

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
December 7, 2017**

**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-17-239	Construct an Accessory Building with a Rooftop Terrace (Shed with roof terrace, 3.66 metres by 3.05 metres)  2103 - 26 Street NW Project No.: 260582475-001
---	-----------	---------------	--

---

---

II	10:30 A.M.	SDAB-D-17-240	Convert a Duplex to 3 Dwellings of Apartment Housing  10532 - 79 Avenue NW Project No.: 166059547-003
----	------------	---------------	--

---

---

**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-17-239

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 260582475-001

APPLICATION TO: Construct an Accessory Building with a Rooftop Terrace (Shed with roof terrace, 3.66 metres by 3.05 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 1, 2017

DATE OF APPEAL: November 19, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2103 - 26 Street NW

LEGAL DESCRIPTION: Plan 1425229 Blk 2 Lot 64

ZONE: (RPL) Planned Lot Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Laurel Neighbourhood Structure Plan  
The Meadows Area Structure Plan

***Grounds for Appeal***

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

Totally miss guide me by city of Edmonton accessory building development and building permit department, as per permit department first time visit they told me you got development permit and we will review for building so provide drawing and then second visit when I provide drawing then they told me go and pay for you are good to go and when I was paying fees that time cashier told me you have to call inspection line when you ready

<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.

**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, [...]

...

**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 130.2(5), **Single Detached Housing** is a **Permitted Use** in the (RPL) Planned Lot Residential Zone.

Under section 6.1(2), **Accessory** means:

when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.

Under section 6.1(93), **Rooftop Terrace** means:

a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

<b><i>Stepback</i></b>
------------------------

Section 61(1)(a) states:

On a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening

constructed on a Rooftop Terrace, shall be developed in accordance with the following Stepback regulations:

- a. On an Interior Site, the minimum Stepback shall be:
  - i. metres from any building Façade facing a Front Lot Line;
  - ii. 2.0 metres from any building Façade facing a Rear Lot Line;
  - iii. 1.0 metres from any building Façade facing a Side Lot Line, where the Site Width is less than 10.0 metres; and
  - iv. 2.0 metres from any building Façade facing a Side Lot Line, where the Site Width is 10.0 metres or greater.

Under Section 6.1(108), **Stepback** means “the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.”

**Development Officer’s Determination**

**1. The proposed development does not meet with the following Stepback regulations (Reference Section 61.1(a):**

- i) 1.0 metres from any building Facade facing a Front Lot Line;  
- Provided 0 metres.**
- ii) 2.0 metres from any building Facade facing a Rear Lot Line;  
- Provided 0 metres.**
- iii) 1.0 metres from any building Facade facing a Side Lot Line,  
where the Site Width is less than 10.0 m.  
- Provided 0 metres.**

<b><i>General Purpose</i></b>
-------------------------------

Section 130.1 states the **General Purpose** of the **(RPL) Planned Lot Residential Zone** is:

to provide for small lot Single Detached Housing, serviced by both a Public Roadway and a Lane that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms.

**Development Officer's Determination**

**The proposed development does not meet the general purpose of the RPL Zone in maintaining the privacy with the neighbouring properties while developing. (Reference Section 130.1)**

- **The rooftop terrace is on top of a stand-alone accessory building at 2.06 metres in Height in the rear yard which allows clear view overlooking the abutting properties; thus, impacts the privacy of the neighbouring properties.**

---

**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: **260582475-001**  
Application Date: AUG 25, 2017  
Printed: November 20, 2017 at 7:55 AM  
Page: 1 of 2

## Application for Accessory Building Development and Building Permit

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

<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 2103 - 26 STREET NW Plan 1425229 Blk 2 Lot 64
------------------	--

**Scope of Application**  
To construct an Accessory Building with a Rooftop Terrace (Shed with roof terrace, 3.66m X 3.05m).

<b>Permit Details</b>	
Building Area (sq. ft.): 120 Stat. Plan Overlay/Annex Area: (none)	Class of Permit: Class B Type of Accessory Building: Shed (040)

I/We certify that the above noted details are correct.  
Applicant signature: \_\_\_\_\_

**Development Application Decision**  
Refused

**THIS IS NOT A PERMIT**





Project Number: **260582475-001**  
 Application Date: AUG 25, 2017  
 Printed: November 20, 2017 at 7:55 AM  
 Page: 2 of 2

## Application for Accessory Building Development and Building Permit

**Reasons for Refusal**

1. The proposed development does not meet with the following Stepback regulations (Reference Section 61.1(a)):
  - i) 1.0 m from any building Facade facing a Front Lot Line;
    - Provided 0m.
  - ii) 2.0 m from any building Facade facing a Rear Lot Line;
    - Provided 0m.
  - iii) 1.0 m from any building Facade facing a Side Lot Line, where the Site Width is less than 10.0 m.
    - Provided 0m.
2. The proposed development does not meet the general purpose of the RPL Zone in maintaining the privacy with the neighbouring properties while developing. (Reference Section 130.1)
  - The rooftop terrace is on top of a stand-alone accessory building at 2.06m in Height in the rear yard which allows clear view overlooking the abutting properties; thus, impacts the privacy of the neighbouring properties.

**ADVISEMENTS:**

1. Rooftop Terrace means a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Facade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area. (Reference Section 6.1 (93))
2. Stepback means the horizontal distance a building facade is stepped back, on a horizontal plane, from the building facade immediately below it. (Reference Section 6.1 (108))
3. The purpose of the RPL Planned Lot Residential Zone is to provide for small lot Single Detached Housing, serviced by both a Public Roadway and a Lane that provides the opportunity for the more efficient utilization of land in developing neighbourhoods, while maintaining the privacy and independence afforded by Single Detached Housing forms. (Reference Section 130.1)

**Rights of Appeal**

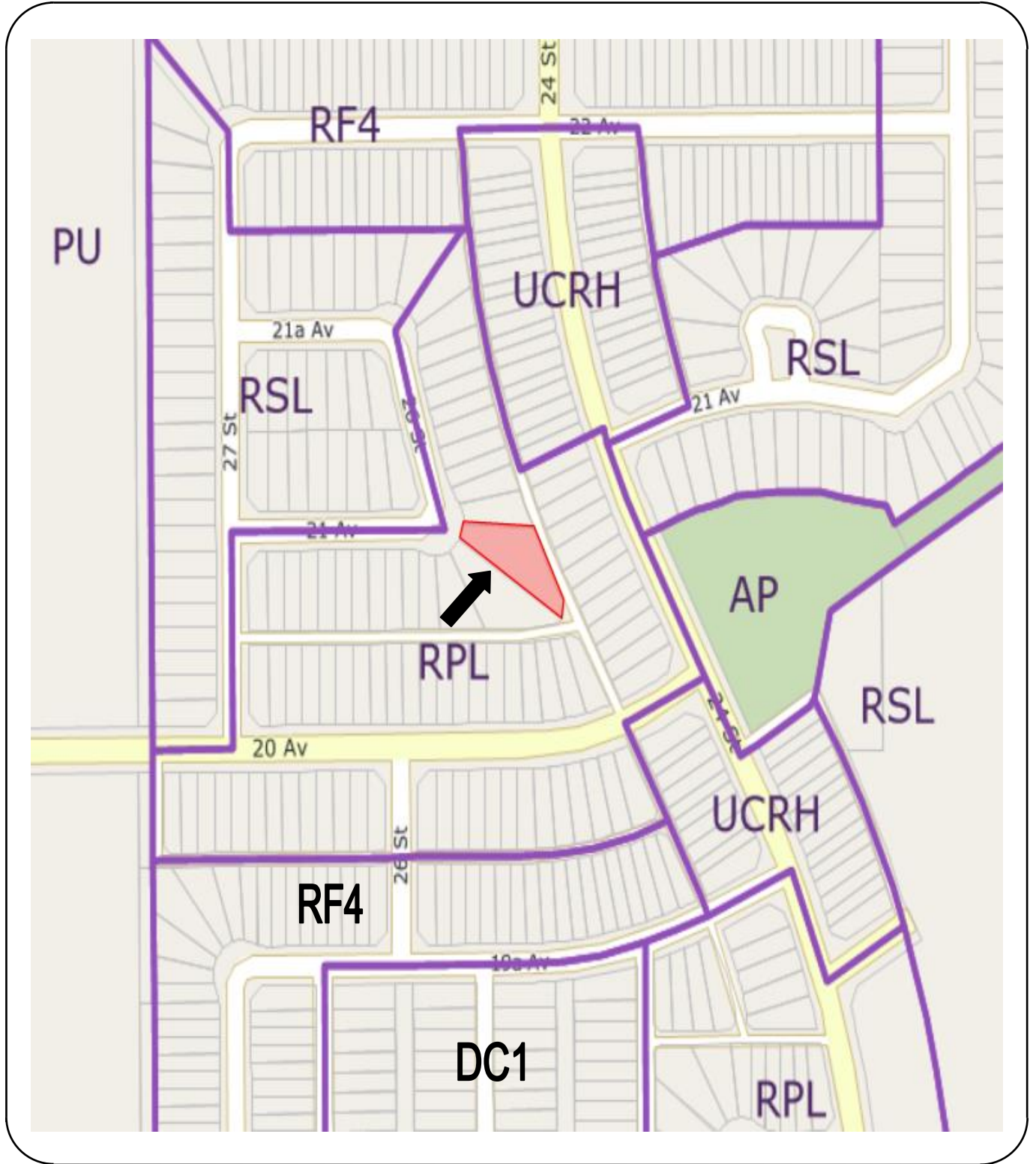
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Nov 01, 2017    **Development Authority:** LAI, ECHO    **Signature:** \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Existing Without Building Permit Penalty Fee	\$105.00	\$105.00	04460566	Sep 18, 2017
Existing Without Development Permit Penalty Fee	\$113.00	\$113.00	04460566	Sep 18, 2017
Safety Codes Fee	\$4.50	\$4.50	04401782	Aug 25, 2017
Building Permit Fee	\$105.00	\$105.00	04401782	Aug 25, 2017
Dev. Application Fee	\$113.00	\$113.00	04401782	Aug 25, 2017
Total GST Amount:	\$0.00			
<b>Totals for Permit:</b>	<b>\$440.50</b>	<b>\$440.50</b>		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-239



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-240

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 166059547-003

APPLICATION TO: Convert a Duplex to 3 Dwellings of Apartment Housing

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 10, 2017

DATE OF APPEAL: November 21, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10532 - 79 Avenue NW

LEGAL DESCRIPTION: Plan I11 Blk 45 Lot 19

ZONE: (RA7) Low Rise Apartment Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: N/A

***Grounds for Appeal***

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

1. Site Area: Requesting a relaxation from 800.0m<sup>2</sup> to 404.85m<sup>2</sup>
2. Site Width: Requesting a relaxation from 20.0m to 10.04m
3. Parking: Requesting a relaxation from 5 parking spaces to 2 parking spaces.
4. Non-conforming Side Setback: Requesting that the existing side setback be grandfathered as to when the home was built and passed originally. Requesting a relaxation from 3.0m to 1.03m.
5. Reduced Outdoor Amenity Space: Request a relaxation to the existing amenity space provided by the back and front patio and yard space.

Also I would like to mention that when the property was purchased that there were two suites in the basement. A recent search indicates that the city is aware of these two suites, though we have no date as when the assessment records were updated to reflect this.

When we look at the vintage of the two suites on the lower floor it appears that they were constructed either at the same time or very close in time together. We come to this conclusion by looking at the construction methods and the materials used to construct the two suites. Also it worth pointing out that the lower suites were constructed in a similar fashion to that of the upper suite.

Thanks for your consideration on this request.

<b><i>General Matters</i></b>
-------------------------------

**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.

**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, [...]

...

**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.

**Non-conforming use and non-conforming buildings**

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

- (2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.
- (3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.
- (4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
- (5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
  - (a) to make it a conforming building,
  - (b) for routine maintenance of the building, if the development authority considers it necessary, or
  - (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

**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.

Under section 6.1(31), **Dwelling** means:

a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Section 210.1 states that 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.

***(RA7) Low Rise Apartment Zone Development Regulations***

**Site Area**

Section 210.4(3) states “The minimum Site Area shall be 800 m<sup>2</sup>.”

**Site Width**

Section 210.4(4) states “The minimum Site Width shall be 20.0 m.”

**Development Officer’s Determination**

**1. Site Area - The area of the site is 404.85m<sup>2</sup> instead of 800.0m<sup>2</sup> (Section 210.4.2)**

**2. Site Width - The width of the site is 10.04m instead of 20.0m (Section 210.4.3) [unedited]**

***Parking***

Section 54.2, Schedule 1(A)(1) provides the following with respect to the minimum number of parking spaces required for Apartment Housing:

Dwelling Size	Minimum
Studio	1
1 Bedroom Dwelling	1
2 Bedroom Dwelling	1.5
3 or more Bedroom Dwelling	1.7

Visitor parking shall be provided at a minimum rate of 0 visitor parking spaces for the first 7 Dwellings, and 1 visitor parking space per 7 Dwellings thereafter. Visitor parking spaces shall be readily available to the primary building entrance for each multi-unit residential building on Site, and be clearly identified as visitor parking, to the satisfaction of the Development Officer.

**Development Officer’s Determination**

**3. Parking - The site has 2 parking spaces, instead of 5 (Section 54.2 and Schedule 1) [unedited]**

***Medium Scale Residential Infill Overlay Development Regulations***

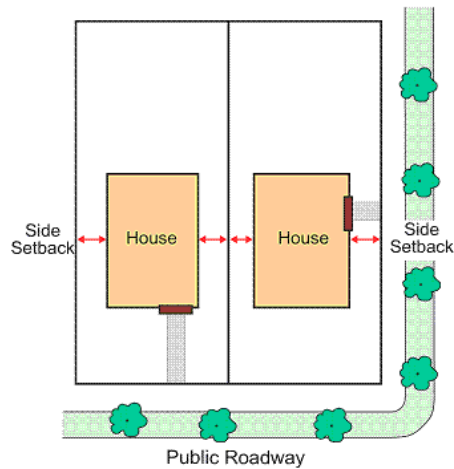
**Side Setback**

Section 823.4(1)(d) states:

The minimum Side Setback shall be 3.0 m, 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 m. 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.

Under section 6.1(99), **Side Setback** means:

the distance that a development or a specified portion of it, must be set back from a Side Lot Line. A Side Setback is not a Side Yard, Amenity Space or Separation Space.





**Development Officer’s Determination**

**4. Non-conforming Side Setback - The distance from the house to the property line shared with 10536 - 79 AVENUE NW (west side lot line) is 1.03m instead of 3.0m. The distance from the house to the property line shared with 10530 - 79 AVENUE NW is 1.22m instead of 3.0m (Section 11.2.2 and Section 823.4.1(d)). [unedited]**

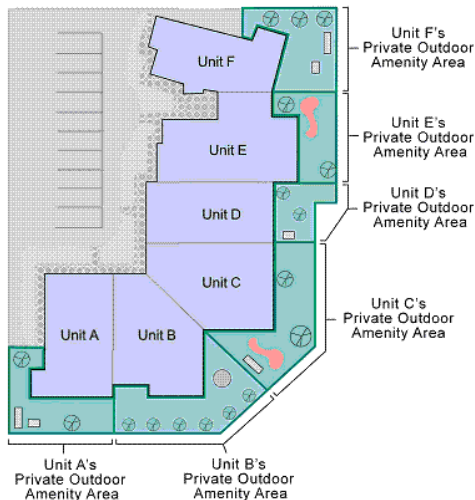
**Amenity Area**

Section 823.4(3)(a) states:

A minimum Private Outdoor Amenity Area of 7.5 m<sup>2</sup> shall be provided for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided.

Under section 6.1(85), **Private Outdoor Amenity Area** means:

required open space provided and designed for the active or passive recreation and enjoyment of the residents of a particular Dwelling and which is immediately adjacent to and directly accessible from the Dwelling it is to serve;



**Development Officer’s Determination**

**5. Reduced Private Outdoor Amenity Area - no Private Outdoor Amenity Area is provided, where 7.5 m<sup>2</sup> is required for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area is required. Common Amenity Area is proposed (73.3m<sup>2</sup> in Rear Yard). (Section 823.4.3(a)). [unedited]**

***Community Consultation***

Section 823.6(1) states:

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)

<b>Tier Number</b>	<b>Recipient Properties:</b>	<b>Affected Parties:</b>	<b>Regulation proposed to be varied</b>
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	823.4(1)(d) – Side Setback  823.4(3) – Amenity Area

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: <b>166059547-003</b> Application Date: MAR 13, 2017 Printed: November 10, 2017 at 11:20 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.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 10532 - 79 AVENUE NW Plan I11 Blk 45 Lot 19
	<b>Specific Address(es)</b> Building: 10532 - 79 AVENUE NW
<b>Scope of Application</b> To convert a Duplex to 3 Dwellings of Apartment Housing.	
<b>Permit Details</b>	
Class of Permit: Gross Floor Area (sq.m): New Sewer Service Required: Y Site Area (sq. m):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 3 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
I/We certify that the above noted details are correct. Applicant signature: _____	
<b>Development Application Decision</b> Refused <b>Reason for Refusal</b>	
<ol style="list-style-type: none"> <li>1. Site Area - The area of the site is 404.85m<sup>2</sup> instead of 800.0m<sup>2</sup> (Section 210.4.2)</li> <li>2. Site Width - The width of the site is 10.04m instead of 20.0m (Section 210.4.3)</li> <li>3. Parking - The site has 2 parking spaces, instead of 5 (Section 54.2 and Schedule 1)</li> <li>4. Non-conforming Side Setback - The distance from the house to the property line shared with 10536 - 79 AVENUE NW (west side lot line) is 1.03m instead of 3.0m. The distance from the house to the property line shared with 10530 - 79 AVENUE NW is 1.22m instead of 3.0m (Section 11.2.2 and Section 823.4.1(d)).</li> <li>5. Reduced Private Outdoor Amenity Area - no Private Outdoor Amenity Area is provided, where 7.5 m<sup>2</sup> is required for each Apartment Housing Dwelling except that for ground Storey Dwellings a minimum of 15.0 m<sup>2</sup> of Private Outdoor Amenity Area is required. Common Amenity Area is proposed (73.3m<sup>2</sup> in Rear Yard). (Section 823.4.3(a)).</li> </ol>	
<b>Rights of Appeal</b> 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: Nov 10, 2017    Development Authority: ROBINSON, GEORGE    Signature: _____	
<b>THIS IS NOT A PERMIT</b>	



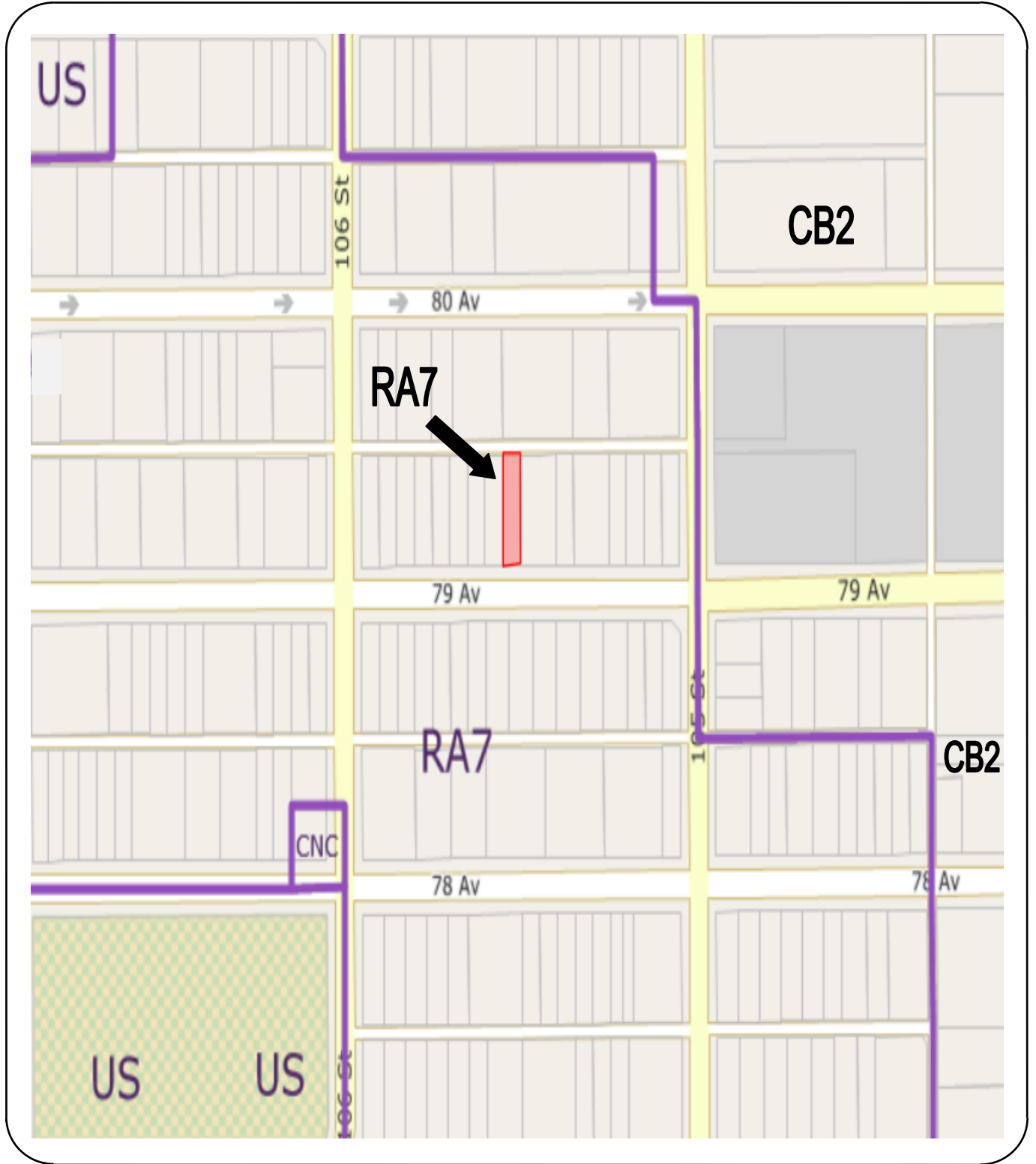
Project Number: **166059547-003**  
Application Date: MAR 13, 2017  
Printed: November 10, 2017 at 11:20 AM  
Page: 2 of 2

## Application for Major Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Major Dev. Application Fee	\$271.00	\$271.00	03975828	Mar 13, 2017
Sanitary Sewer Trunk Fund 2012+	\$1,788.00			
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,059.00</u>	<u>\$271.00</u>		
(\$1,788.00 outstanding)				

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-240

