

VILLAGE OF RYLEY
NOTICE OF DECISION – DEVELOPMENT PERMIT
REFUSAL

APPLICANT INFORMATION

Applicant: UBALDO & MARLENE SCHMITT Telephone: (778)638-1130

Address: 580 BYRNE CRESCENT SW, EDMONTON, AB, T6W 1E7

Your application for a Development Permit for: MODULAR STRUCTURE ON SITE AS DESCRIBED:

"Hagen Surveys 2107 87 Ave, Edmonton, AB T6P 1 L5 , have been engaged to survey and subdivide the land parcel into two lots; lots 9 and 10 in a key hole manner such that the new dwelling to be placed will be in compliance with all town bi-laws including the offset from other buildings and property lines.

The structure is a modular structure with valid CSA approvals; the modular structure will be cosmetically beautiful to present a cottage look We choose NOT to modify the structure as to NOT void the current CSA status. Please see the example of a cottage type look on a modular CSA approved structure.

In the future, if we decide to conduct any modifications to the CSA structure, we will apply for an additional development permit at that time and provide engineered and stamped plans for your review and approval."

LAND INFORMATION

Address of property: 4915-4919 54 AVE, RYLEY, AB, T0B 4A0

Lot 10 Block 12 Registered Plan No. 4988AD

Has been REFUSED for the following reasons:

1. Development Application 2024-0715-003 does not clearly demonstrate how the current structure will conform to a dwelling unit within the Village of Ryley.
2. The Development Authority deems the representation in the application to be inconsistent with the current structure.
3. Ryley Land Use Bylaw 2020-936 Section 66: *"No permit will be issued until the subdivision of land has been registered."*
 - Although the Development Authority attempted to provide leeway, the Applicant has not provided enough detail before expiry of Stop Order No. 2024-0813-01.
4. Ryley Land Use Bylaw 2020-936 Section 33: *Controlled Appearance (2)(a) "The design, character, and appearance of all buildings shall: be compatible with other buildings in the vicinity unless the building is setting a new standard for the District in which it is located, as approved as a variance by the Development Authority, which may include Council."*
 - The modular structures custom design as a dormitory and does not conform to a dwelling unit within the Village of Ryley.

August 27, 2024
Date of Decision

August 27, 2024
Date of Issue of Notice of Decision


Development Authority
Glen Hamilton-Brown

IMPORTANT NOTICE

The applicant or any persons who claims to be affected by the decision of the Development Authority may appeal the decision to the Development Appeal Board. The appeal shall be made in writing and shall be delivered either in person or by mail to the Secretary of the Development Appeal Board not later than 14 days after the date of Issue of Notice of Decision.