

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
August 27, 2015**

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

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

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I	9:00 A.M.	SDAB-D-15-195	Construct 3 Apartment Housing buildings (184 Dwellings) with underground parkades and an Accessory Building (amenity building)  17904 - 78 Street NW Project No.: 167396237-002
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II	10:45 A.M.	SDAB-D-15-196	Construct an over height fence (2.44m in Height) on the interior side yard  17131 - 96 Street NW Project No.: 175733121-001
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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-15-195

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

APPELLANT:

APPLICATION NO.: 167396237-002

ADDRESS OF APPELLANT: 49, 8315 - 180 Avenue NW

APPLICATION TO: Construct 3 Apartment Housing buildings (184 Dwellings) with underground parkades and an Accessory Building (amenity building)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: July 16, 2015

DATE OF APPEAL: July 31, 2015

NOTIFICATION PERIOD: July 23, 2015 through August 5, 2015

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 17904 - 78 Street NW

LEGAL DESCRIPTION: Plan 1224595 Blk 4 Lot 1

ZONE: RA7 Low Rise Apartment Zone

OVERLAY: N/A

STATUTORY PLAN: Crystallina Nera West Neighbourhood Structure Plan  
Edmonton North Area Structure Plan

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DEVELOPMENT OFFICER'S DECISION

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

This approval authorizes the construction of 3 Apartment House buildings (total of 184 Dwellings) with underground parkades and an Accessory Amenity building.

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21(1). Reference Section 17(1).

The applicant shall submit exterior cladding details for any portion of the underground parkades that project above grade to the satisfaction of the Development Officer. Exterior cladding of any exposed portions of the underground parkades shall be compatible with rest of the building to the satisfaction of the Development Officer.

The 3 Habitable Room windows with the Privacy Zone deficiencies located beside the main entrances of the 3 buildings shall have opaque / non-transparent glazing to the satisfaction of the Development Officer.

All access locations and curb crossings shall have the approval of the City Transportation Department prior to the start of construction. Reference Section 53(1).

1) The proposed 9.14m commercial crossing access to 78 Street located approximately 69m north of the south property line is at acceptable to Transportation Services and must be constructed as a commercial crossing access.

2) The owner must enter into a Municipal Improvement Agreement with the City for the following improvements:

a) Construction of a 9.14m commercial crossing access to 78 Street located approximately 69m north of the south property line.

Engineering Drawings are not required for this Agreement. However, construction must meet the City of Edmonton Design and Construction Standards. The Municipal Improvement Agreement must be signed PRIOR to the release of the drawings for Building Permit review. The Agreement must be signed by the property owner and returned to Transportation Services to the attention of Loli Fernandez (780-944-7683) including an irrevocable Letter of Credit in the amount of \$10,000 to cover 100% of construction costs. The Agreement will be forwarded directly to the owner for his signature.

3) A 'Private Road' sign is to be located on private property at the site entrance.

4) Parallel parking is NOT permitted on the internal road system. The road must be signed 'No Parking' in order to allow emergency vehicle access and sufficient maneuvering for this development.

5) The connector sidewalks from the property to 78 Street and Crystallina Nera Way are acceptable. An access gate is required to Crystallina Nera Way given that there is an existing fence. This gate must open into the property and should be signed as private entry only into the site.

6) Any boulevard, sidewalk and shared use path damage occurring as a result of construction traffic must be restored to the satisfaction of Transportation Services, as per Section 15.5(f) of the Zoning Bylaw. The boulevard, sidewalk and shared use path will be inspected by Transportation Services prior to construction, and again once construction is complete. All expenses incurred for repair are to be borne by the owner.

Transportation Department Advisements:

- 1) There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.
- 2) Residential Sales Trailers require a separate development permit. Construction trailers must be located on private property or within the hoarded area.
- 3) In order to reduce potential for vehicle conflict in the parking lot near the parkade entrance/exits, the applicant is encouraged to implement traffic control measures, such as signage to ensure vehicles can enter and exit the parkade safely.
- 4) There is an existing bus stop on 78 Street.
- 5) Arterial Roadway Assessments were previously paid for this site, and therefore are not owed under this development application.

Landscaping shall be in accordance to the approved landscape plan, Section 55 and to the satisfaction of the Development Officer.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms:

- a) cash to a value equal to 100% of the established landscaping costs;
- or
- b) an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs.

Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely. Reference Section 55(6).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$2,750.00.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$187,864.00 (based on 2015 rate of \$1,021.00 / Dwelling). All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted.

The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00.

The proposed short parking stalls shall be clearly signed as such to the satisfaction of the Development Officer. Reference Section 54.2.4.a(iii).

Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.

Exterior lighting shall be developed to provide a safe lit environment in accordance with Sections 51 and 58 and to the satisfaction of the Development Officer.

The developer shall provide a minimum of 27 visitor parking spaces readily available to an entrance of the building to be served, and clearly identified as visitor parking to the satisfaction of the Development Officer. Reference Section 54.2, Schedule 1A(1).

The off-street parking, loading and unloading (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance to Section 54(6).

All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

NOTES:

- 1) Signs require separate Development Applications.
- 2) 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.
- 3) This approval 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.

VARIANCES:

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).

- 1) Section 210.4(6) relaxed - the minimum Front Setback abutting 78 Street NW is reduced from 6.0m to 4.0m to the surface parking stalls and to the proposed trash enclosure.

NOTE: The proposed Apartment House buildings meet the Front Setback requirements.

- 2) Section 210.4(7) relaxed - the minimum Rear Setback abutting the south property line is reduced from 7.5m to 5.5m to proposed building 'C'.
- 3) Section 48.3(3) relaxed - there are onsite walkways within the required 4.5m Privacy Zones in front of the Habitable Room windows of 3 main floor Dwellings.

- 4) Section 54.2.4.a(vi and v) relaxed - the minimum widths of the underground parking stalls where the stalls are obstructed on one side by a wall or column is reduced from 2.7m to 2.6m. Where the stalls are obstructed on both sides by a wall or column, the minimum required width is reduced from 3.0m to 2.8m.
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#### APPELLANT'S SUBMISSION

We currently live in Lake View, but almost finished off building a brand new house on the Crystallina Lake - 7647-179 Avenue. This is a beautifully developed part of the city with the lake, forest and walking paths. However, there is no Playground for kids. Most of the families that are moving in into the Crystallina are young families with small kids, and there is no place for them. Plus there are too many Multi Families Dwellings in the area anyway. Please allow this area to be developed for a nice playground, park, ice-ring for the people and their kids to enjoy.

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

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

Section 7.2(1) defines **Apartment Housing** as “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 Class.”

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

Subject to the right of appeal to the Subdivision and Development Appeal Board under section 21.1, the Development Officer granted the following variances pursuant to the Development Officer's variance powers under sections 11.3 and 11.4:

- 1) Section 210.4(6) states that “The minimum Front Setback shall be 6.0 m.”

#### **The Development Officer determined the following:**

- 1) Section 210.4(6) relaxed - the minimum Front Setback abutting 78 Street NW is reduced from 6.0m to 4.0m to the surface parking stalls and to the proposed trash enclosure.**

**NOTE: The proposed Apartment House buildings meet the Front Setback requirements.**

- 2) Section 210.4(7) states that “The minimum Rear Setback shall be 7.5 m.”

**The Development Officer determined the following:**

**2) Section 210.4(7) relaxed - the minimum Rear Setback abutting the south property line is reduced from 7.5m to 5.5m to proposed building 'C'.**

3) Section 48.3(3) with respect to **Habitable Room Window** states the following:

The following facilities or activity areas may be located within a required Separation Space adjacent to a Habitable Room Window where a Privacy Zone of at least 4.5 m is provided between the window and facility/activity area:

- a. local public roadway including a Lane;
- b. walkway;
- c. on-site roadway;
- d. on-site parking area;
- e. on-site Amenity Area; and
- f. Accessory buildings.

This Privacy Zone shall be measured from the window to the nearest edge of the specified activity area. For local public roadways, the Privacy Zone shall be measured from the Window to the edge of the sidewalk or to the space reserved for a future sidewalk.

Section 6.1(77) defines **Privacy Zone** as “an area within the minimum Separation Space which shall be free of buildings, public roadways, walkways, on-site roadways, communal parking areas and communal Amenity Areas.”

**The Development Officer determined the following:**

**3) Section 48.3(3) relaxed - there are onsite walkways within the required 4.5m Privacy Zones in front of the Habitable Room windows of 3 main floor Dwellings.**

4) Section 54.2(4)(a) states the following:

4. Vehicular Parking Dimensions and Configuration
  - a. All required parking spaces shall be clear of any access driveways, aisles, ramps, columns, Signs or other similar obstructions, and shall conform to the following minimum dimensions:



- i. except as provided below, each required off-street parking space shall be a minimum of 2.6 m width with a minimum clear length of 5.5 m exclusive of access drives or aisles, ramps, columns. Parking spaces shall have a vertical clearance of at least 2.0 m. For parallel parking, the length of the parking spaces shall be increased to 7.0 m, except that an end space with an open end shall be a minimum length of 5.5 m.
- ii. expanded parking spaces shall be a minimum of 2.9 m in width and 5.5 m in length, and shall be painted with double line markings;
- iii. for parking spaces other than parallel parking spaces, up to 30% of the required parking spaces may be of a length shorter than that required above, to a minimum of 4.6 m . Such spaces shall be clearly signed as small car spaces, easily located and convenient to use;
- iv. where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3 m.
- v. where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.7 m, and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.0 m.
- vi. aisles shall be a minimum of 7.0 m wide for 90° parking, 5.5 m wide for 60° parking, and 3.6 m wide for 45° parking and parallel parking;
- vii. disabled parking spaces shall be a minimum of 3.7 m in width and 5.5 m in length; and
- viii. where parking spaces are located with access directly off a Lane, the required width of the aisle may be reduced by the width of the Lane, but the entire parking space must be provided on the site.

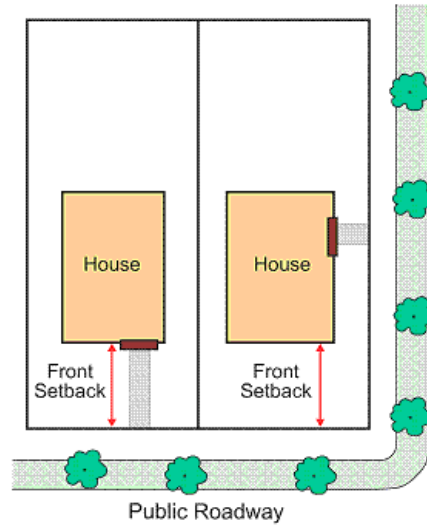
**The Development Officer determined the following:**

**4) Section 54.2.4.a(vi and v) relaxed - the minimum widths of the underground parking stalls where the stalls are obstructed on one side by a wall or column is reduced from 2.7m to 2.6m. Where the stalls are obstructed on both sides by a wall or column, the minimum required width is reduced from 3.0m to 2.8m.**

Section 130.1 states that the **General Purpose** of the **RA7 Low Rise Apartment Zone** is “To provide a Zone for Low Rise Apartments.”

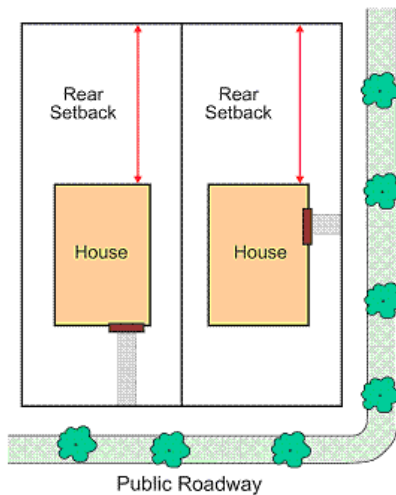
Section 6.1(39) defines **Front Setback** as follows:

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



Section 6.1(82) defines **Rear Setback** as follows:

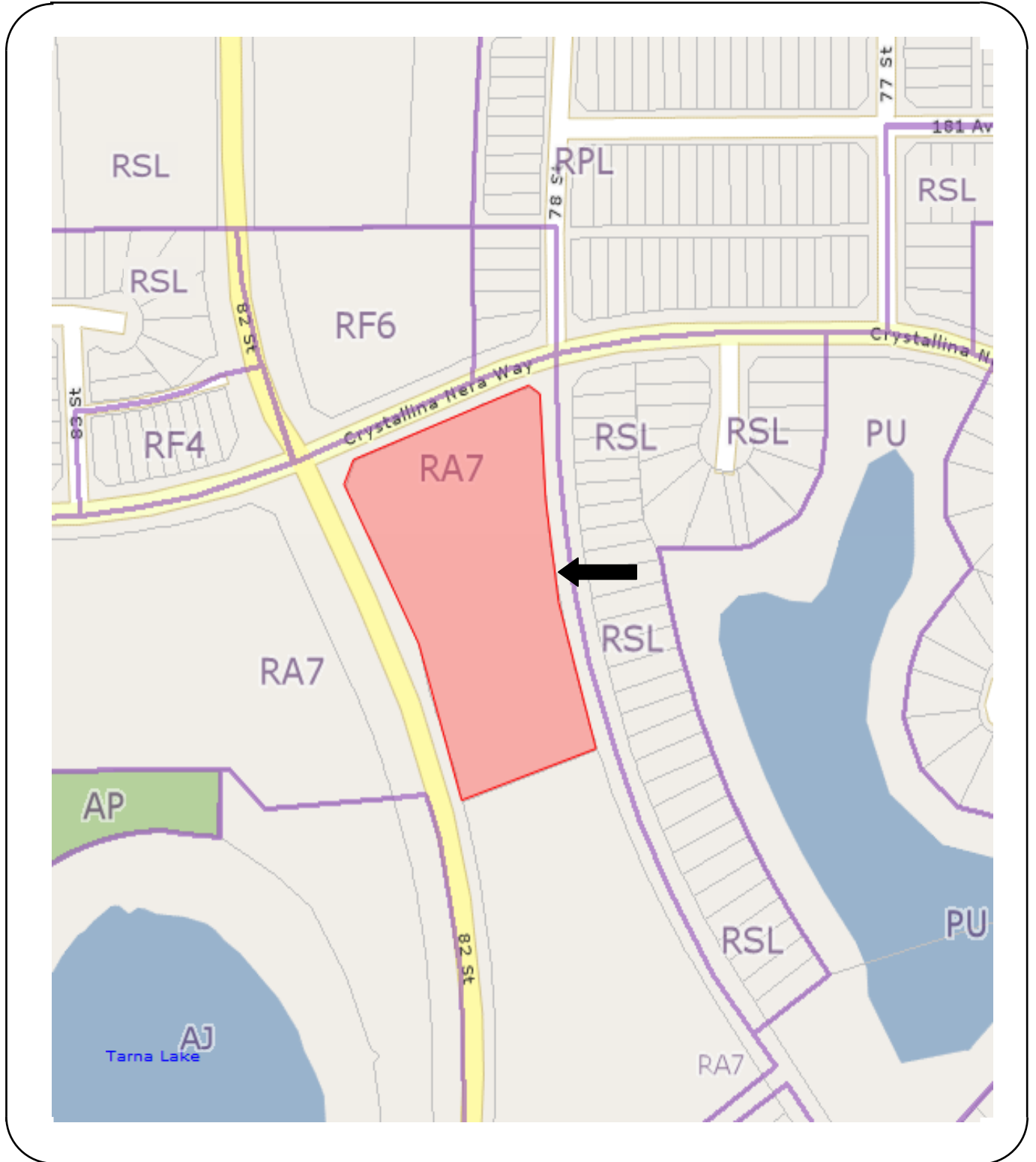
...the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



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-15-195



ITEM II: 10:45 A.M.

FILE: SDAB-D-15-196

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 175733121-001

ADDRESS OF APPELLANT: 17131 - 96 Street NW

APPLICATION TO: Construct an over height fence (2.44m in Height) on the interior side yard

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 21, 2015

DATE OF APPEAL: August 2, 2015

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 17131 - 96 Street NW

LEGAL DESCRIPTION: Plan 8022148 Blk 3 Lot 12

ZONE: RPL Planned Lot Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Edmonton North Area Structure Plan  
Lago Lindo Neighbourhood Structure Plan

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DEVELOPMENT OFFICER'S DECISION

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

1. A fence on a Site in a Residential Zone shall be less than or equal to 1.85 m in Height for the portion of the fence that does not extend beyond the foremost portion of the principal building abutting the Front Yard, or Side Yard abutting a public roadway other than a Lane (Reference Section 49(3)(a & b)).

Proposed: Fence is proposed at 2.44m in Height - 0.59m higher than the maximum allowable fence Height in a Residential Zone not extending beyond the foremost portion of the principal building abutting the Front Yard

2. A fence on a Site in a Residential Zone shall be less than or equal to 1.2 m in Height for the portion of the fence that extends beyond the foremost portion or portions of the principal building on the Site abutting the Front Yard (Reference Section 49(4)(a)).

Proposed: Fence is proposed 1.24m higher than the maximum allowable fence Height in a Residential Zone extending beyond the foremost portion of the principal building on the Site abutting the Front Yard.

3. Notwithstanding Section 11.3 of this Bylaw, the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 2.44 m in order to provide additional screening from public roadways or incompatible adjacent land uses (Reference Section 49(6)).

Proposed: The proposed fence is not located along a public roadway nor an incompatible adjacent land use.

NOTES:

- The applicant was unable to provide evidence of support from the abutting neighbour that would be most directly impacted by this development.
- In the opinion of the Development Officer the proposed fence Height is not characteristic of the neighbourhood.
- 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 neighbor on my north side acquired a Doberman pincher puppy last year. As they already had a small dog, I expected they would keep the large dog tied or construct a pen to house both dogs. To my horror, they allow both to run loose in their back yard. I have had a severe lifelong phobia for dogs and cats, so much so, that my family was unable to have a pet despite my five siblings. It is not something I can control. A mature Doberman can easily jump a 6-foot fence...this dog still being a puppy has yet to discover it can do so. Additionally, I cannot use my patio on the north side of my house adjacent to their yard or the yard itself without their dogs going into a severe barking fit and trying to climb the fence.

My good friend who lives out of town visits me rarely now with her two small lap dogs, because as soon as we enter my yard to enjoy the patio, the neighbor will inevitably release the dogs from her house and they make a straight line to my patio all the while barking as ferociously as they can. So Friday my friend came from out of town to visit and we tied her dogs on the south side of my yard while we visited.

After a short while we noticed they were tangling their lines and wanting so badly to be petted, she brought them to the patio. My neighbor released her dogs who of course immediately created a huge disturbance right next to us, of course the two little dogs reacting in kind.

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My neighbor was totally unable to control her dogs, who simply ignored her efforts in their attempt to get to the little dogs. We therefore immediately evacuated the scene and entered my house. This scenario is repeated even if I allow local neighbourhood children to visit me and enjoy the yard. In my opinion, the Doberman is marginally pet. I believe this dog is a potential hazard, as she cannot control it.

Our fence I believe may be original to the house and badly needs replacing. We wish to re fence our yard at our expense and I do not believe any of my neighbors will object to an over-height fence on the north side.

Also I have asked my neighbor to the north of me to have her husband move his sheds the required distance from the fence so we can put in a new fence. His reaction was to park his truck as close to his shed as possible so nobody could move it. He wishes to put in a standard height fence with a lattice top.

That, in my opinion, provides no security whatsoever and reflects his general attitude.

We therefore appeal your decision and request you reconsider our application to install an 8-foot segment to our new fence on the north side of our property.

We very much need this over-height fence to be able to enjoy our patio and yard as well as have a guest over occasionally.

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SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 49 of the *Edmonton Zoning Bylaw* states the following:

1. The regulations contained within Section 49 of this Bylaw apply to:
  - a. the Height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.
2. Notwithstanding subsection 49(1), the regulations for fences, walls, and gates contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the fence, wall, or gate.
3. A fence, wall, or gate on a Site in a Residential Zone shall be less than or equal to 1.85 m in Height, measured from the general ground level 0.5 m back of the property line of the Site on which the fence, wall, or gate is to be constructed, for the portion of the fence, wall, or gate that does not extend beyond the foremost portion of the principal building abutting:
  - a. the Front Yard, or

- b. Side Yard abutting a public roadway other than a Lane.
4. A fence, wall, or gate on a Site in a Residential Zone shall be less than or equal to 1.2 m in Height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the Site, into:
  - a. the Front Yard, or
  - b. a Side Yard abutting a public roadway other than a Lane, provided that the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 1.85 m.
5. In the case of Double Fronting Sites, the Development Officer may grant a variance to allow a fence, wall, or gate of up to 1.85 m in Height in one of the Front Yards, having regard to the location of fences, walls, and gates in the surrounding area and the requirement for screening.
6. Notwithstanding Section 11.3 of this Bylaw, the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 2.44 m in order to provide additional screening from public roadways or incompatible adjacent land uses.

**The Development Officer determined the following:**

1. A fence on a Site in a Residential Zone shall be less than or equal to 1.85 m in Height for the portion of the fence that does not extend beyond the foremost portion of the principal building abutting the Front Yard, or Side Yard abutting a public roadway other than a Lane (Reference Section 49(3)(a & b)).

**Proposed: Fence is proposed at 2.44m in Height - 0.59m higher than the maximum allowable fence Height in a Residential Zone not extending beyond the foremost portion of the principal building abutting the Front Yard**

2. A fence on a Site in a Residential Zone shall be less than or equal to 1.2 m in Height for the portion of the fence that extends beyond the foremost portion or portions of the principal building on the Site abutting the Front Yard (Reference Section 49(4)(a)).

**Proposed: Fence is proposed 1.24m higher than the maximum allowable fence Height in a Residential Zone extending beyond the foremost portion of the principal building on the Site abutting the Front Yard.**



3. Notwithstanding Section 11.3 of this Bylaw, the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 2.44 m in order to provide additional screening from public roadways or incompatible adjacent land uses (Reference Section 49(6)).

**Proposed: The proposed fence is not located along a public roadway nor an incompatible adjacent land use.**

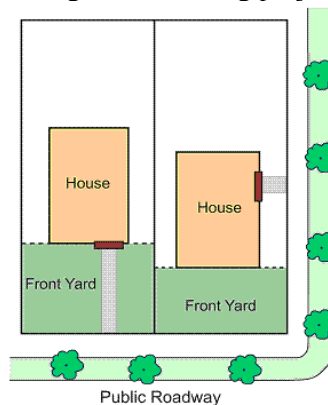
NOTES:

- The applicant was unable to provide evidence of support from the abutting neighbor that would be most directly impacted by this development.
- In the opinion of the Development Officer the proposed fence Height is not characteristic of the neighbourhood.
- Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

Section 130.1 states that 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.”

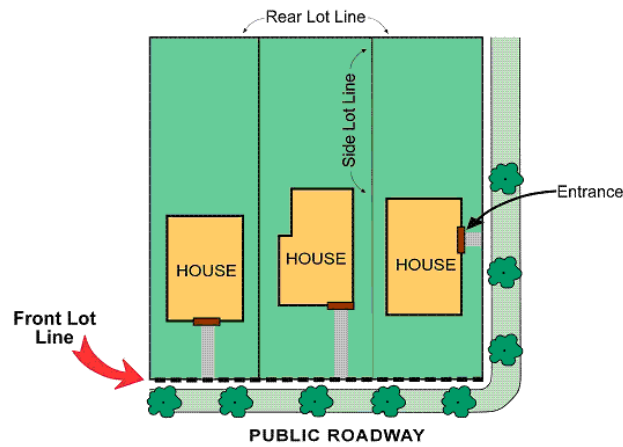
Section 6.1(40) defines **Front Yard** as follows:

...the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.

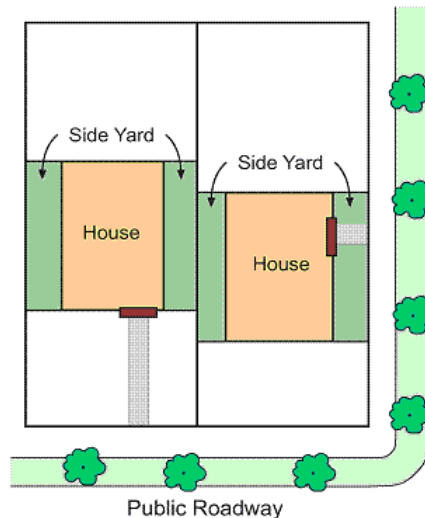


Section 6.1(38) defines **Front Lot Line** as follows:

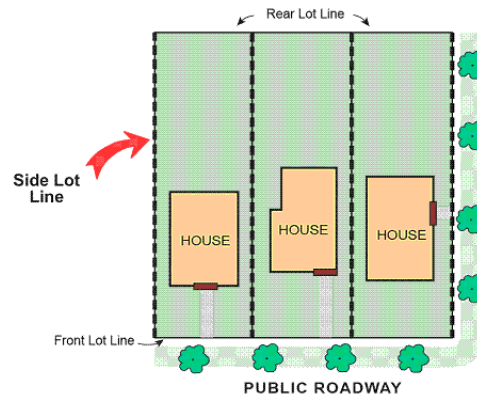
...the property line separating a lot from an abutting public roadway other than a Lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway, other than a Lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line;



Section 6.1(91) defines **Side Yard** as “that portion of a Site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard is situated between the Side Lot Line and the nearest wall of principal building, not including projections.”



Section 6.1(89) defines **Side Lot Line** as “the property line of a lot other than a Front Lot Line or Rear Lot Line”.



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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-15-196



**BUSINESS LAID OVER**

SDAB-D-15-161	An appeal by <u>Ali Abdulhadi</u> to construct four Dwellings of Row Housing with attached Garages and to demolish the existing Single Detached House and rear detached Garage <i>September 23 or 24, 2015</i>
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**APPEAL HEARINGS TO BE SCHEDULED**

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