

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
April 29, 2015**

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

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

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I 9:00 A.M. SDAB-D-15-083

Construct a Single Detached House with front veranda, fireplace, Basement development (not to be used as an additional Dwelling), rear covered deck (3.35m x 5.49m), rear uncovered deck (3.81m x 5m), rear attached Garage

7431 - 119 Street NW  
Project No.: 167306313-001

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II 11:00 A.M. SDAB-D-15-084

Construct a Secondary Suite and exterior alterations (egressing front basement windows) in the basement of an existing Single Detached House (existing without permits)

5522 - 11A Avenue NW  
Project No.: 162737192-001

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**LUNCH BREAK**

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III 1:30 P.M. SDAB-D-15-085

Construct a rear addition to a Single Detached House (covered deck - 4.88m x 4.57m and 4.27m x 4.27m), existing without permits

8424 - 16A Avenue SW  
Project No.: 162574122-004

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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-15-083

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

|  |   |
|--|---|
| APPLICATION NO.:                           | 167306313-001   |
| APPLICATION TO:                            | Construct a Single Detached House with front veranda, fireplace, Basement development (not to be used as an additional Dwelling), rear covered deck (3.35m x 5.49m), rear uncovered deck (3.81m x 5m), rear attached Garage |
| DECISION OF THE DEVELOPMENT AUTHORITY:     | Refused   |
| DECISION DATE:                             | March 20, 2015  |
| DATE OF APPEAL:                            | April 6, 2015   |
| MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: | 7431 - 119 Street NW  |
| LEGAL DESCRIPTION:                         | Plan 2831HW Blk 7 Lot 22  |
| ZONE:                                      | RF1 Single Detached Residential Zone  |
| OVERLAY:                                   | Mature Neighbourhood Overlay  |
| STATUTORY PLAN:                            | McKernan-Belgravia Station Area Redevelopment Plan  |

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DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

Section 814.3(5) - The minimum Rear Setback shall be 40% of Site depth.

Required: 15.53m

Proposed: 3.96m

Deficient by: 11.57m

Section 814.3(18) - Rear attached Garages shall not be allowed, except on Corner Sites where the Dwelling faces the flanking public roadway.

Proposed: Rear attached garage on interior Site.

Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

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APPELLANT'S SUBMISSION

The plans for the property address 7431 119<sup>th</sup> Street were designed to include a rear attached garage. This home has been designed to suit the character of the upscale neighborhood and many direct examples of homes with rear attached garages are present in this neighborhood where a rear lane exists. Within the 200 meters the following addresses have attached garages:

- 7626 - 119 St
- 7619 Saskatchewan Dr.
- 7626 Saskatchewan Dr.
- 7411 119 St

All the following comparable properties fall within the Belgravia subdivision and are a short drive from the property address.

Those examples are

North of house:

- |   |                        |
|---|------------------------|
| - 11807-78 Ave (Huge encroachment into 40% rear yard) | - 7817 Saskatchewan Dr |
| - 11523-80 Ave (Huge encroachment into 40% rear yard) | - 7821 Saskatchewan Dr |
|   | - 7911 Saskatchewan Dr |

West of House:

- 7451 Saskatchewan Dr
- 7429 Saskatchewan Dr (Under Construction by Birkholz, address may be 7427)

South of House:

- |                |                      |
|----------------|----------------------|
| -11817 71A Ave | -210 Saskatchewan Dr |
| -7210 119 St   | -188 Saskatchewan Dr |
| -7115 119 St   | -184 Saskatchewan Dr |
| -7113 119 St   | -172 Saskatchewan Dr |
| -7111 119 St   | -168 Saskatchewan Dr |

|               |                       |                      |
|---------------|-----------------------|----------------------|
| -7107 119 St  | -7143 Saskatchewan Dr | -148 Saskatchewan Dr |
| -7232 118 St  | -7131 Saskatchewan Dr | -144 Saskatchewan Dr |
| -11614 72 Ave | - 234 Saskatchewan Dr | -116 Saskatchewan Dr |
|               | - 230 Saskatchewan Dr | -112 Saskatchewan Dr |
| -11631 72 Ave | - 226 Saskatchewan Dr | 14144 98 Ave         |
| 11829 71A Ave | - 222 Saskatchewan Dr |                      |
|               | - 218 Saskatchewan Dr |                      |

The properties above are only a small sample of the overall body of evidence to support the application for a rear attached garage on this site.

It is our belief in upscale mature neighborhoods that you must offer them the amenities of the new areas to make them attractive and comparable. With this property being worth more than \$600,000 in land value alone, and \$1.8 million+ when the property is fully constructed we feel it would be shortsighted to not allow a rear attached garage. If the city wants to encourage infill development in upscale mature neighborhoods and make it more desirable to potential homeowners, an attached garage is vital to many homeowner's wishlists.

If the city's mandate is to encourage infill development, upscale neighborhoods need to be compared to the upscale communities which share comparable property values or the urban sprawl will continue.

Aside from the rear yard deficiency, the property was designed to be fully contained within the allowable building pocket, not exceeding height or site coverage requirements.

Boss Design is asking for this development to be approved with a rear attached garage.

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#### SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 686(1)(a)(i) of the *Municipal Government Act* states "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....after the date on which the person is notified of the order or decision or the issuance of the development permit."

The decision of refusal by the Development Officer is dated March 20, 2015. Fourteen days from the decision date is April 3, 2015 and the Notice of Appeal was filed on April 6, 2015.

Section 22(1) and (2) of the *Interpretation Act*, RSA 2000, c. I-8, states that:

22(1) If in an enactment the time limited for the doing of a thing expires or falls on a holiday, the thing may be done on the day next following that is not a holiday.

(2) If in an enactment the time limited for registration or filing of an instrument, or for the doing of anything, expires or falls on a day on which the office or place in which the instrument or thing is required to be registered, filed or done is not open during its regular hours of business, the instrument or thing may be registered, filed or done on the day next following on which the office or place is open.

The Board is advised the Subdivision and Development Appeal Board was closed from April 3, 2015 until April 6, 2015 and re-opened on April 7, 2015.

**Single Detached Housing** is a Permitted Use in the RF1 Single Detached Residential Zone, Section 110.2(4).

Under Section 7.2(9), **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 814.3(5) states the minimum Rear Setback shall be 40 percent of Site depth.

**The Development Officer determined the minimum Rear Setback is 15.53 metres. The proposed development provides an (east) Rear Setback of 3.96 metres, which is deficient by 11.57 metres.**

Section 814.3(18) states rear attached Garages shall not be allowed, except on Corner Sites where the Dwelling faces the flanking public roadway.

**The Development Officer determined a rear attached Garage shall not be allowed, except on Corner Sites where the Dwelling faces the flanking public roadway. The proposed development does not meet this locational requirement.**

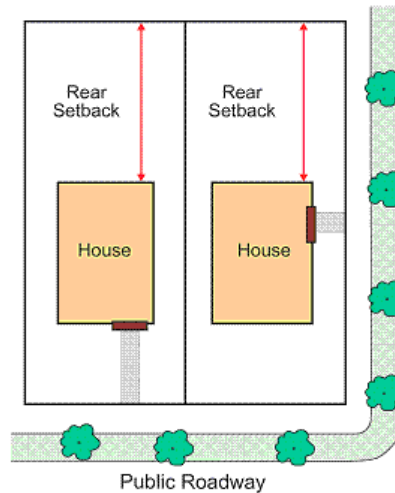
The submitted Plot Plan created by Hagen Surveys (1982) Ltd., dated January 23, 2015 (revised March 12, 2015) shows that the subject site has a (west) Site Width of 22.85 metres, an (east) Site Width of 20.12 metres, a (north) Site depth of 38.87 metres, and a (south) Site depth of 38.79 metres. The proposed House with rear attached Garage is located 8.96 metres from the (west) Front Lot Line, 2.48 metres from the (south) Side Lot Line, 2.39 metres from the (north) Side Lot Line, and 3.96 metres from the (east) Rear Lot Line. Vehicular access to the Garage is from the (east) rear lane.

Section 814.3(24) states when a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:

- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and

- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

Under Section 6.1(82), **Rear Setback** means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Section 110.1 states the 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, Semi-detached Housing and Duplex Housing under certain conditions.

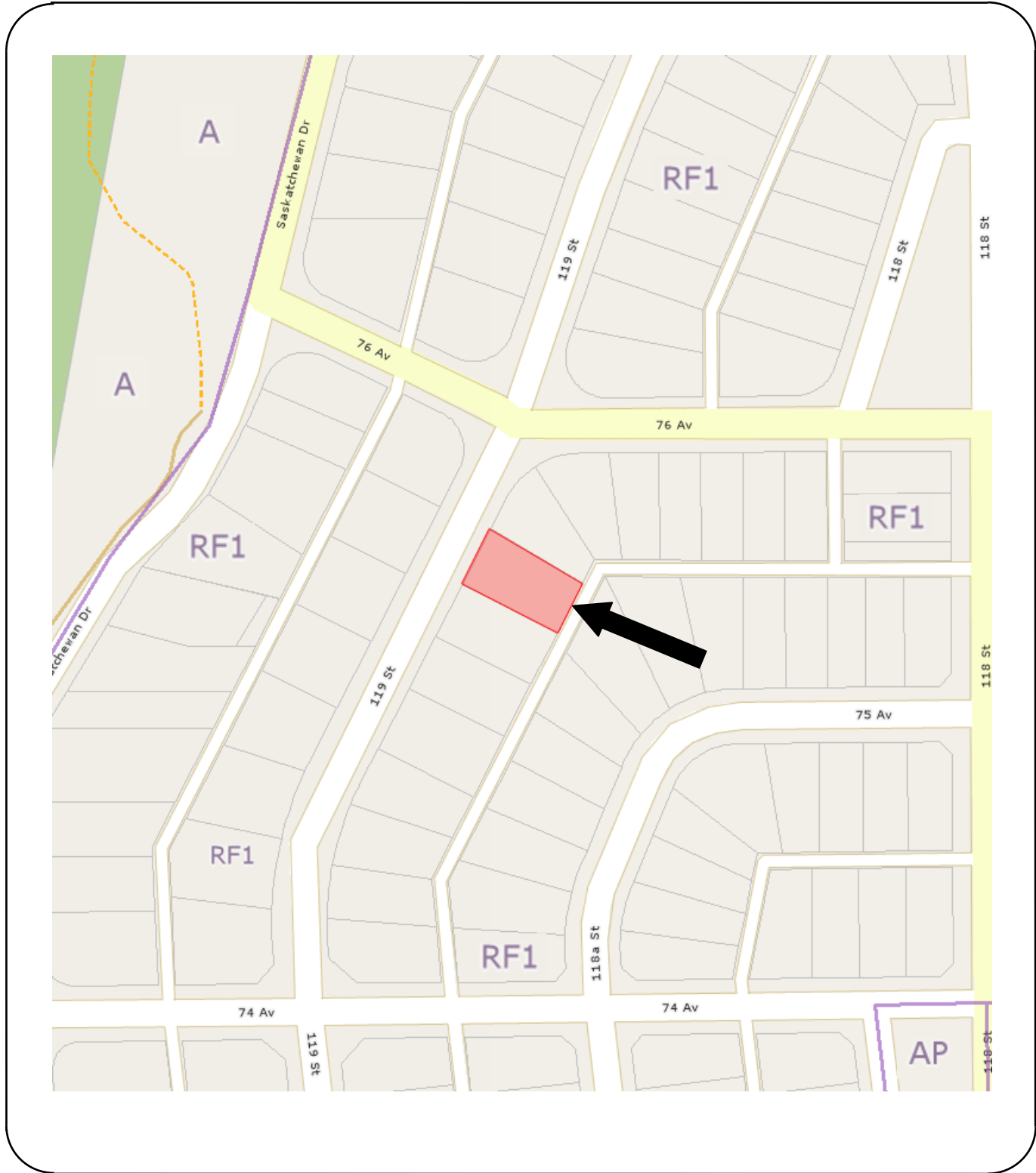
Section 814.1 states the purpose of the Mature Neighbourhood Overlay is to ensure that new low density development in Edmonton's mature residential neighbourhoods is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape, ensures privacy and sunlight penetration on adjacent properties and provides opportunity for discussion between applicants and neighbouring affected parties when a development proposes to vary the Overlay regulations.

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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.

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### SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-083





ITEM II: 11:00 A.M.

FILE: SDAB-D-15-084

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

|  |   |
|--|---|
| APPLICATION NO.:                           | 162737192-001   |
| APPLICATION TO:                            | Construct a Secondary Suite and exterior alterations (egressing front Basement windows) in the Basement of an existing Single Detached House (existing without permits) |
| DECISION OF THE DEVELOPMENT AUTHORITY:     | Refused   |
| DECISION DATE:                             | March 20, 2015  |
| DATE OF APPEAL:                            | April 1, 2015   |
| MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: | 5522 - 11A Avenue NW  |
| LEGAL DESCRIPTION:                         | Plan 7722530 Blk 27 Lot 9   |
| ZONE:                                      | RF1 Single Detached Residential Zone  |
| OVERLAY:                                   | N/A   |
| STATUTORY PLAN:                            | N/A   |

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DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

The addition of the second exterior door at the front of the house does not meet the requirements of Section 86.4 that a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.

A secondary Suite is defined as having 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 (Reference Section 7.2(7))

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APPELLANT'S SUBMISSION

The development was refused because the basement suite exterior door that was existing when I purchased the property does not meet the requirements of section 86.4 that a secondary suite shall be developed in such a manner that the exterior of the principal building containing the suite shall appear as a single dwelling. I purpose to make the necessary changes required to allow for the development of a secondary suite.

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SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

**Secondary Suites** is a Permitted Use in the RF1 Single Detached Residential Zone, Section 110.2(3).

Under Section 7.2(7), **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 Duplex Housing, Semi-detached Housing, or Apartment Housing, and does not include Garage Suites, Garden Suites, or Lodging Houses.

Section 110.4(16) states Secondary Suites shall comply with Section 86 of this Bylaw.

Section 86(4) states a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.

**The Development Officer determined the exterior of the principal building must appear as a single Dwelling. The proposed development provides a second exterior door at the front of the Single Detached House, which is inconsistent with an appearance as a single Dwelling.**

The submitted plans indicate that the proposed Suite is located in the Basement level and consists of three bedrooms, 3 bathrooms, a living room, a kitchen, a wet bar, a laundry room, and a mechanical room. Access to the Suite is from a separate entrance at the (south) front elevation and a separate entrance at the (east) side elevation.

Section 86 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 m<sup>2</sup>, except in the case of the RR Zone, where it shall be the same as the minimum Site area for the Zone.
2. the maximum Floor Area of the Secondary Suite shall be as follows:
  - a. in the case of a Secondary Suite located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.
  - b. in the case of a Secondary Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m<sup>2</sup>, whichever is the lesser.
3. the minimum Floor Area for a Secondary Suite shall be not less than 30 m<sup>2</sup>.
4. ...
5. only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
6. 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;
7. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
8. the Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
9. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw

Under Section 6.1(27), **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.

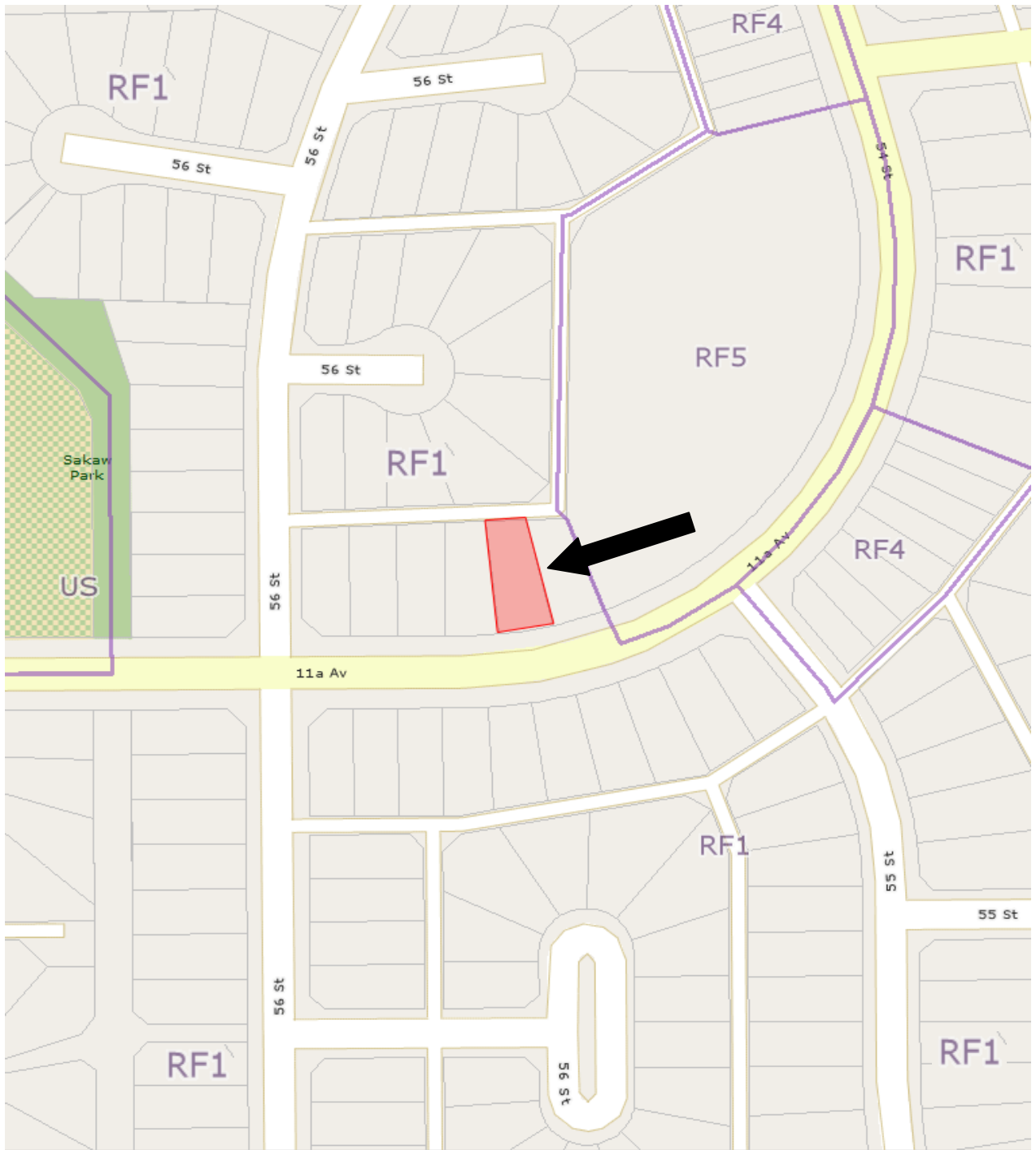
Section 110.1 states the purpose of the RF1 Single Detached Residential Zone is to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Semi-detached Housing and Duplex Housing under certain conditions.

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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.

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### SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-084



ITEM III: 1:30 P.M.

FILE: SDAB-D-15-085

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

|  |   |
|--|---|
| APPLICATION NO.:                           | 162574122-004   |
| APPLICATION TO:                            | Construct a rear addition to a Single Detached House (covered deck - 4.88m x 4.57m and 4.27m x 4.27m), existing without permits |
| DECISION OF THE DEVELOPMENT AUTHORITY:     | Approved with conditions  |
| DECISION DATE:                             | March 17, 2015  |
| DATE OF APPEAL:                            | April 1, 2015   |
| NOTIFICATION PERIOD:                       | March 24, 2015 through April 6, 2015  |
| MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: | 8424 - 16A Avenue SW  |
| LEGAL DESCRIPTION:                         | Plan 0628099 Blk 6 Lot 116  |
| ZONE:                                      | RSL Residential Small Lot Zone  |
| OVERLAY:                                   | N/A   |
| STATUTORY PLAN(S):                         | Ellerslie Area Structure Plan<br>Summerside Neighbourhood Structure Plan  |

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DEVELOPMENT OFFICER'S DECISION

APPROVED - The proposed development is approved subject to the following conditions:

REVISED

This Development Permit authorizes the development of an addition to a Single Detached House (covered deck 4.877 m. x 4.572 m. and 4.267 m. x 4.267 m.) - existing without permits with a variance for the rear setback as listed below. It is the opinion of the Development Officer, that the Variances do not unduly interfere with the amenities of the neighbourhood; or materially interfere with or affect the use, enjoyment or value of neighbouring properties.

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

The height of the principal building shall not exceed 10.00 m nor 2 1/2 Storeys as per the height definition of Section 6.1(49) of the Edmonton Zoning Bylaw 12800.

Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals

Any future deck enclosure or cover requires a separate development and building permit approval.

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 of the Edmonton Zoning Bylaw 12800)

Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800

Note: A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.

Development Advisement Note:

The applicant is advised to research the Land Title for this property and to be aware of any restrictions in any Restrictive Covenants registered against the legal title. This approval does not imply consent for any structure that does not meet the requirements of the Restrictive Covenant.

**VARIANCE:**

REVISED Note: A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1. of the Edmonton Zoning Bylaw 12800.).

Section 115.4(7): - Relaxed - The minimum Rear Setback shall be 7.5 m  
- Required: - 7.5 m  
- Proposed: 7.32m. (to addition)  
- Deficient by 0.180 m.

The property adjacent to the rear property line is zoned AGU. It is the opinion of the Development Officer, that the Variances do not unduly interfere with the amenities of the neighbourhood; or materially interfere with or affect the use, enjoyment or value of neighbouring properties because the proposed deck development and cantilever eave are similar to the other properties on the block which back onto the Urban Reserve Zone.

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**APPELLANT'S SUBMISSION**

I'm the neighbour living directly beside the development in question. The outcome of this process will affect my life every day. Please see the picture of what I see out of my back windows. This is now the view I paid a premium for. I had the impression that bylaws were in place to protect me from this. This issue has caused an incredible amount of stress for me and my family. The comfort and privacy we've enjoyed for the past 5 years is gone. We have absolutely no privacy on the first floor of our house, and due to safety concerns, we are unable to enjoy our back deck.

Our neighbours made a conscious decision to ignore Edmonton's construction regulations and illegally build a deck on the back of their house. This construction infringes on several bylaws that have been put into place to protect my investment and my family. It also violates the architectural requirements of the neighborhood.

In the document that arrived today, the Development Officer states: "the proposed deck development and cantilever eave are similar to the other properties on the block which back onto the Urban Reserve Zone." The only comparable existing constructions that back onto the Urban Reserve Zone have also been built illegally.

There are two similar additions for comparison in the area the Development Officer says he/she considered. None of the other homes that back onto the URZ have additions. The problem with using the other existing addition as examples of what is acceptable for the area, is that **neither of them have construction permits.**

Both 8444 16A Ave and 8440 16A Ave have sunrooms built by the same company as the one in question. The fact that the Development Officer feels these two illegal constructions are a representation of what is acceptable in the area calls into question the appropriateness of this notice.

The fact is, when you consider all the constructions approved by the proper city permits, the proposed addition is not similar to **any** other properties that back onto the URZ.



Today, I took a picture of every property, and have included them with this letter. Lets look at facts:

Legal constructions with sunrooms: **None**

Legal constructions with decks wider than the house: **None**

Legal constructions that project into Rear or Side setbacks: **None**

When I called the City of Edmonton months ago to request an inspector to visit my neighbour's property, I mentioned there were building code violations that were a safety concern. The half of the deck closest to my house is not supported by proper footings. I watched the homeowner and his father put a wood post into the ground and pour cement around it. The posts now look like they're tipping from the thousands of pounds of decking, sunroom, and snow. If this structure collapses, it will likely tip onto my property. That is a safety concern.

There also seems to be an issue with where the homeowner has placed the stairs. Right at head level in the middle of the stairway is the vent for the gas fireplace. It has the warning "HOT" written in large letter across it's visible surface. Another safety concern.

As you can see by the picture I've included, changing their sunroom to meet bylaws won't prevent them from having a large and usable space. The fact that it's inconvenient to have to rebuild part of the structure because they broke the law is their problem. Moving the wall back to where it is supposed to stop will give me the privacy and the view of the park that I was promised I would have. The Development Coordinator in the notice states the variances "do not affect the use, enjoyment or value of neighbouring properties". We have consulted with our Realtor who visited our property and saw the sunroom from inside our home. Please find his response attached in a separate document.

I look forward to the chance to discuss the matter further in person at a hearing.

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#### SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

**Single Detached Housing** is a Permitted Use in the RSL Residential Small Lot Zone, Section 115.2(4).

Under Section 7.2(9), **Single Detaching 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.

This application was approved by the Development Officer subject to conditions.

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

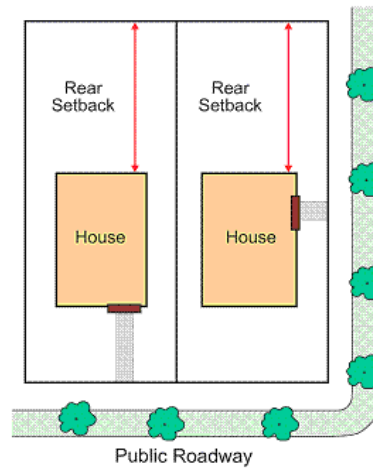
Section 115.4(7) states the minimum Rear Setback shall be 7.5 metres, except in the case of a corner Site it shall be 4.5 metres.

**The Development Officer determined the minimum Rear Setback is 7.5 metres. The proposed development provides a Rear Setback of 7.32 metres, which is deficient by 0.18 metres.**

The decision of approval by the Development Officer has been appealed by an adjacent property owner located at 8428 16A Avenue SW.

The submitted Site Plan shows that the subject site is an irregular shaped lot. The proposed covered addition is irregular shaped and attached to the (north) rear elevation of the Principal Building. The existing House and front attached Garage with the proposed addition is located 5.61 metres from the (south) Front Lot Line, 1.3 metres from the (east) Side Lot Line, 1.29 metres from the (west) Side Lot Line, and 7.32 metres from the (north) Rear Lot Line.

Under Section 6.1(82), **Rear Setback** means the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



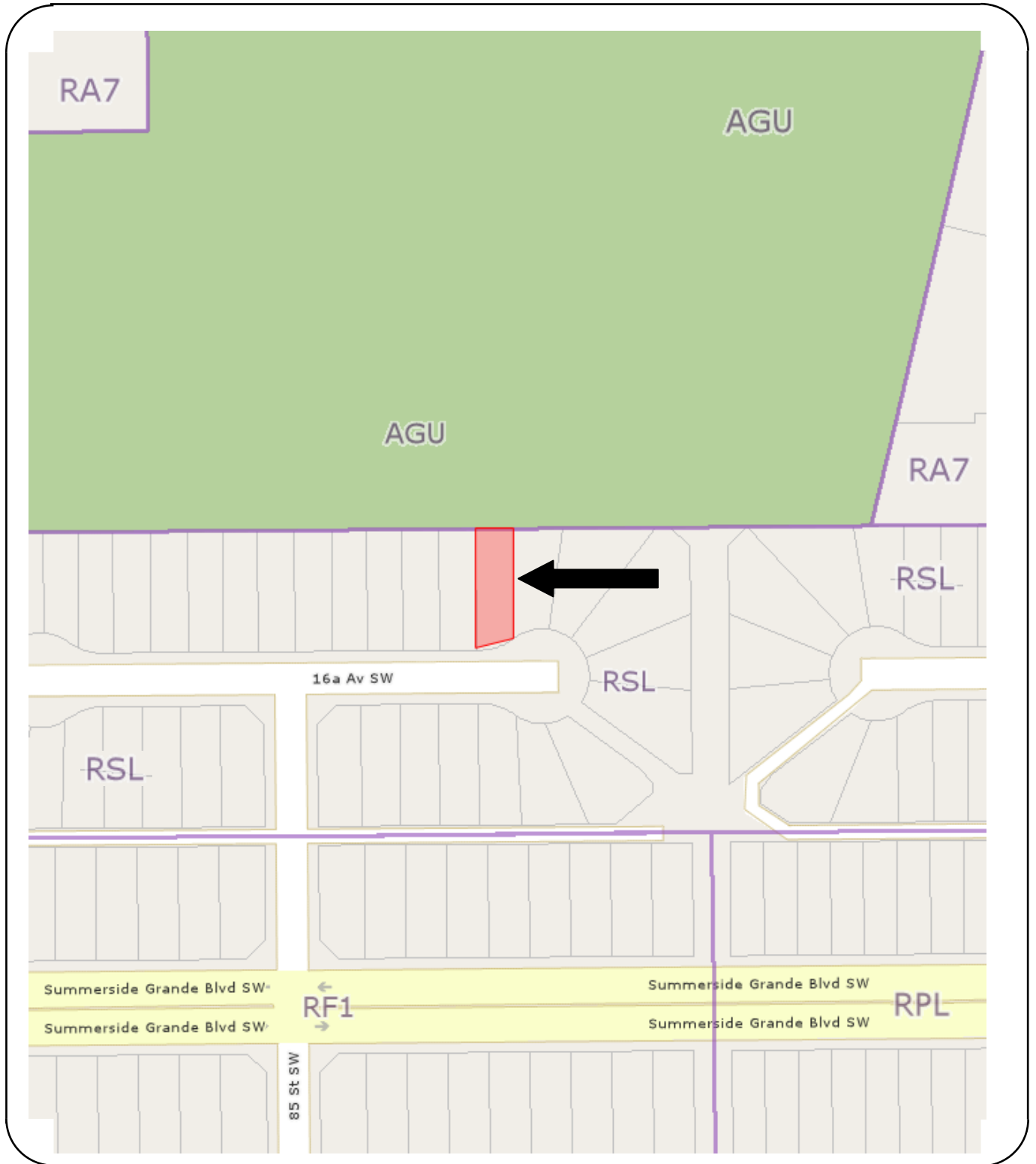
Section 115.1 states the purpose of the Residential Small Lot Zone is to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites.

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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.

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### SURROUNDING LAND USE DISTRICTS

 Site Location

File: SDAB-D-15-085



***BUSINESS LAID OVER***

|                      |   |
|----------------------|---|
| <b>SDAB-D-15-075</b> | An appeal to construct exterior alterations to an existing single detached house (extension to front concrete driveway 9.50 metres x 15.5 metres)<br><i>May 6, 2015</i> |
|----------------------|---|

***APPEAL HEARINGS TO BE SCHEDULED***

|                                      |  |
|--------------------------------------|--|
| <b>154362913-002</b>                 | An appeal to construct exterior alterations to a Single Detached House (driveway extension) – existing without permits<br><i>May 7, 2015</i> |
| <b>159253875-001;<br/>LDA14-0384</b> | An appeal to create 31 Single Detached Residential lots, 46 Semi-detached Residential Lots and 30 Row Housing Lots.<br><i>May 20, 2015</i>   |