

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
June 29, 2016**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

I 9:00 A.M. SDAB-D-16-150

To construct a Single Detached House with a front veranda, a fireplace, a rear attached Garage, and Secondary Suite in the Basement

1564 - Kinross Road NW
Project No.: 189323003-001

II 1:00 P.M. SDAB-D-16-151

To construct a Semi-detached House with front verandas, balconies, fireplaces, Basement developments (NOT to be used as additional Dwellings), and to install a Renewable Energy Device (Solar - Electrical) (P.V.) on the Semi-detached House

10834 - 93 Street NW
Project No.: 185855286-001

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-16-150

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:
APPLICATION NO.: 189323003-001

ADDRESS OF APPELLANT: 1568 - Kinross Road NW

APPLICATION TO: Construct a Single Detached House with a front veranda, a fireplace, a rear attached Garage, and Secondary Suite in the Basement.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 19, 2016

DATE OF APPEAL: June 6, 2016

NOTIFICATION PERIOD: June 2, 2016 through June 15, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 1564 - Kinross Road NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1564 - Kinross Road NW

LEGAL DESCRIPTION: Plan 1322503 Blk 15 Lot 17

ZONE: GLG Griesbach Low Density (Garage Suite) Residential Zone

OVERLAY: Special Area Griesbach

STATUTORY PLAN: Griesbach Area Neighbourhood Area Structure Plan

<i>Grounds for Appeal</i>

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

We are appealing this development on several grounds:

1. The lot size is insufficient to support a secondary suite section 86.1, with a fire hydrant in front of this residence we feel that there will be insufficient parking to support a secondary suite
2. We feel the structure exceeds the site coverage limitations under section 940.5 5e)
3. We feel there will be environmental and drainage impacts as almost the entire lot will be covered in non-permeable scape
4. When we purchased we were shown an area plan and were told that all houses along block 15 Kinross Road facing would be single family with detached garage such that all houses would have park views from their back yards.

We respectfully request the board hear our appeal. [unedited]

<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.

685(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or
 - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,

or

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

685(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.

Decision

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

...

- (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.

The Board is advised that the decision of approval by the Development Officer is dated May 19, 2016. The Notice of Appeal was filed on June 6, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 940.9(1) states that the **General Purpose** of the **GLG Griesbach Low Density Residential with Garage Suites Zone** is:

... to provide for street oriented low density housing with opportunities for a limited number of Garage Suites and Secondary Suites and Row Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

Under Section 940.9(3)(i), **Single Detached Housing** is a **Permitted Use** in the GLG Griesbach Low Density Residential with Garage Suites Zone.

Under Section 940.9(3)(g), **Secondary Suites** is a **Permitted Use** in the GLG Griesbach Low Density Residential with Garage Suites Zone.

Section 7.2(9) states:

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

Section 7.2(7) states:

Secondary Suite means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above Grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Apartment Housing, Duplex Housing, Garage Suites, Garden Suites, Semi-detached Housing, Lodging Houses, Blatchford Lane Suites, Blatchford Accessory Suites, or Blatchford Townhousing.

Section 6.1(41) states:

Garage means an Accessory building, or part of a principal building designed and used primarily for the storage of motor vehicles and includes a carport;

Section 6.1(2) states:

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, and located on the same lot or Site.

Section 940.1 states that the **General Purpose** of **Special Area Griesbach** is:

... to designate Griesbach as shown on Appendix I to this Section, as a Special Area and to adopt appropriate land use regulations for this Special Area.

Site Area Variance

Section 86.1 states:

A Secondary Suite shall comply with the following regulations:

1. the minimum Site area for a Single Detached Dwelling containing a Secondary Suite is [360 m2](#), except in the case of the [RR Zone](#), where it shall be the same as the minimum Site area for the Zone.

Development Officer's Determination


Variances

Site Area – The area of the site is 310m2 instead of 360m2 (Section 86.1).

[unedited]

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: 189323003-001 Application Date: MAR 30, 2016 Printed: June 6, 2016 at 10:32 AM Page: 1 of 3		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
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 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit			
Applicant <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	Property Address(es) and Legal Description(s) 1564 - KINROSS ROAD NW Plan 1322503 Blk 15 Lot 17 Location(s) of Work Suite: BSMT, 1564 - KINROSS ROAD NW Entryway: 1564 - KINROSS ROAD NW Building: 1564 - KINROSS ROAD NW		
Scope of Application To construct a Single Detached House with a front veranda, a fireplace, a rear attached Garage, and Secondary Suite in the Basement.			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 1847 Class of Permit: Class A Front Yard (m): 3.7 Rear Yard (m): 6.05 Side Yard, left (m): 1.26 Site Area (sq. m.): 310.46 Site Width (m): 9.87 </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): 8.79 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): 1.26 Site Depth (m): 32 Stat. Plan Overlay/Annex Area: </td> </tr> </table>		Affected Floor Area (sq. ft.): 1847 Class of Permit: Class A Front Yard (m): 3.7 Rear Yard (m): 6.05 Side Yard, left (m): 1.26 Site Area (sq. m.): 310.46 Site Width (m): 9.87	Building Height to Midpoint (m): 8.79 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): 1.26 Site Depth (m): 32 Stat. Plan Overlay/Annex Area:
Affected Floor Area (sq. ft.): 1847 Class of Permit: Class A Front Yard (m): 3.7 Rear Yard (m): 6.05 Side Yard, left (m): 1.26 Site Area (sq. m.): 310.46 Site Width (m): 9.87	Building Height to Midpoint (m): 8.79 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): 1.26 Site Depth (m): 32 Stat. Plan Overlay/Annex Area:		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Permit Decision Approved			
THIS IS NOT A PERMIT			



Project Number: **189323003-001**
Application Date: MAR 30, 2016
Printed: June 6, 2016 at 10:32 AM
Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with a front veranda, a fireplace, a rear attached Garage, and Secondary Suite in the Basement. The development shall be constructed in accordance with the stamped and approved drawings.

1. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)
2. The maximum height of the principal building shall not exceed 12.00 m as per the height definition of Section 52 of the Edmonton Zoning Bylaw 12800.
3. The Single Detached dwelling including driveway shall be located in accordance with the stamped approved site plan.
4. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.
5. Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.
6. All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).
7. Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
8. A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
9. Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
10. The Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
11. Parking shall be provided in accordance with the stamped and approved drawings.

NOTES:

1. Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals.
2. Any future deck enclosure or cover requires a separate development and building permit approval.
3. Lot grades must match the Engineered approved lot grading plans for the area. Contact Drainage Services at 780-496-5500 for lot grading inspection inquiries.
4. An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site. (Reference Section 5.2)
5. Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

THIS IS NOT A PERMIT



Project Number: **189323003-001**
 Application Date: MAR 30, 2016
 Printed: June 6, 2016 at 10:32 AM
 Page: 3 of 3

Application for House Development and Building Permit

Variances

Site Area - The area of the site is 310m2 instead of 360m2 (Section 86.1)

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: May 19, 2016 **Development Authority:** McARTHUR, JORDAN

Signature: _____

Notice Period Begins: Jun 02, 2016

Ends: Jun 15, 2016

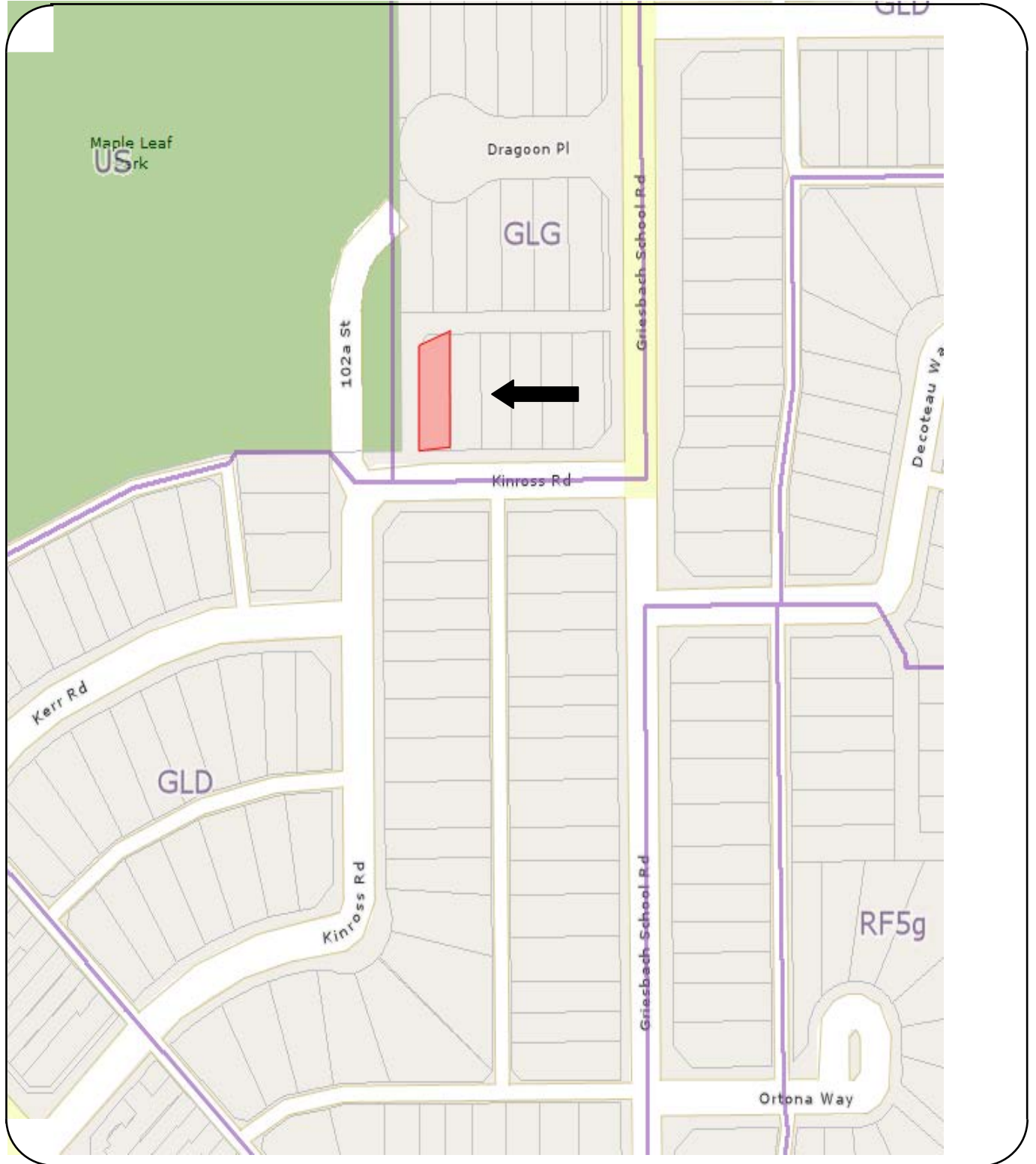
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03178030	Apr 05, 2016
Lot Grading Fee	\$135.00	\$135.00	03178030	Apr 05, 2016
Safety Codes Fee	\$64.40	\$64.40	03178030	Apr 05, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03178030	Apr 05, 2016
Electrical Safety Codes Fee	\$15.10	\$15.10	03178030	Apr 05, 2016
Water Usage Fee	\$44.77	\$44.77	03178030	Apr 05, 2016
Building Permit Fee	\$1,610.00	\$1,610.00	03178030	Apr 05, 2016
Electrical Fees (House)	\$265.00	\$265.00	03178030	Apr 05, 2016
Sec Suite SSTC Fee	\$693.00	\$693.00	03178030	Apr 05, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$4,470.27	\$4,470.27		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-150



ITEM II: 1:00 P.M.

FILE: SDAB-D-16-151

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 185855286-001

ADDRESS OF APPELLANT: 10834 - 93 Street NW

APPLICATION TO: Construct a Semi-detached House with front verandas, balconies, fireplaces, Basement developments (NOT to be used as additional Dwellings), and to install a Renewable Energy Device (Solar - Electrical) (P.V.) on the Semi-detached House.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 20, 2016

DATE OF APPEAL: June 1, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10834 - 93 Street NW

LEGAL DESCRIPTION: Plan RN23 Blk 22 Lot 8

ZONE: DC1 Direct Development Control Provision (DC1(Area 6) – McCauley)

OVERLAY: N/A

STATUTORY PLAN: Boyle Street/McCauley ARP

Grounds for Appeal

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

This summary is an effort to obtain a development permit for project number 185855286, at the address 10834 93 Street NW, Plan RN23 Blk 22 Lot 8 in Edmonton, AB. The proposed development for the aforementioned address was refused by the City of Edmonton on May 20,2016 for failing to comply with Zoning Bylaw 12800, specifically the DC1 McCauley (area 6)

Section 4.c: The maximum building height shall not exceed 10m or 2 1/2 storeys. Although the building stands under the 10m allowable building height, the dormer on the south side sits above the attic floor 5 feet over the allowable height and is therefore categorized by the City as a 3storey building.

The purpose of the shape and height of the dormer is to use the south facing roof slope to capture sunlight on the future solar panels that would occupy this area. Although the shape of the dormer does provide an aesthetic value the primary purpose of this shape is to support the electrical needs of the building. The height of the dormer supports this solar array to operate at optimum performance, and secures the electrical needs to this building and its ability to send power back into the grid. It is important to note that the height of the building itself is below the maximum height restriction of 10m for the overall building required by the Zoning Bylaw. Refer to Appendix A and B for the proposed roof design.

The allowable shape of a 2 1/2 storey building in DC1 McCauley (area 6) would permit a 2 foot wall. This would permit a gable roof, allowing the overall roof height of the dormer to be substantially higher than the proposed dormer roof. This shape would also limit drastically the access to south facing roof area for the needed solar panels that such a building requires. Refer to Appendix C for the permitted roof design.

[unedited]

<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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

Decision

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

...

(a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the 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.

The Board is advised that the decision of refusal by the Development Officer is dated May 20, 2016. The Notice of Appeal was filed on June 1, 2016.

Direct Control Districts

The *Municipal Government Act* states:

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board

finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 710.1(a) states that the **General Purpose** of the **DC1 Direct Development Control Provision** is:

to provide for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

- a. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan;

Section 2 if DC1 (Area 6) - McCauley states that the **Rationale** of the **DC1 (Area 6) – McCauley Direct Control District** is:

To provide a district which will accommodate affordable housing options designated to promote the family-oriented character of the neighbourhood in order to achieve the intent of Section 7.2.7 of this plan. This District is intended to provide the bulk of low density housing opportunities in the Boyle Street/McCauley ARP area. In order to achieve these objectives, this range of housing options may include innovative forms of housing such as Semi-detached Housing and Duplex Housing on single lots. Semi-detached Housing where the dwellings are back-to back and the two dwellings are joined in whole or in part at the rear only, and in which one dwelling faces the front of the lot and the other dwelling faces the rear of the lot. This may also include Secondary Suites as well as Garage Suites and Garden Suites under certain conditions.

Under Section 3(1) of DC1 (Area6) McCauley, **Semi-detached Housing** is a listed use in the DC1 (Area 6) - McCauley Direct Control District.

Section 7.2(8) states:

Semi-detached Housing means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites or Duplexes.

Maximum Height

Section 4 (c) of DC1 (Area 6) – McCauley states:

4. Development Criteria

...

- c. The maximum building height shall not exceed 10 m nor 2½ storeys.

Development Officer’s Determination

Application for a Semi-Detached House is refused due to the following reason:

- 1. DC1 McCauley (Area 6) Section 4.c: The maximum building Height shall not exceed 10m or 2 1/1 storeys.

Maximum: 2 1/1 storeys

Proposed: 3 storeys

[unedited]

Front Setback Variance

Section 4(e) of DC1 (Area 6) – McCauley states:

4. Development Criteria

...

- e. The minimum Front Setback shall be 4.5 m which may be varied by the Development Officer to reflect the existing building Setbacks. For Semi-detached Housing where the Dwellings are back-to-back, all minimum Setback requirements shall be calculated on the basis of the location of the entire building, notwithstanding the location of individual Dwellings within the structure.

Development Officer’s Determination

NOTE:

-The minimum 4.5m Front Setback is varied by the Development Officer to reflect the existing building Setbacks, which is determined by using the existing building Setbacks on Abutting Lots and the general context of the blockface.

[unedited]

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: **18585286-001**
 Application Date: JAN 15, 2016
 Printed: June 2, 2016 at 8:39 AM
 Page: 1 of 2

Application for Minor Development Permit

This document is a Development Permit Decision for the development application described below.

Applicant



Property Address(es) and Legal Description(s)

10834 - 93 STREET NW
 Plan RN23 Blk 22 Lot 8

Specific Address(es)

Entryway: 10834 - 93 STREET NW
 Entryway: 9307 - 108A AVENUE NW
 Building: 10834 - 93 STREET NW

Scope of Application

To construct a Semi-Detached House with front verandas, balconies, fireplaces, Basement developments (NOT to be used as additional Dwellings), and to install a Renewable Energy Device (Solar - Electrical) (P.V.) on the Semi-detached House.

Permit Details

of Dwelling Units Add/Remove: 1
 Client File Reference Number:
 Minor Dev. Application Fee: Semi-Detached House
 Secondary Suite Included?: N

Class of Permit: (none)
 Lot Grading Needed?: Y
 New Sewer Service Required: Y
 Stat. Plan Overlay/Annex Area: Boyle Street/McCauley

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Application Decision

Refused

Reason for Refusal

Application for a Semi-Detached House is refused due to the following reason:

1. DC1 McCauley (Area 6) Section 4.c: The maximum building height shall not exceed 10m or 2 1/2 storeys.

Maximum: 2 1/2 storeys
 Proposed: 3 storeys

NOTE:

- The minimum 4.5m Front Setback is varied by the Development Officer to reflect the existing building Setbacks, which is determined by using the existing building Setbacks on Abutting Lots and the general context of the blockface.

- Unless otherwise stated, all references to section numbers refer to the Edmonton Zoning Bylaw 12800.

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: May 20, 2016 Development Authority: YEUNG, KENNETH

Signature: _____

THIS IS NOT A PERMIT



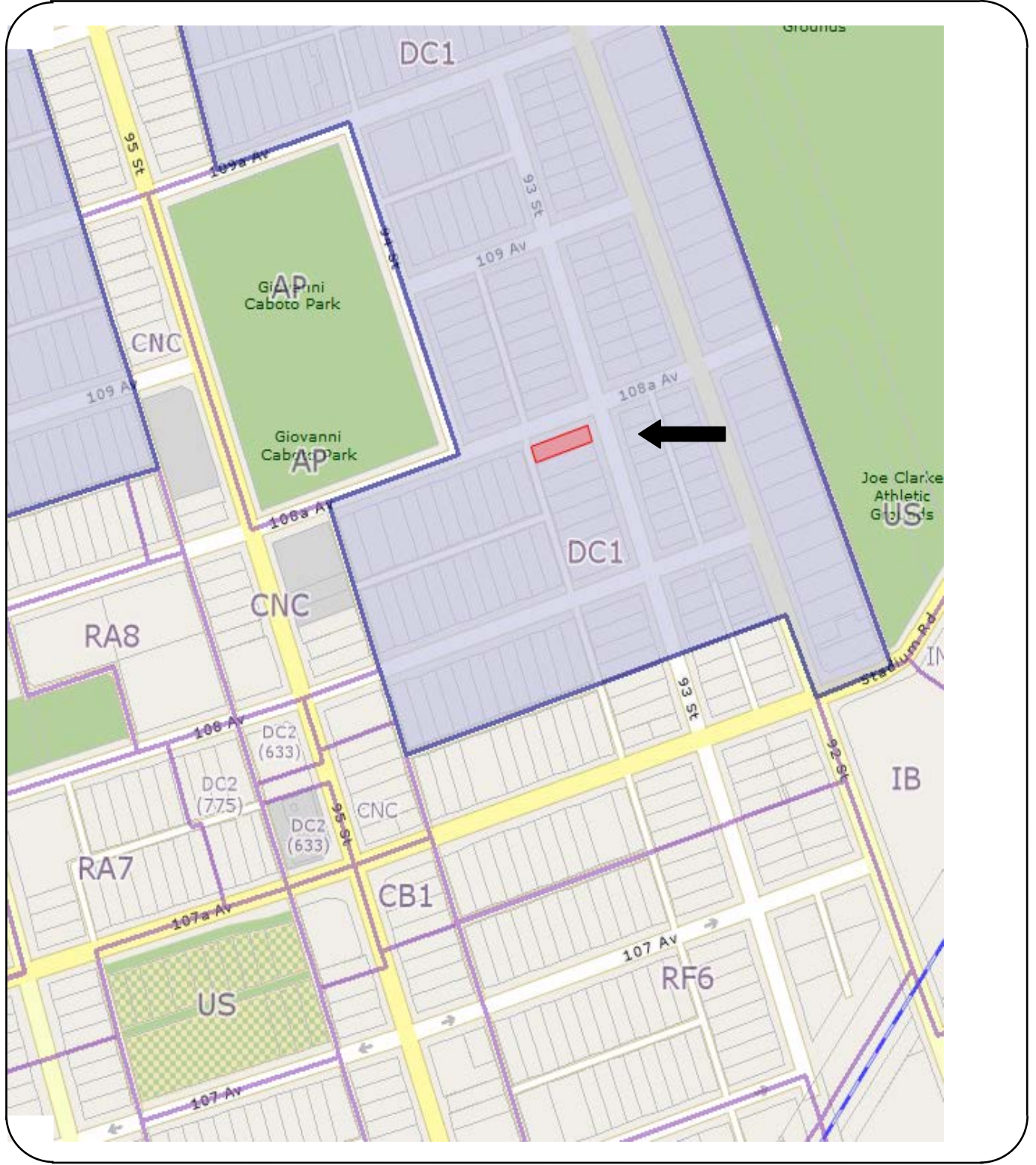
Application for Minor Development Permit

Project Number: **185855286-001**
Application Date: JAN 15, 2016
Printed: June 2, 2016 at 8:39 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$456.00	\$456.00	03008433	Jan 15, 2016
Lot Grading Fee	\$135.00	\$135.00	03008433	Jan 15, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03008433	Jan 15, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,157.00	\$2,157.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-151



BUSINESS LAID OVER

SDAB-D-16-120	An appeal to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 metres by 2.22 metres) and Basement development (NOT to be used as an additional Dwelling) <i>August 3, 2016</i>
SDAB-D-16-136	An appeal to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <i>August 17 or 18, 2016</i>
SDAB-D-16-144	An appeal to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

99312099-004	An appeal regarding a Stop Order issued for the property located at 6520 – 8 Street NW. <i>July 13, 2016</i>
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