

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
April 26, 2018**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I	9:00 A.M.	SDAB-D-18-060	Construct a Garden Suite (9.45 metres by 8.83 metres) with second storey balcony and to demolish an existing Accessory Building (detached Garage) 14605 - 110A Avenue NW Project No.: 269061810-001
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II	10:30 A.M.	SDAB-D-18-061	Convert a Semi-detached House to 4 Dwellings of Apartment Housing. 10016 - 153 Street NW Project No.: 231617877-002
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NOTE: ***Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.***

ITEM I: 9:00 A.M.

FILE: SDAB-D-18-060

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 269061810-001

APPLICATION TO: Construct a Garden Suite (9.45 metres by 8.83 metres) with second storey balcony and to demolish an existing Accessory Building (detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 28, 2018

DATE OF APPEAL: April 2, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14605 - 110A Avenue NW

LEGAL DESCRIPTION: Plan 5887HW Blk 19 Lot 45

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

On March 28, 2018, the development permit application for this Garden Suite was REFUSED. Please consider to APPROVE the development permit for including reasons below:

1. Approving the suite build as is provides the opportunity for Peter and Jane to age healthy – mind body and spirit - in place. Their 40+ years in this one and only home together including some ongoing health concerns are showing that, aging in a place they know, with the opportunity for family to join them and help care for them will significantly contribute to their quality of life. Given the current garden suite specs for mature neighbourhoods, to build a suite that can accommodate their current and future health and wellness

needs would not be possible. The result has been this proposed suite plan with two bedrooms on the same level that provides space for activities to suit their “healthy mind” hobbies.

2. This lot is on a corner and to build a garden suite here and accommodate parking, it is necessary to build the suite facing the road rather than the lane.
3. A garden suite with a difference of less than 1m² in area is currently under construction in McQueen.
4. To build this suite contributes to the City of Edmonton’s goals to densify without upsetting the neighbours. The proposed suite has done better than avoid upsetting neighbours. Our verbal feedback has included only positive comments about the design and 10+ letters of support have been signed by neighbours within 60m of the proposed building project.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,

- (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
- or
- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any land use bylaw in effect;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under Section 110.2(1), **Garden Suites** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Under Section 7.2(1), **Garden Suite** means an Accessory building containing a Dwelling, which is located separate from the principal Use which is Single Detached Housing, and which may contain a Parking Area. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. This Use Class does not include Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

Section 110.1 states the **General Purpose** of the **(RF1) Single Detached Residential Zone** is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Driveway

Section 814.3(17) states regardless of whether a Site has existing vehicular access from a public roadway, other than a Lane, no such access shall be permitted to continue where an Abutting Lane exists.

Development Officer's Determination

1. Driveway - The driveway is located off of 110A Avenue (flanking) instead of the alley (Section 814.3.17)

Floor Area

Section 87.4 states the maximum total Floor Area for a Garden Suite shall be 120 square metres.

Development Officer's Determination

2. Floor Area - The proposed total Floor Area is 167.04m², instead of 120m² (Reference Section 87.4)

<i>Floor Area</i>

Section 87.5 states Floor Area for Dwelling space in a Garden Suite shall be provided in accordance with the following:

- a. for the purposes of this regulation, Floor Area shall exclude Parking Areas within the Garden Suite, up to 4 square metres of the area covered by stairways, and up to 6 square metres of the area covered by elevators and any associated landing area;
- b. the maximum Floor Area shall be 75 square metres;**
- c. the minimum Floor Area shall be 30 square metres.
- d. in the RF1, RF2, RF3, RF4, RF5, RF6, RA7, RA8, and RA9 Zones, the maximum Second Storey Floor Area shall be 50 square metres; and**
- e. in all other Zones, the maximum Second Storey Floor Area shall be 60 square metres.

Development Officer's Determination

3. Floor Area - The total Dwelling Area for the Garden Suite is 87.6m², instead of 75m² (Reference Section 87.5(b))
4. Floor Area - The Second Storey Floor Area is 78.63m², instead of 50m² (Reference Section 87.5(d))

<i>Community Consultation</i>

Section 814.5 states the following:


1. When the Development Officer receives a Development Permit Application for a new principal building, new Garage Suite, or new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) or 814.3(9) of this Overlay:
 - a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and

- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

Table 814.5(2)			
Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay Proposed to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	814.3(17) – Driveway Access

Notice to Applicant/Appellant

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

	Project Number: 269061810-001 Application Date: NOV 30, 2017 Printed: March 28, 2018 at 3:09 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
<p>This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code and City of Edmonton Bylaw 15894 Safety Codes Permit Bylaw.</p>			
Applicant <div style="border: 1px solid black; width: 100%; height: 60px;"></div>	Property Address(es) and Legal Description(s) 14605 - 110A AVENUE NW Plan 5887HW Blk 19 Lot 45 Location(s) of Work Suite: 14605 - 110A AVENUE NW Entryway: 14605 - 110A AVENUE NW Building: 14605 - 110A AVENUE NW		
Scope of Application To construct a Garden Suite (9.45m x 8.83m) with second storey balcony and to demolish an existing Accessory Buidling (detached Garage)			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 840 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m): Site Width (m): </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): Dwelling Type: Garden Suite Home Design Type: 2-storey Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Affected Floor Area (sq. ft.): 840 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garden Suite Home Design Type: 2-storey Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Affected Floor Area (sq. ft.): 840 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Garden Suite Home Design Type: 2-storey Secondary Suite Included?: N Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal <ol style="list-style-type: none"> 1. Driveway - The driveway is located off of 110A Avenue (flanking) instead of the alley (Section 814.3.17) 2. Floor Area - The proposed total Floor Area is 167.04m², instead of 120m² (Refrence Section 87.4) 3. Floor Area - The total Dwelling Area for the Garden Suite is 87.6m², instead of 75m² (Refrence Section 87.5(b)) 4. Floor Area - The Second Storey Floor Area is 78.63m², instead of 50m² (Refrence Section 87.5(d)) Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.			
Issue Date: Mar 28, 2018 Development Authority: LANGILLE, BRANDON Signature: _____			
Fees			
THIS IS NOT A PERMIT			



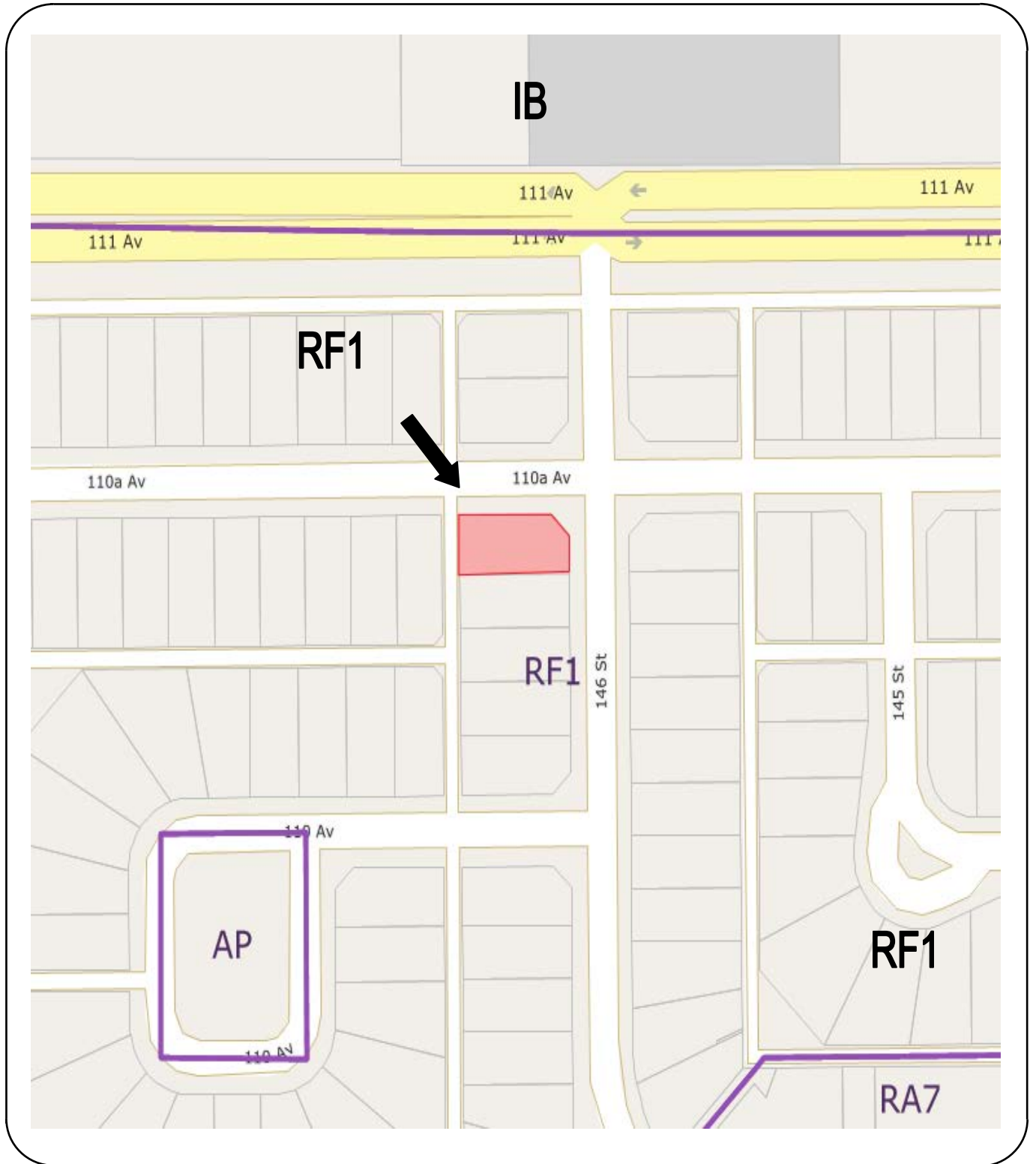
Project Number: **269061810-001**
 Application Date: NOV 30, 2017
 Printed: March 28, 2018 at 3:09 PM
 Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sanitary Sewer Trunk Fund	\$693.00	\$693.00	04664154	Nov 30, 2017
Building Permit Fee	\$1,064.00	\$1,064.00	04664154	Nov 30, 2017
Lot Grading Fee	\$140.00	\$140.00	04664154	Nov 30, 2017
Development Permit Inspection Fee	\$0.00	\$200.00	04664154	Nov 30, 2017
Electrical Safety Codes Fee	\$13.42	\$13.42	04664154	Nov 30, 2017
Water Usage Fee	\$25.41	\$25.41	04664154	Nov 30, 2017
Electrical Fee (Service)	\$79.00	\$79.00	04664154	Nov 30, 2017
Safety Codes Fee	\$42.56	\$42.56	04664154	Nov 30, 2017
Electrical Fees (House)	\$223.00	\$223.00	04664154	Nov 30, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,280.39	\$2,480.39		
(overpaid by (\$200.00))				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-060



ITEM II: 10:30 A.M.

FILE: SDAB-D-18-061

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 231617877-002

APPLICATION TO: Convert a Semi-detached House to 4 Dwellings of Apartment Housing

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 5, 2018

DATE OF APPEAL: March 28, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10016 - 153 Street NW

LEGAL DESCRIPTION: Plan 1978ET Blk 22 Lot 7

ZONE: RA7-Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

Grounds for Appeal

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

We would like to apply for appeal for this project.

General Matters

Appeal Information:

The Board is advised that the decision of approval by the Development Officer is dated March 5, 2018. The Notice of Appeal was filed on March 28, 2018.

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

Grounds for Appeal

685(1) If a development authority

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

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

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (d), must comply with any land use bylaw in effect;

...

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

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

(i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under Section 210.2(1), **Apartment Housing** is a **Permitted Use** in the **(RA7) Low Rise Apartment Zone**.

Under Section 7.2(1), **Apartment Housing** means development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use.

Section 210.1 states the **General Purpose** of the **(RA7) Low Rise Apartment Zone** is to provide a Zone for Low Rise Apartments.

Section 823.1 states that the **General Purpose** of the **Medium Scale Residential Infill Overlay** is to accommodate the development of medium-scale infill housing in Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

<i>Site Area</i>

Section 210.4(3) states the minimum Site Area shall be 800 square metres.

Development Officer's Determination

Site Area - The area of the site is 686.93 m² instead of the minimum 800 m² (Section 210.4.2)

Site Width

Section 210.4(4) states the minimum Site Width shall be 20.0 metres.

Development Officer's Determination

Site Width - The width of the site is 15.23 m instead of the minimum 20 m (Section 210.4.3)

Side Setbacks

Section 823.4(1)(d) states the minimum Side Setback shall be 3.0 metres except as provided in subsection 823.3(1)(e). Where the Side Yard abuts an arterial road, the minimum Side Setback shall be 4.5 metres. Separation Space and Privacy Zone as outlined in Section 48 of this Bylaw shall be reduced to accommodate these Side Setback requirements, except where a Principal Living Room Window faces an interior Side Yard.

Development Officer's Determination

Side Setbacks for Apartment Housing- Setback on right side is 1.5 m and setback on left side is 1.46 m instead of the minimum 3 m on each sides (Section 823.4.1.d)

Building Design

Section 823.4(2)(a) states all ground Storey Apartment Dwellings adjacent to a public roadway other than a Lane shall have a private exterior entrance that fronts onto the roadway. Sliding patio doors shall not serve as this entrance.

Development Officer's Determination

Building Design- Entrances to lower level Dwellings are facing the side of the property instead of the public roadway (Section 823.4.2.a)

Amenity Area

Section 210.4(10) states Amenity Area shall be provided in accordance with Section 46 of this Bylaw.

Section 210.4(11) states a minimum Amenity Area of 7.5 square metres per Dwelling shall be provided.

46. Amenity Area

1. Unless otherwise specified in this Bylaw, Amenity Area shall only be required for Row Housing, Stacked Row Housing, and Apartment Housing.
2. Unless otherwise specified in this Bylaw, Amenity Area shall be provided in accordance with Table 46(2)

Table 46(2) Amenity Area Requirements			
	Minimum Amenity Area provided on Site per Dwelling	Minimum percentage of total required Amenity Area provided on Site at grade	Maximum percentage of total required Amenity Area provided on Site in a Yard abutting a public roadway other than a Lane at grade,
d. Apartment Housing	7.5 m ²	0%	50%

3. Amenity Area shall:
 - a. have a minimum length and width of 3.0 m, except that if it is provided above the first Storey the minimum length and width shall be 1.5 m;
 - b. where provided outdoors, be permanently retained as open space, unencumbered by enclosed Accessory Buildings or future additions; and
 - c. with respect to Non-residential Use Classes, access to the Amenity Area shall be at no cost to the public during the hours which the development is open to the public.
4. When provided at grade, Amenity Area shall be defined either through a Fence or landscaped elements including but not limited to planters, hedges, hard and soft surface treatment, or raised structures.
5. Amenity Area may be provided in any Yard, except:

- a. with respect to Residential Uses, required Amenity Area provided at grade in a Yard Abutting an arterial road, as identified in Bylaw 15101, being a Bylaw to Establish the Transportation System for the City of Edmonton, shall be Setback a minimum of 1.0 m from the Lot line Abutting the arterial road.
6. Amenity Area may be located within a required Separation Space, but only if it is intended for the private use of the Dwelling for which the Separation Space is provided.
7. For the purposes of calculating required Amenity Area for Group Homes or Lodging Houses with seven or more Sleeping Units, each Sleeping Unit shall be considered a Dwelling and Amenity Area shall be provided in accordance with the requirements in Table 46(2) for Apartment Housing.
8. Occupants of each Dwelling shall have access to at least the minimum amount of Amenity Area prescribed for the Dwelling type in which they reside, either as private or Common Amenity Area.
9. Where required Amenity Area is provided outdoors as Common Amenity Area, it shall be provided in areas of at least 50 m² and, to the satisfaction of the Development Officer:
 - a. be conveniently located and accessible from the building(s) by all occupants;
 - b. where provided at grade, be clearly visible from above-grade windows;
 - c. have access to sunlight; and
 - d. include seating and artificial lighting.
10. Notwithstanding subsection 46(9)(a), where the total Amenity Area required on Site is less than 50 m², outdoor Common Amenity Area shall be provided in areas of at least 30 m².
11. Where required Amenity Area is provided indoors as Common Amenity Area, it shall, to the satisfaction of the Development Officer:
 - a. be provided in areas of at least 15 m²;
 - b. be separate from common circulation areas, including but not limited to lobbies, corridors, and vestibules; and
 - c. include furniture and fixtures that accommodate active or passive recreation.
12. Common Amenity Area provided indoors shall not be included in the calculation of Floor Area Ratio.

Development Officer’s Determination

Amenity Area- Private Outdoor Amenity Area is 0 m, instead of 45 sm (823.4.3.a)

Community Consultation


Section 823.6 states the following:

1. When the Development Officer determines that a Development Permit application for the construction of new Apartment Housing or new Stacked Row Housing does not comply with the regulations contained in this Overlay:
 - a. the Development Officer shall send notice to the Recipient Parties specified in Table 823.6(2) to solicit comments directly related to the variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified Affected Parties in accordance with Table 823.6(2); and
 - c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit application in accordance with Section 11.2.

Table 823.6(2)			
Tier Number	Recipient Parties:	Affected Parties:	Regulation proposed to be varied
Tier 1	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land wholly or partly located within a distance of 60.0 m of the Site of the proposed development and the President of each applicable Community League	823.4(2) – Building design
Tier 2	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development and the President of each applicable Community League	The municipal address and assessed owners of land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	Section 823.4(1)(d) – Side Setback

Notice to Applicant/Appellant

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

	Project Number: 231617877-002 Application Date: FEB 28, 2017 Printed: March 29, 2018 at 10:25 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 10016 - 153 STREET NW Plan 1978ET Blk 22 Lot 7 Specific Address(es) Suite: 10016 - 153 STREET NW Suite: 10018 - 153 STREET NW Suite: BSMT, 10016 - 153 STREET NW Suite: BSMT, 10018 - 153 STREET NW Entryway: 10016 - 153 STREET NW Entryway: 10018 - 153 STREET NW Building: 10016 - 153 STREET NW		
Scope of Application To convert a Semi-detached House to 4 Dwellings of Apartment Housing.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 686.92 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: 2 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 686.92	Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: 2 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 686.92	Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: 2 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Reason for Refusal Site Area - The area of the site is 686.93 m2 instead of the minimum 800 m2 (Section 210.4.2) Site Width - The width of the site is 15.23 m instead of the minimum 20 m (Section 210.4.3) Side Setbacks for Apartment Housing- Setback on right side is 1.5 m and setback on left side is 1.46 m instead of the minimum 3 m on each sides (Section 823.4.1.d) Building Design- Entrances to lower level Dwellings are facing the side of the property instead of the public roadway (Section 823.4.2.a) Amenity Area- Private Outdoor Amenity Area is 0 m, instead of 45 sm (823.4.3.a)			
Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.			
THIS IS NOT A PERMIT			



Project Number: **231617877-002**
Application Date: FEB 28, 2017
Printed: March 29, 2018 at 10:25 AM
Page: 2 of 2

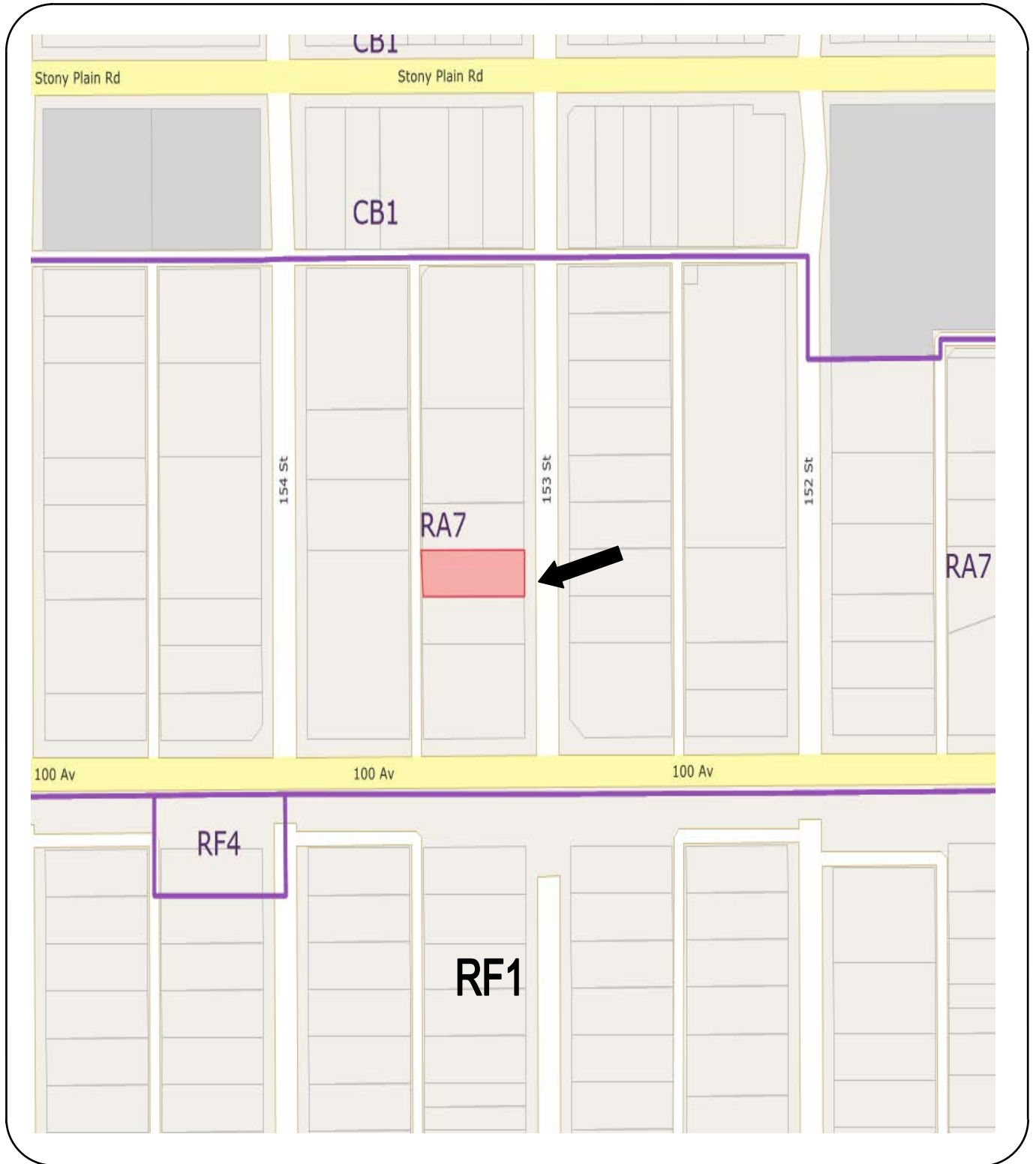
Application for Major Development Permit

Issue Date: Mar 05, 2018 Development Authority: ANGELES, JOSELITO Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$271.00	\$271.00	03950015	Feb 28, 2017
Sanitary Sewer Trunk Fund 2012+	\$2,326.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,597.00	\$271.00		
(\$2,326.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-061

