted by the file manager and a summary of the circulation comments can be reviewed in Attachment 8.

Regarding the another concern of the appellant, the question of multiple occupants residing in the home. There would only be an increase of a single occupant limiting further nuisance to the surrounding properties.

### **Alignment with AirdrieONE and Planning Policy:**

Overall, the proposal for a *Dwelling, Single Detached - Variance to Rear Yard Setback* at 243 Coopers Cove SW was found to be in compliance with the general intent of the AirdrieONE Sustainability Plan, Airdrie City Plan, Southeast Airdrie CASP, Coopers Crossing NSP, and other guiding documents of the City of Airdrie.

The Airdrie City Plan is a long range, strategic plan that builds on the AirdrieONE plan by setting direction for new development through the whole City. According to Section 6.14 (Housing Diversity & Integration) it notes that the City shall promote a broader range of housing types throughout the City by:

### **Planning Considerations & Reasons for Approval:**

As the Development Authority, it is our responsibility to exercise fair, honest, and independent judgement to best facilitate smart growth and good design. This application involved due consideration to the merits of the application submission, high-level policy direction, and the Land Use Bylaw B-01/2016.

The Development Officer's decision to approve the development permit application PL2401034 for a Variance (Dwelling, Single Detached) was based on the following:

- The proposed addition to the home aligns with the intent of higher-level policy documents and the regulations of Land Use Bylaw B-01/2016.
- The proposed addition is compatible with the surrounding neighbourhood and would not cause any undue impacts on nearby properties.
- The variance is for a single-story addition at 5.5m, well under the maximum of 11.0m as stated in Section 8.5.1 which would further limit the impact to neighbouring properties.
- The variance to the deck is for a smaller section (0.25m), at the SW corner as the property line curves in slightly.

**Alternatives/Implications:**

**Alternative 1:** To deny the appeal and uphold the decision of the Development Officer.

*Choosing this alternative would mean the appeal is refused, and the Development Permit would not be issued.*

**Alternative 2:** To grant the appeal and refuse Development Permit PL2401034.

*Choosing this alternative would mean that the appeal against the approval is granted, the Development Permit would be refused, and new plans submitted to conform to requirements.*

**Alternative 3:** To table the appeal and request further information from Administration.

*Choosing this alternative would postpone a decision on the appeal until additional information is provided.*

**Recommendation:**

City Administration recommends that the SDAB deny the appeal and uphold the decision of the Development Officer in approving Development Permit PL2401034.

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Jassa Sidhu  
Planner I

Presenter:	Jassa Sidhu, Panner I
Department:	Planning & Development
Reviewed by:	Gail Gibeau, Planning Team Lead.
Attachments:	Attachment #1 - Application Submission Package Attachment #2 - NOD & Conditions of Approval Attachment #3 - Notice of Approval / Appeal Period Attachment #4 - Application Timeline Attachment #5 - Additional Context Maps Attachment #6 - Applicable LUB Sections Attachment #7 - LUB Review & Circulation Comments



# Application Submission Package



## Variance/Relaxation Permit Application for Development Permit

Property Information	
Municipal Address (if applicable)	243 Coopers Cove SW Airdrie AB
Legal Description (all/parts of)	
Lot	3
Block	38
Registered Plan	1810218

Application Info (for office use only)	
Permit #	
Fees \$	
Receipt #	
Approved By	<input type="checkbox"/> MPC / <input type="checkbox"/> DO / <input type="checkbox"/> SDAB
Refused By	<input type="checkbox"/> MPC / <input type="checkbox"/> DO / <input type="checkbox"/> SDAB
	Permit Issuance
Land Use Bylaw Section Varied:	

Applicant	
Name	Rupinder Singh
Business Name	
Mailing Address	243 Coopers Cove SW
City	Airdrie
Province	AB
Postal Code	T4B4C3
Phone	
Mobile	
Fax	
Email (required)	

Variance/Relaxation
Please describe the variance/relaxation requested:
Please see attached Schedule "A"

Registered Land Owner (if not the applicant)	
Name	
Company Name	
Mailing Address	
City	
Province	
Postal Code	
Phone	
Mobile	
Fax	
Email (required)	

Declarations
<input checked="" type="checkbox"/> I do hereby consent to the use of information included in this application for promotional purposes, news, research and/or educational purposes.
Name of Applicant:
x Rupinder Singh
Signature of Applicant:
Date:
x May 16, 2024

The information on this form is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act and the Land Use Bylaw and is used solely for Planning, Engineering, Economic Development and Assessment/Taxation purposes. Questions about the collection of this information can be directed to the Team Leader, Planning & Development department at 400 Main Street SE, Airdrie, Alberta, T4B 3C3, telephone (403) 948-8848.

**See reverse for application requirements**

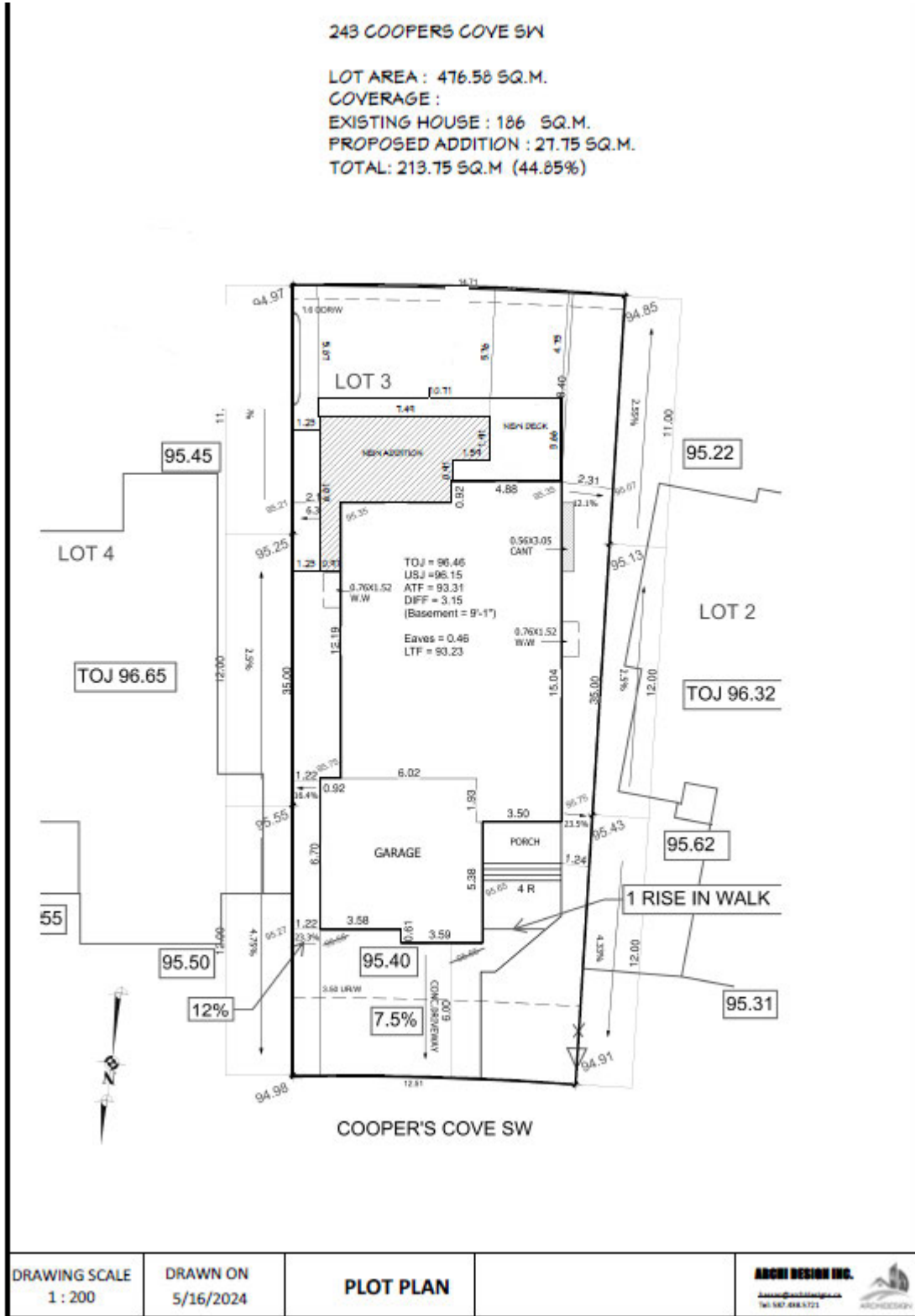
### Schedule "A"

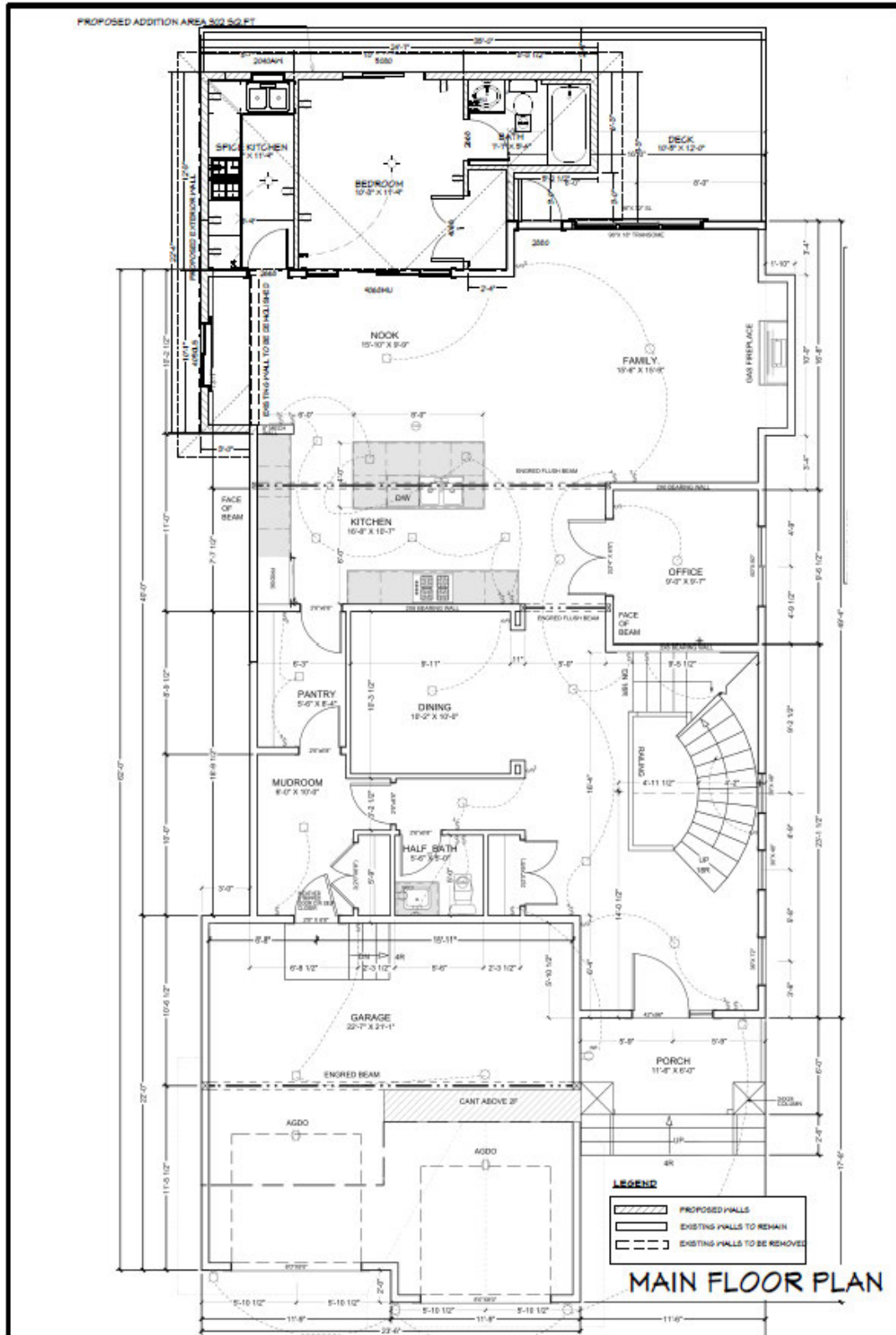
#### 1. Relaxation to Extend the house by 2.13m

After a comprehensive examination of the plan, it has been concluded that a reduction in the minimum setback from 8.00 m to 5.87 m is necessary in specific areas of the lot. As a result, a meticulously prepared relaxation application has been submitted for the city's review, seeking approval for a setback reduction to 2.13 m at the rear end of the property.

#### 2. Relaxation of deck by 0.25m

The deck is to be extended by 0.25 meters. From the rear end, the plot exhibits a non-rectangular shape, featuring a curved layout. One side of the curve falls within the prescribed minimum setback of 5.00 meters, while the opposite end of the deck measures 5.02 meters and 4.75 meters on the other. The application for the 0.25-meter extension has been diligently prepared for review by the city authorities.





<b>PAGE NO.</b> <b>1</b> 5/16/2024	<b>SCALE</b> 3/16"=1'-0"	<b>SIMRAJ CONSTRUCTION CORP</b> 243 COOPER COVE AIRDRIE LOT 3 BLOC K 38	<b>MAIN FLOOR :</b> 1431 <b>ADDITION :</b> 298 <b>SECOND FLOOR:</b> 1558 <b>TOTAL SQ.FT. :</b> 3287 <b>GARAGE:</b> 498 SQ.FT.	<b>ARCHI DESIGN INC.</b> hussain@archidesign.ca Tel: 587.438.5721 			
	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.		REVISIONS	DATE	
NO.	REVISIONS	DATE					

SDAB – PL2401034

ATTACHMENT 1

July 22, 2024

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 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
 # 241 044 194

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
181 022 351	27/01/2018	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF AIRDRIE. AS TO PORTION OR PLAN:1810219
181 022 352	27/01/2018	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1810219
181 022 353	27/01/2018	CAVEAT RE : EASEMENT AND RESTRICTIVE COVENANT
181 022 355	27/01/2018	RESTRICTIVE COVENANT
181 022 356	27/01/2018	ENCUMBRANCE ENCUMBRANCEE - COOPER'S CROSSING RESIDENTS' ASSOCIATION. SUITE 810, 839 5 AVENUE S.W. CALGARY ALBERTA T2P3C8
241 044 195	09/02/2024	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. 2350 MATHESON BLVD. EAST MISSISSAUGA ONTARIO L4W5G9 ORIGINAL PRINCIPAL AMOUNT: [REDACTED]

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF MAY, 2024 AT 10:02 A.M.

ORDER NUMBER: 50529452

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

# Notice of Decision & Conditions of Approval



Planning & Development  
 400 Main Street SE, Airdrie, AB T4B 3C3  
 Phone: 403.948.8848 Email: [planning@airdrie.ca](mailto:planning@airdrie.ca)  
[www.airdrie.ca/planning](http://www.airdrie.ca/planning)

Date Printed: June 11, 2024

SINGH, RUPINDER  
 243 COOPERS COVE SW  
 AIRDRIE, AB T4B 0Z8

**Application Number:** PL2401034  
**Proposed Use:** Dwelling, Single Detached - Variance to Rear Yard Setback

<b>Property Address</b>	<b>Legal Description</b>
243 COOPERS COVE SW, AIRDRIE, AB	Lot: 3, Block: 38, Plan: 1810218

## NOTICE OF DECISION

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Dear Applicant,

Your development permit application was **CONDITIONALLY APPROVED** by the Development Authority, subject to compliance of the conditions and notifications below.

The attached permanent conditions of approval form part of the approval decision. Advisory comments, if applicable, are also attached to help obtain additional permits and information for your development.

**Mandatory appeal period June 11, 2024 to July 02, 2024**

**This is not a Development Permit or approval to start development. A permit may not be issued if an appeal is successful, or the conditions of the approval are not met.**

Pursuant to provincial statutes, there is a mandatory 21-day appeal period where the decision must be advertised at [www.airdrie.ca/developments](http://www.airdrie.ca/developments). The appeal period starts on June 11, 2024 and ends on July 02, 2024. If no appeals are filed and all prior to issuance conditions are complied with, your Development Permit will be issued within two to four business days of the end of the appeal end date.

If you have any questions regarding this matter please contact the file manager Jassa Sidhu at [Jassa.Sidhu@airdrie.ca](mailto:Jassa.Sidhu@airdrie.ca). For more information about filing an appeal, visit [www.airdrie.ca/sdab](http://www.airdrie.ca/sdab) or contact the SDAB Clerk at 403.948.8816 or [appeals@airdrie.ca](mailto:appeals@airdrie.ca).

Yours truly,

Gail R. Gibeau RPP, MCIP  
 Development Officer  
 Planning & Development  
 City of Airdrie

Phone: 403-948-8832  
 Email: [planning@airdrie.ca](mailto:planning@airdrie.ca)

**CONDITIONS OF APPROVAL & ADVISORY COMMENTS****Application Number: PL2401034****Approved Use: Dwelling, Single Detached - Variance to Rear Yard Setback****Property Address**

243 COOPERS COVE SW, AIRDRIE, AB

**Legal Description**

Lot: 3, Block: 38, Plan: 1810218

**Conditions of Approval**

1. Any changes to the design, format, location, orientation, capacity or use of any part of the development must receive the approval of the Development Authority before they may be commenced.
2. A Major variance of 26.6% is granted to Section 8.5(1) of Land Use Bylaw No. B-01/2016, as may be amended from time to time, to allow for reduction of the rear yard setback from the minimum 8.0m to 5.87m as shown on the approved drawings.
3. A Minor variance of 5.0% is granted to Section 7.25 of Land Use Bylaw No. B-01/2016, as may be amended from time to time, to allow for the deck encroachment of 0.25m into a Rear setback, from 5.0m to 4.75m as shown on the approved drawings.
4. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored so as not to create a nuisance to neighbouring properties.

**Advisory Comments**

- a) All contractors working on this development may require a valid Airdrie Business License prior to the commencement of any work and must maintain the license for the full duration of the construction period.
- b) All permits as required by the Alberta Building Code must be obtained and the applicant/owner must remain compliant with the provisions of this code at all times. All building permit applications must be affixed with the seal of a professional architect.
- c) It is the responsibility of the applicant/owner to comply with all requirements of Land Use Bylaw B-01/2016, as amended from time to time, other municipal regulations, and all provincial and federal legislation.
- d) The developer/applicant is responsible to contact franchise utility providers (power, gas, telecommunications) and arrange for any connections and line assignments that may be necessary to serve this development. Where additional services are required, the utility provider may have standards regarding easements, site preparation, line assignments and separation from other utility lines. Where required, installation or relocation of utility service lines are at the developer's expense.
- e) It is the responsibility of the applicant/owner to meet all conditions of approval.
- f) All contractors working on this development may require a valid Airdrie Business License prior to the commencement of any work and must maintain the license for the full duration of the construction period.

# Notice of Approval / Appeal Period



Planning & Development  
400 Main Street SE, Airdrie, AB T4B 3C3  
Phone: 403.948.8848 Email: [planning@airdrie.ca](mailto:planning@airdrie.ca)  
[www.airdrie.ca/planning](http://www.airdrie.ca/planning)

Date printed: June 11,2024

## ADJACENT LANDOWNER NOTIFICATION

### SUBJECT: NOTICE OF DEVELOPMENT PERMIT APPROVAL

Application Number: PL2401034

Approved Use: Dwelling, Single Detached - Variance to Rear Yard Setback

**Property Address**

243 COOPERS COVE SW, AIRDRIE, AB

**Legal Description**

Lot: 3, Block: 38, Plan: 1810218

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Dear Resident,

An application for a Development Permit for the above noted property was reviewed by the Development Officer and granted conditional approval on June 11, 2024. This approval allows for the development of a Dwelling, Single Detached - Variance to Rear Yard Setback on the property. No development permit has been issued yet.

Anyone who thinks they may be impacted by this development or the decisions on it may appeal to the Subdivision and Development Appeal Board (SDAB).

**Talk to a planner**

Not sure how the appeal process works, have questions about the development or would like to schedule a viewing of the development permit? Contact the planner below and they can walk you through it.

**Submit an appeal**

Submit the completed Notice of Appeal and appeal fee by the appeal deadline (within 21 days of the date that the City publishes the decision at [www.airdrie.ca/developments](http://www.airdrie.ca/developments)) containing reasons why you are opposed to the development. Submission instructions are on the Notice of Appeal form. For more information about filing an appeal visit [www.airdrie.ca/sdab](http://www.airdrie.ca/sdab) or contact the SDAB Clerk at 403-948-8816 or [appeals@airdrie.ca](mailto:appeals@airdrie.ca).

The mandatory 21-day appeal period starts on June 11, 2024 and ends on July 02, 2024.

If you have any questions regarding this matter or want to see the development permits or plans, please contact me at the phone number or email below.

Regards,

Jassa Sidhu

Planning & Development

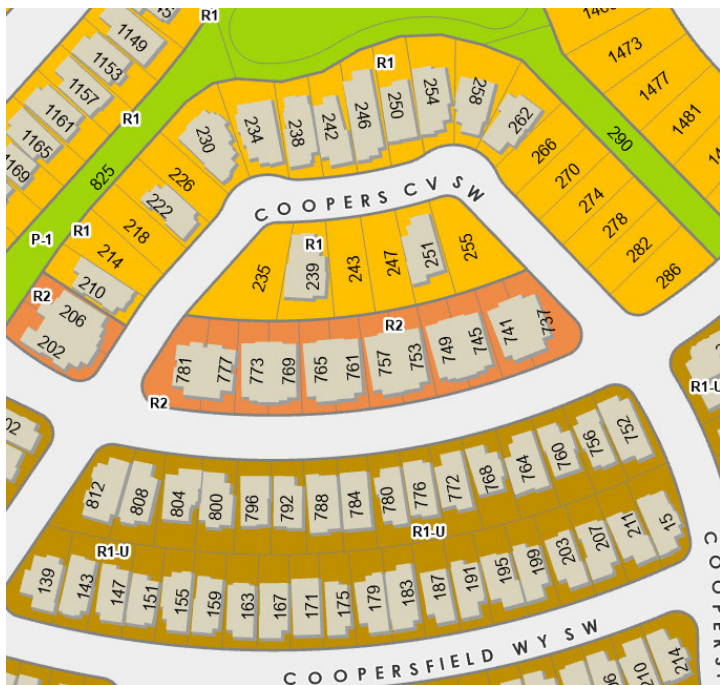
City of Airdrie

Phone: 403.948.8832

Email: [Jassa.Sidhu@airdrie.ca](mailto:Jassa.Sidhu@airdrie.ca)



# Adjacent Landowner Mailing Map



City Newspaper Advertisement – City Connection

**CITY OF AIRDRIE**  
COMMUNITY & OPPORTUNITY

the **CITY** Connection

400 Main Street SE | Airdrie, Alberta T4B 3C3 | 403.948.8800 | [www.airdrie.ca](http://www.airdrie.ca)

**2024-25 BERT CHURCH LIVE THEATRE PRESENTED SERIES**

Tickets on sale **June 24**

purchase tickets at [bclt.ca](http://bclt.ca)

Bert Church **LIVE** Theatre

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**Canada Day Celebration and Fireworks**  
Célébrations de la fête du Canada et feu d'artifice

July 1<sup>er</sup> juillet

[airdrie.ca/canadaday](http://airdrie.ca/canadaday)

**DEVELOPMENT APPROVALS**

For details on the development approvals, scan the QR code or visit [airdrie.ca/developments](http://airdrie.ca/developments)



*Developments approved during week of June 10 – 14*

- HIGHLAND PARK INDUSTRIAL:** 2000, 1003 Hamilton Boulevard NE; Industrial distribution (30 new dock doors of Costco's distribution facility); *Appeal closes July 2, 2024*
- DOWNTOWN:** 103, 191 Edwards Way SW; Change of use, health care, limited (discretionary); *Appeal closes July 2, 2024*
- KEY RANCH:** 20 Key Cove SW; Dwelling, secondary suite (one bedroom) - variances to lot width and lot area; *Appeal closes July 2, 2024*
- COOPERS CROSSING:** 243 Coopers Cove SW; Dwelling, single detached - variance to rear yard setback; *Appeal closes July 2, 2024*

City Website Posting

**CITY OF AIRDRIE**  
COMMUNITY & OPPORTUNITY

How can we help?  Menu


[Our city](#) > [Developing our City](#) > [Development notices](#)

## Development notices

The following development permits have been approved or conditionally approved under the provisions of the City of Airdrie [LAND USE BYLAW](#). Once the development approval is listed below, citizens have 21 days to appeal the development permit decision if they wish.

Discretionary

# Application Timeline



<b>May 9, 2024</b>	Applicant submits drawing for a Building Permit.
<b>May 15, 2024</b>	Applicant instructed that a review would be required from planning prior to proceeding.
<b>May 15, 2024</b>	Plot plan review determined that 2 Variances would be required. ie, Development Permit would be required.
<b>May 16, 2024</b>	Variance Permit application submitted by applicant.
<b>June 7, 2024</b>	file manager deemed Variance Permit application complete. Notification sent to applicant via email.
<b>June 7, 2024</b>	file manager sent application out for internal department and external agency circulation.
<b>June 11, 2024</b>	file manager compiled all circulation, LUB, and planning policy review comments and sent the applicant a summary document via email. No major comments, issues, or concerns were raised other than need for Building Permit and 2 variances (major for home addition and minor for the deck) would be required to proceed with application.
<b>June 11, 2024</b>	confirmed applicant had paid the additional \$400.00 fee at time of submission on May 16
<b>June 11, 2024</b>	file manager prepared the Notice of Decision for approval and accompanying conditions. Development Officer officially signed the Notice of Decision.
<b>June 11, 2024</b>	file manager prepared and submitted permit approval for advertising in the City newspaper, City website, and MyAirdrie. Legislated 21-day appeal period commenced.
<b>June 11, 2024</b>	file manager prepared adjacent landowner notification letters.
<b>June 11, 2024</b>	file manager sent Notice of Decision to applicant via email.
<b>June 13, 2024</b>	adjacent landowner notification letters put in mail to be delivered.
<b>June 27, 2024</b>	A appeal was received by Legislative Services against Development Permit PL2401034.

SDAB – PL2401034

ATTACHMENT 5

July 22, 2024

**July 9, 2024**

file manager sent applicant a notification via email that appeals had been received and explained the general SDAB appeal process.

**July 9, 2024**

SDAB hearing scheduled, advertised in the City newspaper, posted on City website, and hard copy notification letters prepared and sent out for mailing.

**July 9, 2024**

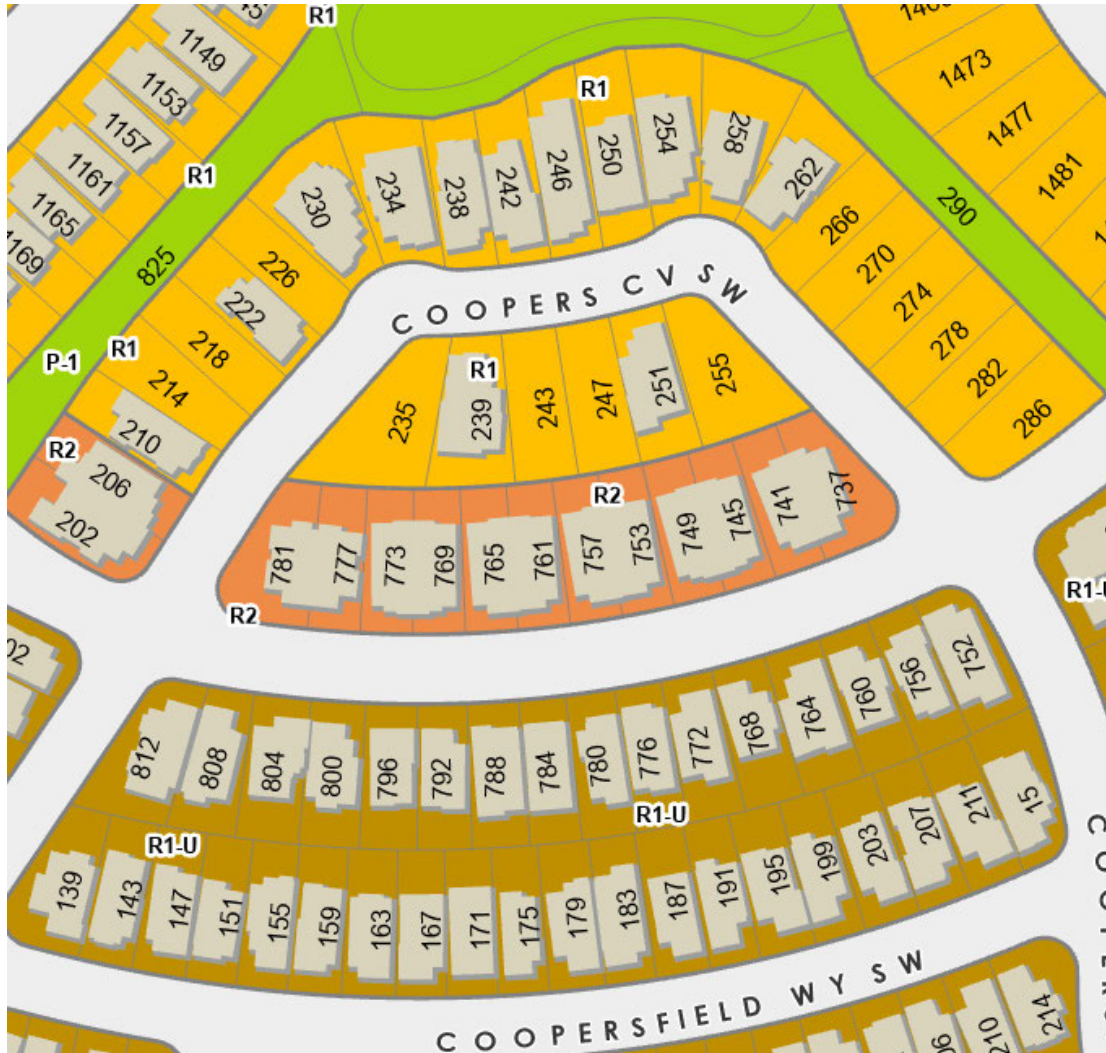
file manager sent applicant a follow-up email notifying that the SDAB hearing was scheduled for Tuesday July 30 at 6:00pm, and who he could contact for more hearing details.

**July 30, 2024**

**PL2401034 SDAB Appeal Hearing**

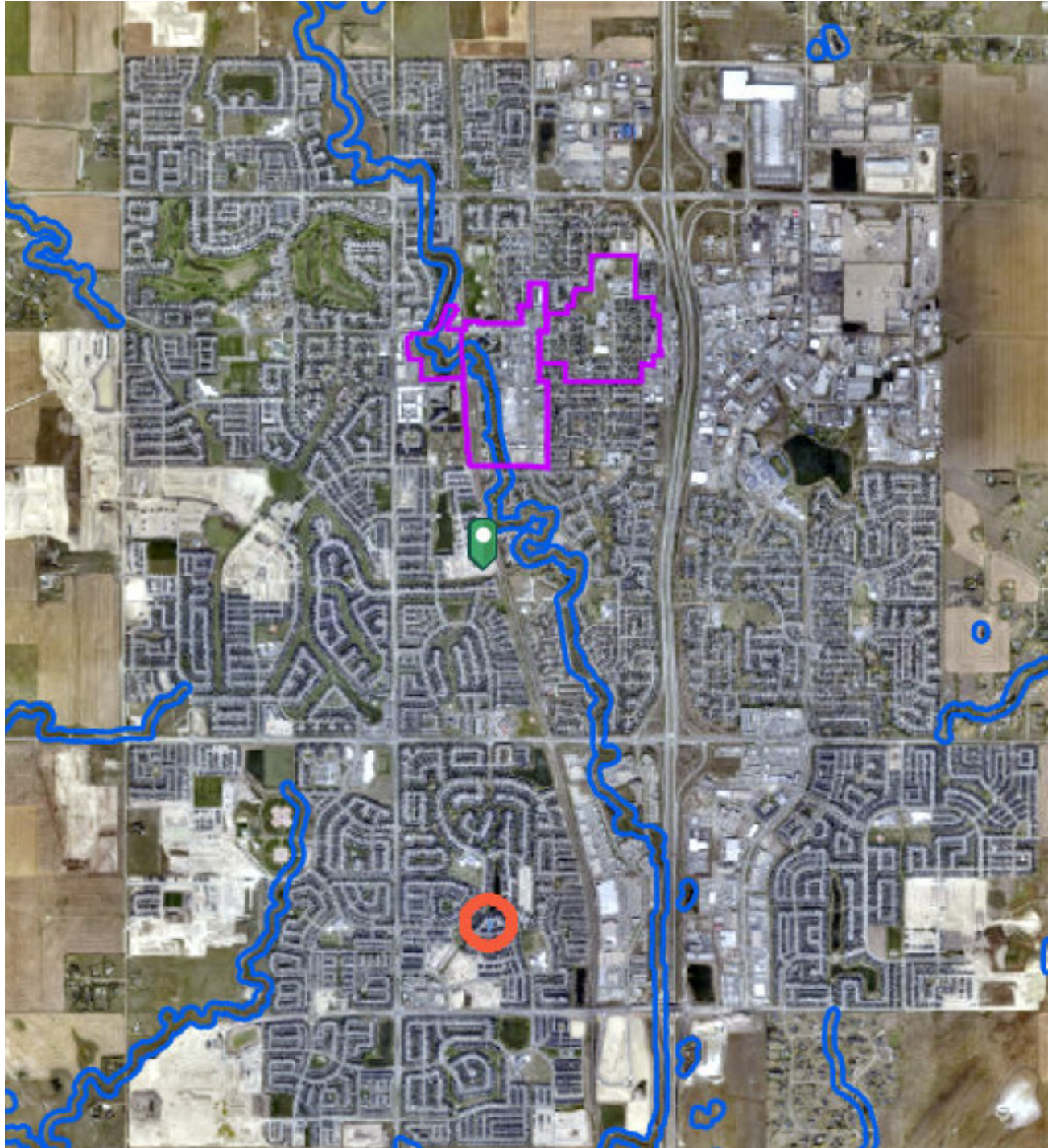
# Additional Context Maps

LandUse Basemap



## Community Context





# Applicable Land Use Bylaw Sections

## 8.5.1 R1, Single Detached Residential District

**Purpose and Intent**

The purpose of this district is to provide for residential development in the form of single detached dwellings.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached	Dwelling, Secondary Suite
Accessory Building	Dwelling, Garage Suite
Home Business, Limited	Bed and Breakfast
Child Care, Limited	Home Business, General
	Public Assembly, Limited
	Child Care, General
	<a href="#">Bylaw B-31/2023</a>
	Supportive Housing, Limited
	Urban Agriculture
	<a href="#">Bylaw B-08/2021</a>

*Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.*

**Development Dimensions**

Minimum Dimensions		
Lot/Unit Type	Area	Width
District Standard	360m <sup>2</sup>	11.0m
Corner Lot	380m <sup>2</sup>	12.8m

Minimum Required Setbacks	
Front Yard	4.6m
Front Yard w/Rear Lane	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage	
Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area



## Definition:

**Variance** means: A variation or relaxation of a development regulation or other development requirement under this Bylaw.

### 2.4.4 Variances

Unless as specific provision of this Bylaw provides otherwise, a Development Authority may allow a variance as a condition of a Development Permit if:

- (1) The proposed development is a Permitted Use, Discretionary Use or Similar Use in the district in which it is to be located;
- (2) The proposed development, with variance, would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
- (3) The variance is a function of an aspect or feature that is specific to the site, building or sign to which it applies, not shared by other sites, buildings or signs in the City;
- (4) The variance is a result of an error in the situating of a building or structure, and the rectifying of the error would create unnecessary hardship to the property owner;
- (5) The variance is expressed to be a condition of Development Permit approval, and is specifically mentioned in public notices of the Development Permit approval; or
- (6) The variance would not cause undue hardship to bring the subject building(s) or structure(s) into compliance with the requirements of the *Safety Codes Act*, the *Alberta Building Code*, and the *Alberta Fire Code*.

## 7.25 Projections and Encroachments

Table 15. Permitted Encroachments

<p><b>Amenity Features</b> Includes decks, porches, verandahs, balconies, and similar elements that are attached to the building and provide amenity space for the property.</p>	<p>Porches, Verandahs and Balconies</p> <ul style="list-style-type: none"> <li>▪ May encroach up to 1.5m into a Front, Rear, or Corner Side setback</li> <li>▪ May not encroach into any other Side setback</li> </ul> <p>Decks</p> <ul style="list-style-type: none"> <li>▪ May not encroach into a Front or any Side setback</li> <li>▪ May encroach up to 3.0m into a Rear setback</li> </ul>
--	--

## 2.4.5 Development Permit Conditions

- (2) The Development Authority may, as a condition of issuing a Development Permit for a Permitted Use or Discretionary Use, or as a condition of granting a variance to the Development Standards set out in the Land Use Bylaw with respect to either a Permitted Use or a Discretionary Use, impose any condition that addresses any relevant planning and development matter including:
- (a) Ensuring that the development is constructed and maintained in accordance with the approved plans,
  - (b) Ensuring that the Development Standards set out in the Land Use Bylaw are met,
  - (c) Ensuring that recommendations from technical studies and reports are complied with,
  - (d) Ensuring that applicable provisions of Statutory Plans are complied with, and
  - (e) Ensuring that the City's Servicing Standards are met.
  - (f) Ensuring Compatibility,
  - (g) Ensuring that the purpose and intent of the Land Use District is met,
  - (h) Noise,
  - (i) Dust control,
  - (j) Landscaping,
  - (k) Special parking provisions;
  - (l) Location, appearance and character of a building;
  - (m) Grading of a site to protect other properties; and
  - (n) Buffering,
  - (o) Lighting,
  - (p) Environmental issues,
  - (q) Hours of operation, and
  - (r) Off-site road use including entering into a road use agreement
- (3) In addition to any notices described in **Section 2.4.6(1)** and **(2)**, the Development Authority may direct that a Notice of Decision be mailed to all registered owners of land within an area in proximity to the lot of the proposed development that, in the Development Authority's opinion, may be affected by the proposed development.
- (4) When an application for a Development Permit is refused, the Notice of Decision, with reasons for refusal, shall be sent to the applicant.
- (5) For purposes of this Bylaw, Notice of Decision of the Development Authority on an application for a Development Permit is deemed to have been received:
- (a) On the date that the decision is given to the applicant, and as described under the Public Notification Bylaw 02/2019;
  - (b) Deleted.
- Bylaw B-78/2021
- (6) When notice is required pursuant to **Section 2.4.6(2)**, a Development Permit shall not be issued:
- (a) before the 21 day appeal period referred to in the Municipal Government Act has expired or;
  - (b) in the case of an appeal to the Subdivision and Development Appeal Board (SDAB), until such time as the appeal has been fully dealt with by the SDAB, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the SDAB, or the appeal has been withdrawn or abandoned.
- (7) If an appeal is made to the Subdivision and Development Appeal Board against the Development Permit, the Development Permit will not come into effect until the Board approves or upholds the issuance of the Development Permit with or without conditions.

## 7.4 Decks and Amenity Areas

### *Decks for Residential Land Uses*

- (1) No deck shall be located on or over a utility right-of-way, drainage right-of-way, or easement.
- (2) Decks shall be developed in accordance with the setbacks outlined in the land use district where it is located, and the exceptions provided in **Section 7.25** (Projections and Encroachments).
- (3) If a deck is enclosed or fully covered, it is considered a part of the principal building and subject to all development regulations that apply to the principal building in that land use district.
- (4) Decks that are constructed in association with any semi-detached dwelling or a townhouse may extend up to the common lot line between the adjacent units if the deck is provided with a privacy wall, or shall otherwise require a setback from the common lot line of 1.2 metres.
  - (a) A privacy wall provided under this section must extend the full depth of the deck and may be up to a maximum of 1.83m high – as measured from the surface of the deck to the top of the wall.
- (5) Where an amenity area is provided on the roof of an Accessory Building, it shall meet the following standards and requirements:
  - (a) The Accessory Building and amenity area shall be subject to a Development Permit application;
  - (b) The amenity area shall be located and designed to minimize and screen sightlines into yards and dwellings of abutting properties, to the satisfaction of the Development Authority;
  - (c) The Accessory Building with amenity area shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal building;
  - (d) The Accessory Building with amenity area must be within the prescribed height limits of this section or the applicable land use district;
  - (e) No additional or ancillary structures are permitted within the amenity area which would add to the overall height of the development;
  - (f) The floor amenity area shall not be located above the second storey of the Accessory Building or more than 4.0m above grade.

[Bylaw B-13/2021](#)

## 3.6 Planting Requirements

- (1) Landscaping materials must be selected based on the context of the site and in the case of soft landscaping, for their hardiness, disease-resistance, drought-resistance and maintenance characteristics. When new landscaping is required, existing mature trees and established soft landscaping are encouraged to be retained and augmented where possible.
- (2) Naturalized landscapes, where provided, shall be designed to reflect the plant materials, soil types and topography typical to the relevant sub-region. Generally, naturalized landscapes would apply to areas adjacent to Nose Creek, environmental reserves, major utility right-of-ways and public utility lots, and parking lot islands. Naturalized landscapes may be accommodated in any land use district subject to an approved landscape plan.
- (3) All plants used to complete landscaping required by this Bylaw must be listed in the Alberta Horticultural Guide and shall be tolerant to specific site conditions, such as sun, shade, excessive wind, road salt, etc.
- (4) Tree planting shall be in groupings or mulched beds to encourage improved growth, survivability and aesthetics.
- (5) Shrubs shall be planted in groups of three or more.
- (6) For the purposes of calculating the Number of Plantings Required, the requirements shall be based on the amount of landscaped area required for the site. Where the calculation of Number of Plantings Required results in a fractional number, the requirement shall be rounded up to the nearest whole number.
- (7) Where the calculation of Number of Plantings Required results in less than one tree or less than three shrubs, a minimum of one tree or three shrubs, respectively, shall be provided.
- (8) The quality and extent of landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development. Adequate means of irrigating and maintaining the landscaping shall be provided.
- (9) Any trees or shrubs which are found at the time of an inspection that are identified as diseased or in decline must be replaced during the next planting season, unless otherwise accepted by the Development Authority.

## 7. General Development Regulations

### 7.1 Adverse Effects and Nuisance

- (1) Sites and buildings in all districts shall be maintained in a clean manner, free from all rubbish and debris.
- (2) No use, activity, or storage of goods may be undertaken except where specifically provided under a land use district, which, in the opinion of the Development Authority, constitutes a hazard or annoyance to persons on public property or any other site, by reasons of generation of:
  - (a) Noise or vibration;
  - (b) Smoke, dust, or other particulate matter;
  - (c) Odour;
  - (d) Toxic or noxious matter;
  - (e) Fire and explosive hazards;
  - (f) Radiation hazards;
  - (g) Excessive heat, humidity or glare; or
  - (h) Refuse matter, waste, or waterborne waste.
- (3) Industrial developments shall not create, or have any adverse effect or nuisance apparent outside any building.
- (4) Buildings that have been brought to the site pre-built shall be visually compatible with the site, in the opinion of the Development Authority, and may require a Development Permit.
- (5) In determining the significance of adverse effects or nuisance of a proposed development on adjacent or nearby sites, the Development Authority shall consider the following aspects:
  - (a) The magnitude of the adverse effect or nuisance;
  - (b) The extent, frequency and duration of exposure to the adverse effect or nuisance; and
  - (c) The use, sensitivity of adjacent or nearby sites relative to the adverse effect or nuisance.

SDAB – PL2401034

ATTACHMENT 7

July 22, 2024

# Land Use Bylaw Review & Circulation Comments

**Variance**



**Bylaw Check Sheet**

**ZONING:** R1, Single Detached Residential District  
**CIVIC ADDRESS:** 243 Coopers Cove  
**LOT :** 3  
**BLOCK:** 38  
**PLAN:** 1810218  
**APPLICANT:** Supriya Singh

**Minor or Major:** VARIANCE Calculation  
 5.0% minor variance - deck extension  
 26.6% major variance - home addition

**PL 2401034**

- PERMITTED
- DISCRETIONARY
- DISCRETIONARY, MPC
  
- REQUIRED DOCUMENTATION
- LETTER OF AUTHORIZATION
- CERTIFICATE OF TITLE
- PROPERTY FILE REVIEW
- PLANNING VIEWER

LOT INFORMATION	
LUB Requirement	5m
Actual Dimension	4.75m
Variance	5.00%

BUILDING INFORMATION		
	Required	Proposed
Front	0.00%	26.60%
Internal Side	0m	0m
External Side	N/A	N/A
Rear	8m	5.87
Permitted Encroachment	3m	0.25m

Rear (house addition)	8	5.87
Variance		26.60%
Deck	5.00	4.75
Variance		5.00%

Building Permit Required: Permit Under Application Number PRADD202401616

1. Need to obtain an HVAC permit (which I have added to your permit) as new rooms are being created and they will need to be properly inspected to ensure proper airflow. With that permit you will either need to have a hired contractor or you list yourself as a contractor. Either way I will need in writing who will be completing the work.
2. Will need an updated drawing submitted with electrical outlets, switches and lights included. Will also need the bathroom fan to be identified.

JUL 02 2024

City of Airdrie  
Subdivision and Development Appeal Board

Airdrie Subdivision and  
Development Appeal Board

Notice of Appeal Form

A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision.  
A notice of appeal for a subdivision matter must be filed within 14 days after the receipt of the subdivision authority's written decision.

<b>Appellant</b> (Landowner, applicant, or affected party filing the appeal)			
Name of Appellant(s) <b>Sherry Hempel</b>		Telephone # [REDACTED]	
Mailing Address <b>761 Coopers Cres SW</b>	Municipality <b>Rockyview</b>	Province <b>AB</b>	Postal Code <b>T4B 4C3</b>
E-mail Address (By providing an e-mail address I consent to receive documents by e-mail) [REDACTED]			

<b>Property under appeal</b>	
Municipal Address <b>243 Coopers Cove</b>	Legal Land Description (Lot, Block, Plan) <b>Lot:3, Block 38, Plan: 1810218</b>
Development Permit #, Subdivision Application #, or Enforcement Order # <b>PL24001034</b>	Date of decision

<b>Matter being appealed</b> (check one box only)		
<b>Development authority decision</b> <input checked="" type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	<b>Subdivision authority decision</b> <input type="checkbox"/> Approval or the conditions of approval <input type="checkbox"/> Refusal	<b>Enforcement decision</b> <input type="checkbox"/> Stop Order

**Reasons for appeal** (attach separate page if required) - All appeals must contain reasons

- space - with no lane, our small back yards butt up against each other with only the fence and swale to separate us - this would make fence and weed maintenance all but impossible to manage
- privacy - already my back yard is totally overlooked by the property's two story house - building closer up to the property line would make privacy impossible in my yard
- noise - no distance between this dwelling and my property

Signature of Appellant 	Date <b>June 27, 2024</b>
---	---------------------------

The personal information on this form is collected for the purpose of administering the Subdivision and Development Appeal Board appeal process and becomes a public document which may be provided to those who may be affected by your appeal. This personal information is collected under the authority of section 33(c) of the *Freedom of Information and Protection of Privacy Act*. Questions concerning the collection of this information can be directed to the FOIP Coordinator at (403) 948-8816 or by e-mail to foip@airdrie.ca.

**Notice of Appeal Information**

**How do I file my appeal?**

- Your Notice of Appeal and the required fee must be received by the Subdivision and Development Appeal Board (SDAB) no later than the final date for appeal as specified in the *Municipal Government Act*. Notice of Appeal sent by mail must be received by the SDAB (not post-marked) on or before the final date for appeal.
- A non-refundable \$250 (Development Appeal or Stop Order) or \$350 (Subdivision Appeal) filing fee is required on or before the final date for appeal.
- You can submit your Notice of Appeal and the fee in the following ways:

By mail to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board <b>Pay by cheque payable to “City of Airdrie”.</b>
Deliver in person to:	Subdivision and Development Appeal Board 400 Main Street SE, Airdrie, AB T4B 3C3 Attention: Clerk of the Subdivision and Development Appeal Board <b>Pay by cheque payable to “City of Airdrie”, cash, debit card, Visa, or Mastercard.</b>
By e-mail to:	<a href="mailto:Appeals@airdrie.ca">Appeals@airdrie.ca</a> <b>Pay with Visa or Mastercard by phoning 403-948-8816 between 8:30 am 4:30 pm, Monday to Friday.</b>

**What happens after my appeal is submitted?**

The SDAB clerk schedules an appeal hearing within 30 days of receiving the appeal form and fee. You and any other party required to be notified under the *Municipal Government Act* or the City of Airdrie's *Land Use Bylaw* will receive a written Notice of Hearing.

Please note, the SDAB hearing is considered a hearing *de novo* (to hear anew). The Board can confirm, revoke, or vary the order, decision, or development permit, or any attached condition. The Board may also replace an order, decision, or permit with its own. For example, if conditions of a development permit are appealed, the Board may deny the development permit in its entirety. In these circumstances, there may be legislated re-application waiting periods.

**Where can I get more information?**

- For information about filing an appeal or SDAB procedures, contact the SDAB Clerk at 403-948-8816 or [appeals@airdrie.ca](mailto:appeals@airdrie.ca).
- For information about land development applications or the City of Airdrie's Municipal Development Plan or *Land Use Bylaw*, contact the City of Airdrie's Planning Department at 403-948-8848 or [planning@airdrie.ca](mailto:planning@airdrie.ca).
- For information about the enforcement of municipal bylaws, contact the City of Airdrie's Municipal Enforcement at 403-948-8892.



**From:** [REDACTED]  
**To:** [Appeals](#)  
**Subject:** [EXTERNAL] Appeal No. PL2401034 Presentation materials  
**Date:** Tuesday, July 23, 2024 11:57:59 AM

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CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

Good morning - I would like to use these photos in my presentation for the July 30th appeal.

Please let me know if I need to send them in a different format.

Thanks,  
Sherry Hempel  
761 Coopers Cres

Photo 1 - back yard privacy issues



Photo 2 - back yard privacy issues cont'd



Photo 3 - privacy issues in my home



Photo 4 - privacy issues in my home cont'd



757 Coopers Crescent SW  
Airdrie, AB T4B 4C3

July 17, 2024

400 Main Street SE  
Airdrie, AB T4B 3C3

To the City of Airdrie Subdivision and Development Appeal Board:

We believe that the development permit application **PL2401034** affects our property. Our main concerns are sightlines, sound, and the overall “closeness” of the expansion. The pictures below show our view of the property at 234 Coopers Cove SW prior to expansion.



From inside our house (left image) and from the deck (right image) we currently have full view of the entire rear windows and main floor activity of our rear neighbour; with the expansion this view will be approximately 10 feet closer. We can also hear kitchen noise from the rear windows; with the addition of a spice kitchen this sound will be louder and clearer.

Our straightforward request is that the homeowners at 234 Coopers Cove SW are required in the City's permit to plant and nurture trees of substantial size to provide immediate privacy, and with the long term goal of maintaining high resale values of both homes. Without trees as a privacy and sound barrier, we are greatly concerned that **future buyers will see these homes as too tightly packed**. This should be a concern to both parties.

Additionally, we expect that the City will enforce full compliance with the development plans, as viewed by us with Geoff Rice, completing its inspections in a timely manner before changes or mistakes could occur.

Thank you for addressing our concerns.

Sincerely,



Charles and Janice Gibson

## Permit Application no PI2401034

243 Coopers Cove SW

Appeal for development in progress

1. Does not meet the Coopers Crossing HOA standards.
2. No off street parking for another vehicle.
3. Reduce our privacy.
4. Reduce our chance of a better resale value.
5. Larger gatherings create noise and parking issues.
6. If adding more family a larger home should have been purchased.
7. Yard size is small and not zoned for multi family dwellings
8. Maintenance of yard including repair to the fence can be an issue
9. Our view will be obstructed
10. Will lower our property values

Please add these items to the current appeal application.

Sincerely

Frances and Charles Arnott

753 Coopers Crescent SW

Good afternoon,

My name is Ashley Penner and I currently reside at 239 Coopers Cove SW. I am a direct neighbour to the applicants and want it to be known that I am against this development and in favour of the appeal that has been filed for PL

I am against this development as I have many concerns with the impact this development will have on my own residence including the privacy and lack of enjoyment of my back yard that will come from this being approved. I also have a major concern regarding the re-sale value of my home.

To my understanding, the proposed addition to the home is for a family member, but what I do not understand is why this has could not be done in the already large 4,000 sq ft home which includes a fully developed basement with a wet bar. I am a little worried to think that there might be multiple people/family members living in the house which could also come with some parking issues. Our homes are located on a very small cove with not a ton of extra parking. Will there be extra vehicles that will be parked on the street?

My home was listed for sale from March 2022 to February 2024 and every single feedback I received was the lack of privacy in the backyard and how close we are to the neighbours. I have submitted a letter from my realtor mentioning how the feedback regarding the backyard were the main reasons for us not being able to sell the home. Adding an addition to 243 Coopers Cove just gives us even less privacy than we currently have.

I am also submitting a property report I had done in February of 2024, which also states how undesirable the backyards of these homes are with how shallow they already are. I truly believe adding an addition onto the back of 243 Coopers Cove will add a permanent detriment to my home.

I am also submitting 2 photos of the applicants backyard covered in weeds. Myself and another neighbour tried contacting them and telling them about the Black Henbane weeds that were overtaking there front and backyard but we had no response. I then wrote a letter to them and put it in their front door. Two days later they were outside mowing the weeds that I had stated were poisonous and needed to be pulled and put into a bag and discarded in the garbage. They left a very large Black Henbane weed which I then had to call the City and let them know about. The City said they would send someone out to educate them on these weeds and how to remove them properly. About a week later I noticed the weed was pulled but was just left sitting in the backyard for weeks.

I have also attempted to comminute with them on building a fence with dropping off two different quotes and have never heard anything back from them. The fence builder also stoped by and dropped off his card with no commination after that as well.

The only time I have had communication from my neighbours is when the appeal went though and they were trying to ask why we were appealing. My worries are that if they wont even

communicate with me regarding the issues we currently have, what will happen if and when this new development gets approved.

I have also submitted a video and a couple photos to help give a better visual to the shallowness of the backyard. I do not believe that the drawings show how truly shallow these back yards are and how privacy, already as it stands, is almost non-existent. This addition just pushes that much further into the yard and then they are asking to have a deck built off the extension. I believe that this may create not only privacy issues but what will the effect be on the sun hitting the backyards on the houses on either side of the property one of them being mine.

In the end I encourage the Board to really consider the long-term effects that this permanent addition can have to the surrounding neighbours. This is not a covered deck we are speaking of or just a deck extension but a permanent structure that will be there forever.

If the home they purchased for some reason did not meet the needs of their family or whatever it may be, maybe they should have considered purchasing a larger home or even a home with a larger lot like ones currently available in Coopers Landing. Coopers landing is just a street away from where we live. If this addition/suite was the in basement or already within the large footprint of the home I know myself, I would not have an issue.

Thank you for taking the time and considering the affects this potential permanent structure may have on my home and the surrounding homes within the area.



**From:** [REDACTED]  
**To:** [Chelsea Phillips](#)  
**Subject:** [EXTERNAL] Ashley Penner photos  
**Date:** Tuesday, July 23, 2024 4:38:02 PM  
**Attachments:** [Video.mov](#)

**CAUTION:** This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

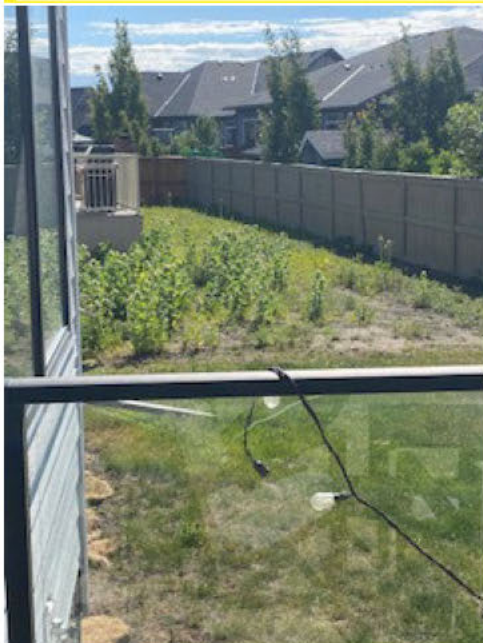


Photo 1 back yard weeds  
Photo 2 pulled and left black henbane  
Photo 3 back yard  
Photo 3 back yard  
Video  
Sent from my iPhone



To whom it may concern,

I am wiring this with regards to the home located at 239 Coopers Cove in Airdrie. The home is owned by Ashely Penner and I have had it listed for sale multiple times in the past without finding a buyer.

Unfortunately, the home backs on to other homes and is extremely close to the backing neighbours. Everyone who viewed the home loved it but it was the close proximity to the homes behind that turned off the perspective buyers. I believe we would have seen a successful sale many times over if this home was not backing directly onto other homes. The yards are small and there is very little space between the homes so you are basically staring right into the neighbours house.

If a neighbour were to add on to their home in the back it would make the problem worse and devalue the home even more. It would be very detrimental to the people on that street. These owners are already forced to sell well below what they paid to build and this would hurt them considerably.

Please don't approve any additions on the homes behind 239 Coopers Cove, for the neighbourhood sake.

Thanks,

A handwritten signature in black ink, appearing to read "Josh Hamilton", written over a faint circular watermark.

Josh Hamilton  
Century 21 Bamber Realty  
www.joshhamilton.ca  
403-608-1314

**APPRAISAL OF**



*A Single Family Bungalow*

**LOCATED AT:**

*239 Coopers Cove SW  
Airdrie, AB T4B 4C3*

**FOR:**

*Ashley Penner  
239 Coopers Cove SW  
Airdrie, Alberta T4B 4C3*

**AS OF:**

*February 2, 2024*

**BY:**

*Simon Cormier  
CRA, P.App*

Client Reference No.:

File No.: 34899

Wallace Appraisal Services  
Real Estate Appraisers & Consultants  
11 Chaparral Valley Grove SE  
Calgary, AB T2X 0M4

08-February-2024

Ashley Penner

239 Coopers Cove SW  
Airdrie, Alberta T4B 4C3

Address of Property: 239 Coopers Cove SW  
Airdrie, AB T4B 4C3

Market Value: \$ [REDACTED]

*At your request, I have done a Full Appraisal Report on the above-noted property, for the purpose of estimating its Market Value as of 02-February-2024. I have completed an inspection of the property and have done an analysis of sales, listing information, and property history, as well as other factors affecting Market Value as of the effective appraisal date. Based on my investigations and analyses, it is my considered opinion that the Market Value of this property, as of the effective date was:*

[REDACTED]

[REDACTED]

*I trust that the information in this report is sufficient for your purposes. Should you have any questions regarding the property, or require clarification regarding the information or conclusions in the report, please feel free to call.*

Yours Truly,

Simon Cormier  
CRA, P.App

# RESIDENTIAL APPRAISAL REPORT - Ashley Penner (Received July 23, 2024)

REFERENCE: 10Wallace Appraisal Services Ltd. FILE NO.: 34899

<b>CLIENT</b>	CLIENT: <u>Ashley Penner</u>	<b>APPRAISER</b>	AIC MEMBER: <u>Simon Cormier</u>	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: <u>Wallace Appraisal Services</u>	
	ADDRESS: <u>239 Coopers Cove SW</u> <u>Airdrie, Alberta T4B 4C3</u>		ADDRESS: <u>11 Chaparral Valley Grove SE</u> <u>Calgary, AB T2X 0M4</u>	
	E-MAIL:		E-MAIL: <u>simon@wallaceappraisal.com</u>	
	PHONE:		PHONE: <u>403-263-9669</u>	

<b>SUBJECT</b>	PROPERTY ADDRESS: <u>239 Coopers Cove SW</u>	CITY: <u>Airdrie</u>	PROVINCE: <u>AB</u>	POSTAL CODE: <u>T4B 4C3</u>	
	LEGAL DESCRIPTION: <u>Plan 1810218; Block 38; Lot 2</u>	Source: <u>Airdrie Assessment</u>			
	MUNICIPALITY AND DISTRICT: <u>Airdrie, Alberta - Coopers Crossing</u>				
	ASSESSMENT: Land \$ <u>N.A.</u> Imps \$ <u>N.A.</u> Total \$ <u>          </u> Assessment Date: <u>July 1, 2023</u> Taxes \$ <u>          </u> Year <u>2023</u>				

<b>ASSIGNMENT</b>	NAME: <u>Penner</u> Name Type: <u>Owners</u>
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/>
	INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> <u>Matrimonial property settlement</u>
	INTENDED USERS (by name): <u>Ashley Penner</u>
	REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other
	VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>
	MAINTENANCE FEE (if applicable): \$ _____
	CONDO/STRATA COMPLEX NAME (if applicable): _____

<b>NEIGHBOURHOOD</b>	IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)					
	APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH					
	EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)					
	HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)					
	JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)					
	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>					
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years): <u>New</u> From <u>          </u> To <u>17</u>				
	TREND OF DISTRICT: <input checked="" type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	PRICE RANGE OF PROPERTIES: \$ <u>523,500</u> to \$ <u>1,500,000</u>				
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural	<b>Detached price range Coopers Crossing</b>				
	CONFORMITY Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/>	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low				

COMMENTS:  Detrimental Conditions Observed

*The City of Airdrie has a population of above 80,000 persons and is located about 20 km north of the Calgary city limits on Highway 2. It has a full range of services including shopping, schools, recreational facilities and public transit. The area has seen rapid growth in recent years with new subdivisions on its north and west sides. A majority of residents commute to work in Calgary. The subject is in a district area called Coopers Crossing which lies west of HWY 2, east of 8th Street SW, and south of Yankee Valley BV SW.*

<b>SITE</b>	SITE DIMENSIONS: <u>Irregular - see attached site map</u>	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
	LOT SIZE: <u>562</u> Unit of Measurement <u>Sq.M.</u>	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	Source: <u>City of Airdrie Assessment</u>	WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>
	TOPOGRAPHY: <u>Mostly level, front yard has a mild slope to the street</u>	FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Curbs
	CONFIGURATION: <u>Irregular - See attached site map</u>	<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>
	ZONING: <u>(R1) Single Detached Residential District</u>	ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground <input type="checkbox"/>
	Source: <u>Airdrie Assessment</u>	DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double
	OTHER LAND USE CONTROLS (see comments): _____	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	Surface: <u>Concrete</u>
	ASSEMBLAGE <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street

COMMENTS:  Detrimental Conditions Observed

*The site is located on a small quiet residential street in Coopers Crossing. It is an interior lot, situated on the south side of the street and has an irregular pie shape that widens at the back. Despite the desirability of the south backyard, the lot is relatively shallow and it backs directly onto three semi-detached residential properties that also have shallow backyards. A considerable downside of this location is the lack of privacy due to the proximity of the neighbours. Similar single family bungalow style properties in this community typically back onto an attractive land feature such as a greenspace, greenbelt pathway, pond or canal. Site landscaping includes front and back lawns. The subject conforms to zoning.*

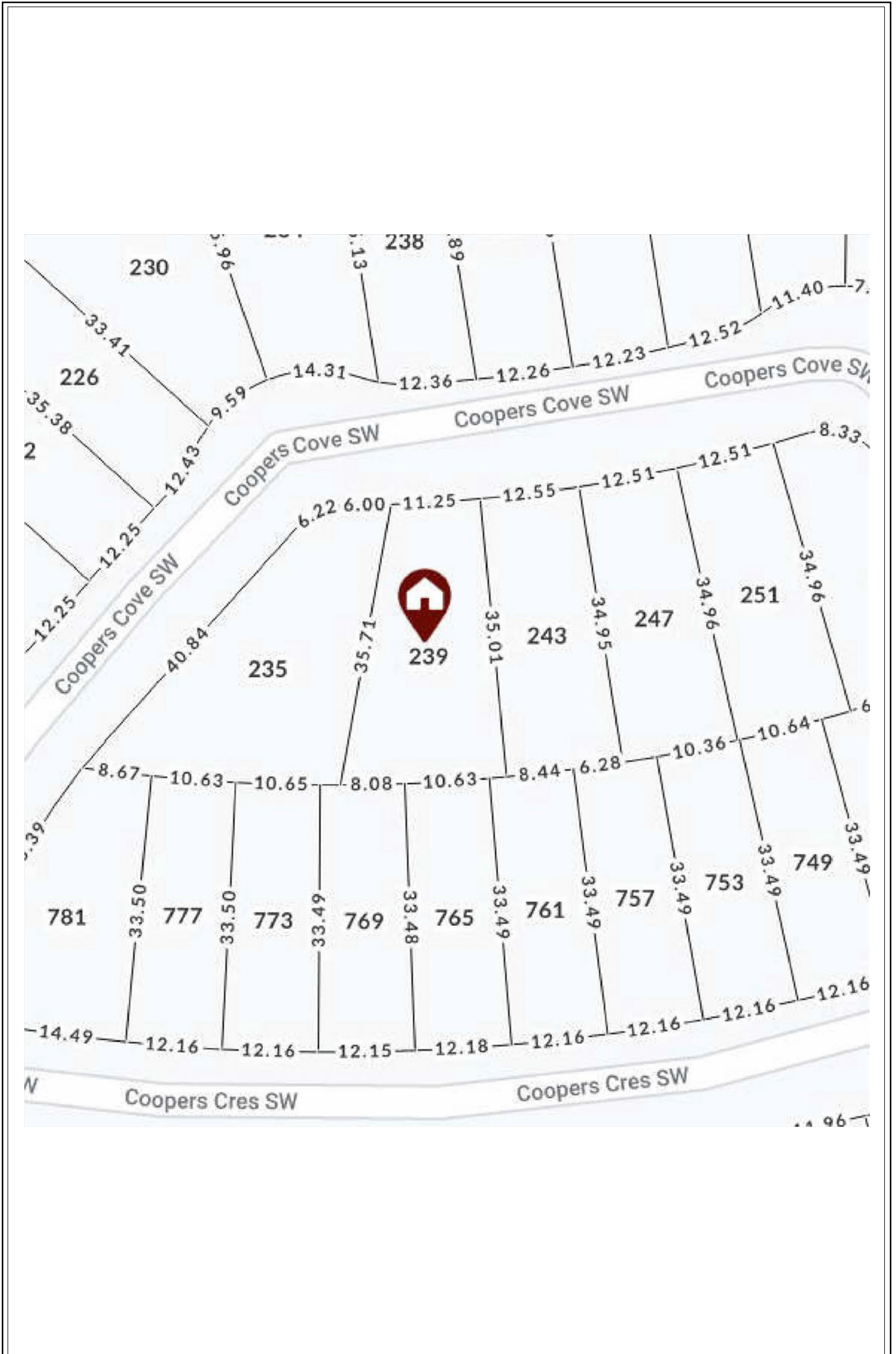
# RESIDENTIAL APPRAISAL REPORT - Ashley Penner (Received July 23, 2024)

REFERENCE:

10Wallace Appraisal Services Ltd.

FILE NO.: 34899

YEAR BUILT (estimated): <u>2019</u> YEAR OF ADDITIONS: _____ EFFECTIVE AGE: <u>3</u> years REM. ECONOMIC LIFE: <u>57</u> years	PROPERTY TYPE: <u>Single Family Dwelling</u> DESIGN/STYLE: <u>Bungalow</u> CONSTRUCTION: <u>Wood</u> WINDOWS: <u>Vinyl, double pane</u> BASEMENT: <u>Full</u>	ROOFING: <u>Asphalt shingles</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor												
COMMENTS: <u>Effective age &amp; remaining economic life reflect its actual age &amp; observed condition.</u>	ESTIMATED BASEMENT AREA: <u>159</u> <input type="checkbox"/> Sq. Ft. <input checked="" type="checkbox"/> Sq. M. ESTIMATED BASEMENT FINISH: <u>100</u> % FOUNDATION WALLS: <u>Poured concrete</u>	EXTERIOR FINISH: <u>Hardie siding, cultured stone accents</u> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor												
BEDROOMS(##)    BATHROOMS(##)    INTERIOR FINISH    Walls    Ceilings <u>1</u> Large <u>1</u> 2-piece <u>XX</u> Good    Drywall <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> _____ Average    _____ 3-piece    _____ Average    Plaster <input type="checkbox"/> <input type="checkbox"/> _____ Small    _____ 4-piece    _____ Fair    Paneling <input type="checkbox"/> <input type="checkbox"/> _____ _____ <u>1</u> 5-piece    _____ Poor    _____ <input type="checkbox"/> <input type="checkbox"/> <u>Basement 5pc + 2pc</u>	CLOSET: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: <u>Assumed based on age and construction</u>	PLUMBING LINES: <u>PEX / ABS</u> Info Source: <u>Observed</u> FLOOR PLAN: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor BUILT-IN/EXTRA: <input checked="" type="checkbox"/> Stove <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium <input checked="" type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub <input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> <u>Hood fan, bev. cooler, window coverings</u>												
FLOORING: <u>Vinyl plank, carpet</u> ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>200</u> amps HEATING SYSTEM: <u>Forced Air x2</u> Fuel type: <u>Nat. Gas</u> WATER HEATER: Type: <u>48 U.S. Gallons - electric</u>	OVERALL INT. COND: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor													
<b>ROOM ALLOCATION</b>														
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	OTHER		ROOM TOTAL	AREA
MAIN	2	1	1	1		1	1	1	1	1			5	167.5 Sq.M.
SECOND														
THIRD														
ABOVE GRADE TOTALS						5							5	168
BASEMENT	1					1	2	1	1		1		4	
UNIT OF MEASUREMENT: <input type="checkbox"/> Sq. Ft. <input checked="" type="checkbox"/> Sq. M. SOURCE OF MEASUREMENT: <u>MLS</u>														
IMPROVEMENTS	BASEMENT FINISH: <u>See Attached Addendum</u>													
GARAGES/CARPORT/PARKING FACILITIES: <u>Attached front oversized double garage that is drywalled, painted, and it has two overhead doors with electric openers. There is some added wood shelving/storage in the garage.</u>														
SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): <u>Front double width concrete driveway, aggregate concrete front walkway, concrete walkway on the west side leading to the basement entrance, wood fencing on the west and south sides, rear duradeck with a glass panel railing and it includes a natural gas line.</u>														
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed <input type="checkbox"/> Incomplete Construction (see comments) <u>The home is a newer detached bungalow that contains a fully finished basement and an attached front oversized double garage. The exterior has Hardie siding with stone accents, and it has attractive elevations and good appeal. The interior has a functional open concept floor plan with good sized rooms and it features a mix of 10' and 11' ceiling height and modern vinyl plank flooring throughout. The kitchen and bathrooms have quartz counter tops and flat panel veneer cabinets. Other kitchen items include a large island, tile backsplash, professional grade built-in appliances (WOLF ovens + 5 burner gas range, Bosch dishwasher), a side by side full size fridge + freezer, beverage cooler + wine storage. There is a butler pantry with cabinets to match the kitchen and the adjoining laundry room contains a sink + it gives access to the garage. The dining room and the adjoining living room have large windows including transom windows at the back of the home. The living room features a linear gas fireplace and a niche wired for a TV above, and there are 8' patio doors that lead to the back duradeck. There is one bedroom + den and 1.5 bathrooms on the main level. The master bedroom is located at the back of the home and it contains a 5pc en-suite bathroom with a double vanity, a soaker tub and a separate tiled shower with a bench and a frameless glass enclosure. The bathroom has direct access to the walk-in closet with built-ins. The den is located off the front entrance and it has a window at the front of the home. The 2pc powder room has a pedestal sink. Generally, the condition of the home was good. Some minor wear and tear was observed, notably some marks/chips on the kitchen cabinets and on the bottom corners of the island veneer panels. The large windows + patio door at the back of the home offer a great deal of natural light from the south; however, the windows expose the interior to views from the adjoining properties at the back. A lack of privacy in this location detracts from the market value of this property.</u>														



Rev. Brian D. & Mrs. Janice L. Way  
749 Coopers Crescent SW  
Airdrie, Alberta T4B 4C3

Brian

Janice

July 24, 2024

City of Airdrie  
Subdivision and Development Appeal Board  
400 Main Street SE  
Airdrie, AB T4B 4C3

Re: Appeal for development permit application no. PL2401034 at 243 Coopers Cove SW (Lot 3, Block 38, Plan 1810218)

We wish to speak in opposition to the above permit which we understand will add a room to the house in question where the existing deck is. We understand that the new room will extend about 2 meters beyond the existing deck and will have a 1-meter decking/pathway in addition to those 2 meters. Assuming the existing deck is 8 meters from the property line, the edge of the new room will be 6 meters from the back fence. We understand that the addition is intended to house an additional resident to the building who has mobility problems.

We are concerned that the properties adjacent to the fence/swale between Coopers Cove and Coopers Crescent all have limited backyards. Our home is 8 meters from the back fence. At 8 meters we have no problem seeing into our neighbour's windows (and presumably they into ours) to quite a distance. As an example, a dog that was visiting our house began to bark at the cat he could see in the neighbour's house. Having our home 2 meters closer to theirs is unthinkable. The proposed addition will bring a sense of congestion to the neighbouring properties as an already large house becomes even larger.

It seems the existing allowances the city abides by should not be reduced further as it reduces the privacy allowance between these residences. Houses are already close enough to each other that privacy is jeopardized, and this would seem to be further jeopardized by ignoring the setbacks.

We have been in the house in question when it was being sold and open for viewing. There would seem to be ample space within the house (which has a large dining room and office on the main floor) to provide the additional room desired. We understand that the owners did consider installing a stair lift to the basement or the 2<sup>nd</sup> story but that the existing stairways would not accommodate it. Did the owners consider making changes to the existing stairway so that it could accommodate a lift? Did the family investigate adding a home elevator? Is it possible to convert all or part of the garage to an additional room? There would seem to be ample other options without encroaching on the spatial limitations of the existing yard and the proximity to other houses.

With concern,

  
Brian and Janice Way



**From:** [REDACTED]  
**To:** [Appeals](#)  
**Subject:** [EXTERNAL] 243 Coopers Cove  
**Date:** Tuesday, July 23, 2024 1:50:46 PM

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CAUTION: This email originated from outside the organization. Do NOT click on links or open attachments you do not trust.

July 23, 2024  
City of Airdrie  
Subdivision and Development Appeal Board  
400 Main Street SE, Airdrie AB T4B 3C3

Attention: Appeal Board

Dear Sir/ Madam:

Re: Appeal for development permit application no. PL2401034 at 243 Coopers Cove SW, Airdrie AB (Lot 3, Block 38, Plan 1810218)

I am writing to reaffirm my full support for the proposed development plans for 243 Coopers Cove SW, Airdrie, AB T4B 4C3.

As the owner and resident of 247 Coopers Cove SW, Airdrie, AB T4B 4C3, I am confident that the proposed plans will not cause any issues related to privacy or noise disturbance.

Given the setback of over 4 meters, I believe sufficient privacy will be maintained. In this closely situated Neighbourhood, where houses are approximately 8 feet apart, I am optimistic that the planned extension will not raise any noise-related concerns. I greatly appreciate your attention to our feedback.

Yours Truly,  
Sharan Grewal

**From:** [REDACTED]  
**To:** [Appeals](#)  
**Subject:** [EXTERNAL] 243 Coopers Cove SW Airdrie  
**Date:** Tuesday, July 23, 2024 4:28:57 PM

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July 23, 2024  
City of Airdrie  
Subdivision and Development Appeal Board  
400 Main Street SE, Airdrie AB T4B 3C3

Attention: Appeal Board

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Given the setback of over 4 meters, I believe sufficient privacy will be maintained. In this closely situated Neighbourhood, where houses are approximately 8 feet apart, I am optimistic that the planned extension will not raise any noise-related concerns. I greatly appreciate your attention to our feedback

Yours Truly,  
Gurvinder Sidhu