

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
February 28, 2019**

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

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

I 9:00 A.M. SDAB-D-19-025

To construct an Accessory Building (rear detached Garage (7.32 metres by 9.14 metres)

9818 - 159 Street NW
Project No.: 301204819-001

II 10:30 A.M. SDAB-D-19-026

To construct a four Dwelling Row House building with underground parking and rear uncovered decks

10347 - 160 Street NW
Project No.: 177755353-001

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-19-025

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 301204819-001

APPLICATION TO: Construct an Accessory Building (rear detached Garage (7.32 metres by 9.14 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 23, 2019

DATE OF APPEAL: February 5, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9818 - 159 Street NW

LEGAL DESCRIPTION: Plan 1909HW Blk 15 Lot 13

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

Grounds for Appeal

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

Home owner would like to construct a larger garage than city allowance.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 110.2(7), **Single Detached Housing** is a **Permitted Use** in the **(RF1) Single Detached Residential Zone**.

Under section 6.1, **Accessory** means “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1, **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 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, Garden Suites, Semi-detached Housing and Duplex Housing.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton’s mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Site Coverage

Section 110.4(6)(a) states the maximum Site Coverage shall be as follows:

	Principal Dwelling / building	Accessory building	Principal building with attached Garage	Total Site Coverage
a. Single Detached Housing – Site greater than 300 m2	28%	12%	40%	40%

Under section 6.1, **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above Grade.

Development Officer’s Determination

Total Site Coverage - The maximum total site coverage shall not exceed 40%, with a maximum of 28% for the principal building and a maximum of 12% for accessory buildings. Where a garage is attached to or designed as an integral part of a Dwelling the maximum for the principal building shall be 40%. (Reference Section 110.4(6)(a))

Total Site Coverage proposed: 303.4m2 (44%), instead of 40% in total. [unedited]


Previous Subdivision and Development Appeal Board Decisions

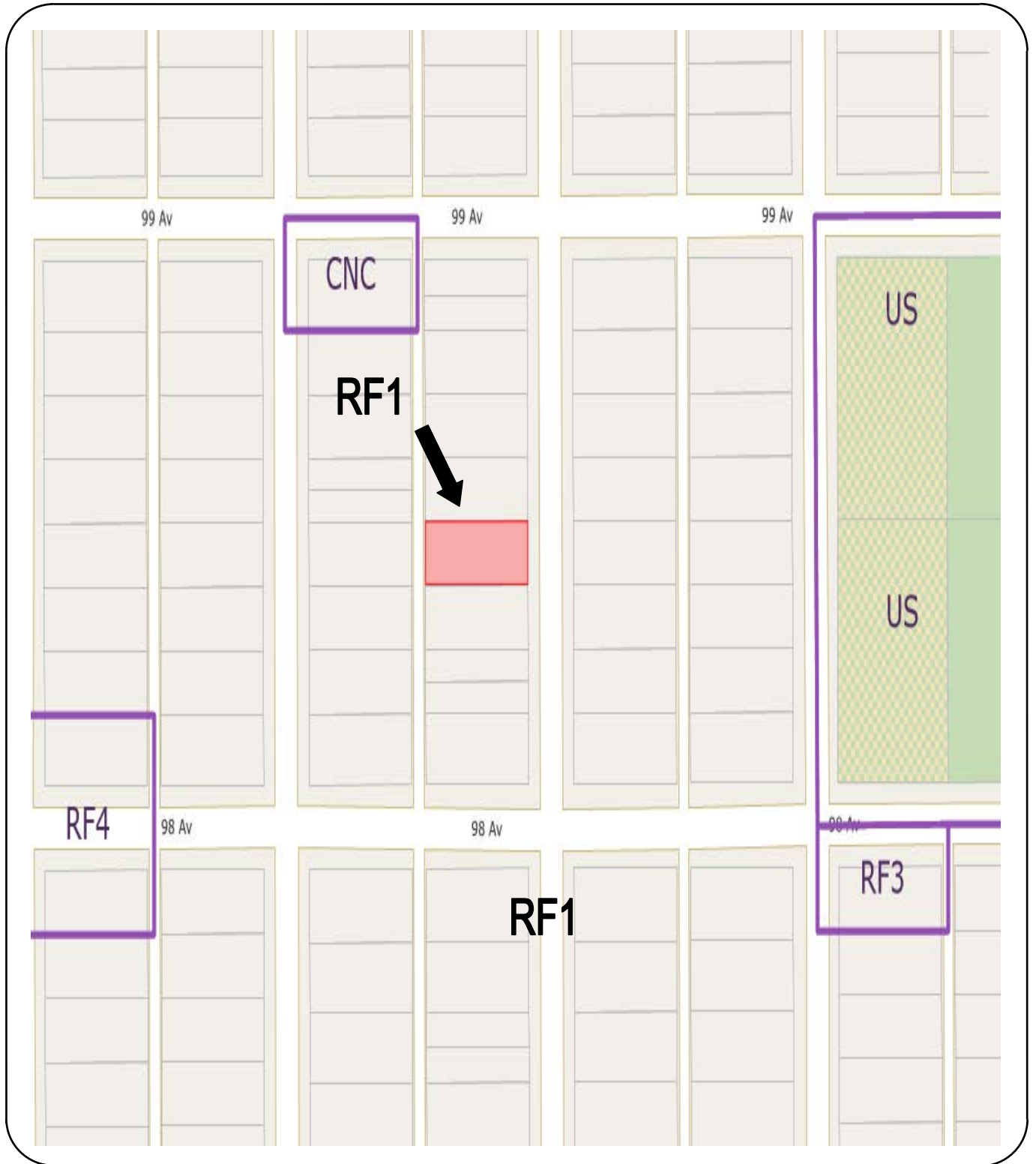
Application Number	Description	Decision
SDAB-D-17-199	To construct an Accessory building (detached Garage, 7.31m x 9.14m).	November 3, 2017; The appeal is DENIED and the decision of the Development Authority is CONFIRMED.

		The development is REFUSED.
SDAB-D-16-212	To construct an Accessory Building (rear detached Garage, 7.31m x 9.75).	September 16, 2016; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is REFUSED.

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.

	<h2 style="margin: 0;">Application for Accessory Building Permit</h2>	Project Number: 301204819-001 Application Date: DEC 21, 2018 Printed: January 23, 2019 at 12:55 PM Page: 1 of 1																														
This document is a Development Permit Decision for the development application described below.																																
Applicant	Property Address(es) and Legal Description(s) 9818 - 159 STREET NW Plan 1909HW Blk 15 Lot 13																															
	Location(s) of Work Entryway: 9818 - 159 STREET NW Building: 9818 - 159 STREET NW																															
Scope of Application To construct an Accessory Building (rear detached Garage (7.32m x 9.14m)).																																
Permit Details																																
Class Of Permit: Class B Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 687.75																															
I/We certify that the above noted details are correct. Applicant signature: _____																																
Development Application Decision Refused Issue Date: Jan 23, 2019 Development Authority: LAI, ECHO Reason for Refusal Total Site Coverage - The maximum total site coverage shall not exceed 40%, with a maximum of 28% for the principal building and a maximum of 12% for accessory buildings. Where a garage is attached to or designed as an integral part of a Dwelling the maximum for the principal building shall be 40%. (Reference Section 110.4(6)(a)) Total Site Coverage proposed: 303.4m ² (44%), instead of 40% in total. Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																																
Building Permit Decision Refused																																
Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Building Permit Fee (Accessory Building)</td> <td style="text-align: right;">\$108.00</td> <td style="text-align: right;">\$108.00</td> <td>05544721</td> <td>Dec 21, 2018</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$116.00</td> <td style="text-align: right;">\$116.00</td> <td>05544721</td> <td>Dec 21, 2018</td> </tr> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$4.50</td> <td style="text-align: right;">\$4.50</td> <td>05544721</td> <td>Dec 21, 2018</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$228.50</td> <td style="text-align: right; border-top: 1px solid black;">\$228.50</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Building Permit Fee (Accessory Building)	\$108.00	\$108.00	05544721	Dec 21, 2018	Development Application Fee	\$116.00	\$116.00	05544721	Dec 21, 2018	Safety Codes Fee	\$4.50	\$4.50	05544721	Dec 21, 2018	Total GST Amount:	\$0.00				Totals for Permit:	\$228.50	\$228.50		
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THIS IS NOT A PERMIT																																



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-025



ITEM II: 10:30 A.M.

FILE: SDAB-D-19-026

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 177755353-001

APPLICATION TO: Construct a four Dwelling Row House building with underground parking and rear uncovered decks

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 16, 2019

DATE OF APPEAL: February 5, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10347 - 160 Street NW

LEGAL DESCRIPTION: Plan 2857HW Blk 18 Lot 11

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Jasper Place Area Redevelopment Plan

Grounds for Appeal

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

The proposed development is built on the core tenets of affordable housing, efficient use of land, and safe and innovative design that respects the surrounding area and neighbouring property.

From a design standpoint, we understand that the proposed development is not typical and as such does not adhere to all of the specific requirements of the RF3 zone. The design has been carefully thought out to most effectively introduce gentle density to the space in a manner that in our opinion does not cause undue nuisance to the neighbouring property. We have accomplished this through the following measures:

- Orienting the front of the row houses to 104 Avenue to create an active frontage along the street. Also, raising the front outdoor amenity space above grade to create privacy/separation and promote safety.
- Creating a lowered lane along the south edge of the property line to allow for ramp access to parking (double car garages for each unit) from 160 Street, as well as egress from the lane. The design promotes circulation and safety, while also allowing for functional outdoor amenity space above, and replacing blank garage faces along the flanking street with front doors and active uses.
- Providing buffers between 104 Avenue and the neighbouring property to the south through the use of landscaping, fences, and privacy screening.
- Creating a unique and innovative architectural design that uses high quality materials to complement the residential community.

While the City of Edmonton comments we received identified variances to setbacks and lane access, we believe that the proposed development strategically uses the site to provide design to mitigate safety and privacy concerns. Further, one-way access to the lane from 160 Street (down the ramp) allows for clear line-of-sight to the street and sidewalk, to mitigate issues relating to the safety of pedestrians and street users (all traffic will exit the site via the rear lane). Enforcing two-way access from the lane, as per the development regulations for the base RF3 zone, would significantly impact the ability to provide for greater density on the site, which is one of the core objectives of the Municipal Development Plan, and allows the developer to provide these units at an affordable cost – approximately \$370,000, well below market for a family-oriented home. Further, the school directly across from the property and the proposed LRT extension nearby make it an ideal location for young professionals with growing families.

NOTE: SEE FURTHER GROUNDS FOR APPEAL IN THE SDAB-D-19-026 FILE.

<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

- fails or refuses to issue a development permit to a person,
- issues a development permit subject to conditions, or
- 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

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- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, [...]

Hearing and Decision

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 140.2(6), **Row Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(5), **Row Housing** means:

development consisting of a building containing a row of three or more principal Dwellings joined in whole or in part at the side only with none of those Dwellings being placed over another in whole or in part. Each principal Dwelling has separate, individual, and direct access to ground level. This Use does not include Stacked Row Housing or Blatchford Townhousing.

Under section 6.1, **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 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is:

to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four principal Dwellings under certain conditions, including Secondary Suites and Garden Suites.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

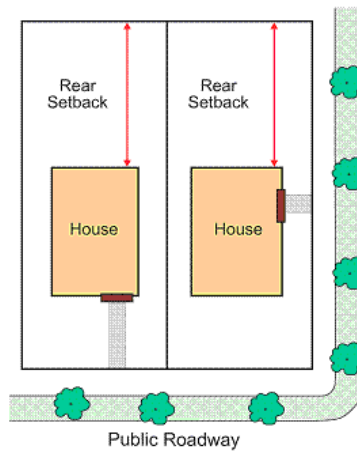
to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the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

Rear Setback

Section 814.3(4) states “The minimum Rear Setback shall be 40% of Site Depth.”

Under section 6.1, **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.



Under section 6.1, **Site Depth** means “Site Depth means the distance between the mid-points of the Front Lot Line and the mid-points of the Rear Lot Line.”

Development Officer’s Determination

- 1) **The minimum required Rear Setback shall be 18.3m (40% of site depth). Reference Section 814.3.4.**
Proposed Rear Setback: 7.5m (16.4% of Site Depth).
Deficient by: 10.8m [unedited]

Driveway Access

Section 814.3(17) states “Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.”

Development Officer’s Determination

- 2) **Where the Site Abuts a Lane, vehicular access shall be from the Lane. Reference Section 814.3.17.**
The driveway providing vehicular access is located off of 160 Street (front) as well as off of the Lane. [unedited]

Platform Structures (Flanking Side Yard)

Section 814.3(11) states:

Platform Structures or single Storey Unenclosed Front Porches may project from the first Storey of a Dwelling a maximum of 2.0 m into a required flanking Side Setback, provided that a minimum of 1.5 m is maintained between the flanking Side Lot Line and the Platform Structure or Unenclosed Front Porch.

Under section 6.1, **Platform Structures** means:

an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

Under section 6.1, **Unenclosed Front Porch** means:

an entrance structure typically located at the front or sides of a residential Dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure remain open to the outside elements. This structure is commonly referred to as a veranda.

Development Officer's Determination

3) Platform Structures may project from the first Storey of a Dwelling a maximum of 2.0m into a required flanking Side Setback, provided that a minimum of 1.5m is maintained between the flanking Side Lot Line and the Platform Structure. Reference Section 814.3.11.

The 4 proposed front patios as are 0.5m from the flanking Side Lot line along 104 Avenue instead of 1.5m. [unedited]

Projection into Setbacks and Separation Spaces

Section 814.3(3)(b) states “where a Site Width is greater than 12.0 m and less than 18.3 m, the Side Setback requirements of the underlying Zone shall apply.”

Section 140.4(14)(d) states “on a Corner Site where the building faces the flanking Side Lot Line, Row Housing, Stacked Row Housing and Apartment Housing shall provide a minimum interior Side Setback of 3.0 m.”

Section 44.3(c) states the following features may project into a required Setback or Separation Space as provided for below:

Platform Structures provided such projections do not exceed 0.6 m into any other Setbacks or Separation Spaces with a depth of less than 4.0 m; [...]

Development Officer’s Determination

4) A Platform Structure is allowed to project 0.6m into a Setback with a depth of less than 4m. Reference Section 44.3.c. The 4 proposed decks on the south facade of the building project 2.0m into the required 3.0m interior Side Setback. [unedited]

Fences, walls and gates

Section 49.1(d) states:

On an Interior Site, the Height of a Fence, wall, or gate shall not exceed:

- i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard, and
- ii. 1.85 m in all other Yards.

Section 49.1(e) states:

On a Corner Site, the Height of a Fence, wall, or gate shall not exceed:

- i. 1.2 m for the portion of the Fence, wall, or gate constructed in the Front Yard,
- ii. 1.2 m for the portion of the Fence, wall, or gate situated between the flanking Side Lot Line and the foremost side Façade of the principal structure, and extending from the Front Lot Line to the Rear Lot Line, and
- iii. 1.85 m in all other Yards.

Under section 6.1, **Fence** means “a structure constructed at ground level, used to prevent or restrict passage, provide visual screening, noise attenuation, Landscaping, or to mark a boundary.”

Under section 6.1, **Height** means “a vertical distance between two points.”

Under section 6.1, **Retaining Wall** means “a structure constructed to support and resist lateral pressure in order to retain earth, rocks, water or similar materials.”

Development Officer’s Determination

5) The maximum Height of a Fence, wall or gate shall not exceed 1.85m in the south interior Side Yard. Reference Section 49.1.d.ii.

The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. [unedited]

6) The maximum Height of a Fence, wall or gate shall not exceed 1.2m where constructed in the Front Yard abutting 160 Street. Reference Section 49.1.d.i.

The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. [unedited]

Privacy Screening

Section 49.2(c) states:

Privacy Screening, excluding vegetative screening, constructed on a Platform Structure located within a Front Yard, required Side Setback or within 2.5 m of a Rear Lot Line shall not exceed 1.2 m in Height, and 1.85 m in Height in all other Yards, when measured from the surface of a Platform Structure.

Under section 6.1, **Privacy Screening** means:

a feature that obscures direct and otherwise unimpeded sightlines. Common examples include: vegetative screening, such as shrubs and trees, lattice, masonry or wooden walls, parapet walls, translucent glass or any combination of these or like features. Privacy Screening does not include a balustrade railing or similar railing system.

Development Officer's Determination

7) The maximum Height of a Privacy Screen constructed on a Platform Structure within the required south Side Setback shall not exceed 1.2m measured from the surface of the Platform Structure. Reference Section 49.2.c.

The Privacy Screens on the 4 interior south Side decks are 1.8m in Height measured from the surface of the 4 decks. [unedited]

Community Consultation

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:

- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.3 and 11.4.

Section 814.5(2) states:

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of <u>60.0 m</u> of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of <u>60.0 m</u> of the Site of the proposed development and the President of each Community League	814.3(17) – Driveway Access
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.



Application for Major Development Permit

Project Number: **177755353-001**
Application Date: AUG 18, 2015
Printed: January 16, 2019 at 11:41 AM
Page: 1 of 2

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

Applicant	Property Address(es) and Legal Description(s) 10347 - 160 STREET NW Plan 2857HW Blk 18 Lot 11
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Scope of Application
To construct a 4 Dwelling Row House building with underground parking and rear uncovered decks.


Permit Details	
Class of Permit: Gross Floor Area (sq.m.): 554 New Sewer Service Required: Y Site Area (sq. m.): 697	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Stat. Plan Overlay/Annex Area: (none)

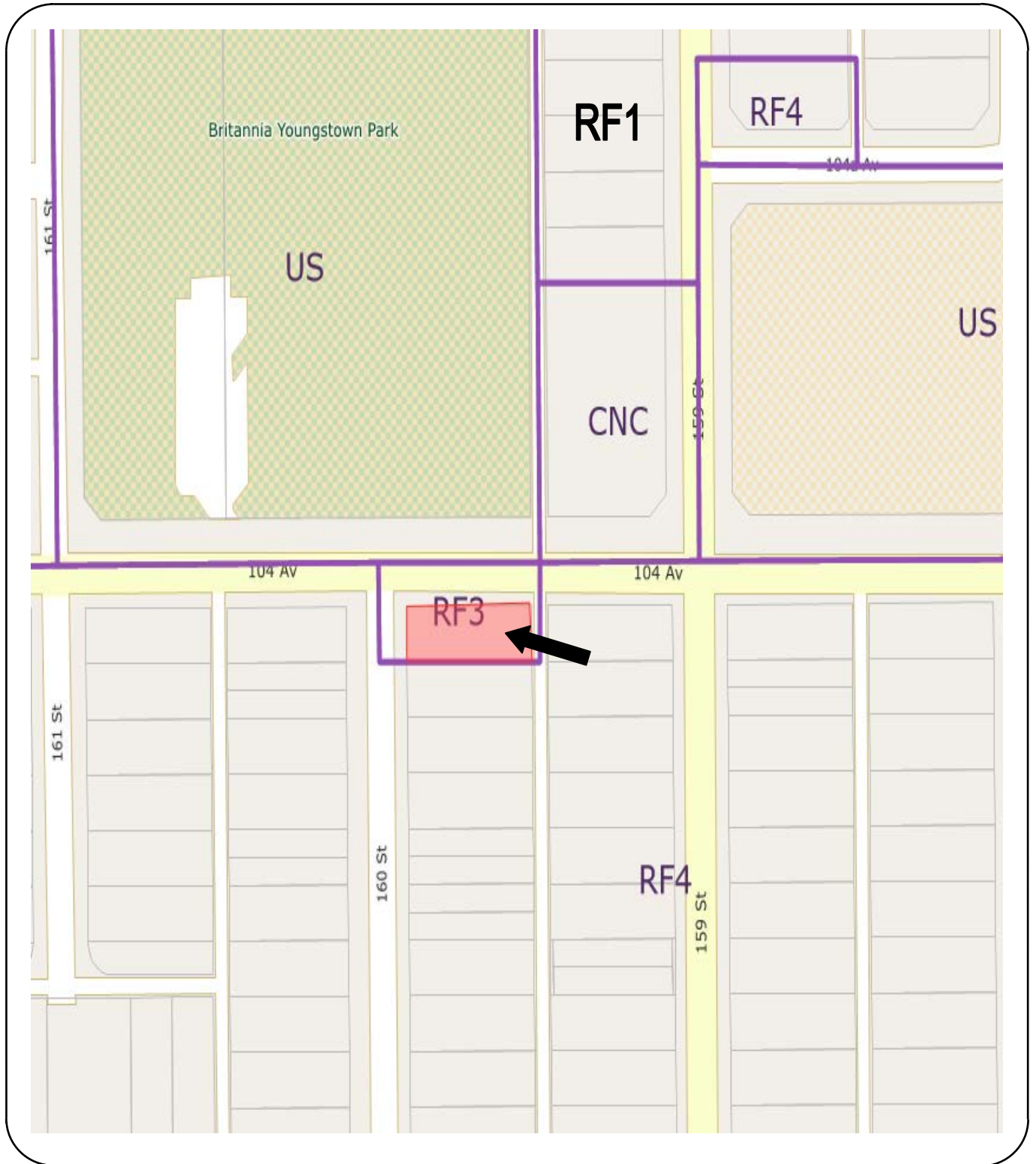
I/We certify that the above noted details are correct.
Applicant signature: _____

Development Application Decision
Refused

Issue Date: Jan 16, 2019 **Development Authority:** BACON, KIRK

THIS IS NOT A PERMIT

	<h2 style="margin: 0;">Application for Major Development Permit</h2>	<p>Project Number: 177755353-001 Application Date: AUG 18, 2015 Printed: January 16, 2019 at 11:41 AM Page: 2 of 2</p>																																								
<p>Reason for Refusal</p> <ol style="list-style-type: none"> 1) The minimum required Rear Setback shall be 18.3m (40% of site depth). Reference Section 814.3.4. Proposed Rear Setback: 7.5m (16.4% of Site Depth). Deficient by: 10.8m 2) Where the Site Abuts a Lane, vehicular access shall be from the Lane. Reference Section 814.3.17. The driveway providing vehicular access is located off of 160 Street (front) as well as off of the Lane. 3) Platform Structures may project from the first Storey of a Dwelling a maximum of 2.0m into a required flanking Side Setback, provided that a minimum of 1.5m is maintained between the flanking Side Lot Line and the Platform Structure. Reference Section 814.3.11. The 4 proposed front patios as are 0.5m from the flanking Side Lot line along 104 Avenue instead of 1.5m. 4) A Platform Structure is allowed to project 0.6m into a Setback with a depth of less than 4m. Reference Section 44.3.c. The 4 proposed decks on the south facade of the building project 2.0m into the required 3.0m interior Side Setback. 5) The maximum Height of a Fence, wall or gate shall not exceed 1.85m in the south interior Side Yard. Reference Section 49.1.d.ii. The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. 6) The maximum Height of a Fence, wall or gate shall not exceed 1.2m where constructed in the Front Yard abutting 160 Street. Reference Section 49.1.d.i. The proposed fence and retaining wall along the property line shared with 10345 - 160 Street is a total of 3.0m in Height. 7) The maximum Height of a Privacy Screen constructed on a Platform Structure withing the required south Side Setback shall not exceed 1.2m measured from the surface of the Platform Structure. Reference Section 49.2.c. The Privacy Screens on the 4 interior south Side decks are 1.8m in Height measured from the surface of the 4 decks. <p>Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.</p>																																										
<p>Fees</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="width: 15%;">Fee Amount</th> <th style="width: 15%;">Amount Paid</th> <th style="width: 10%;">Receipt #</th> <th style="width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$440.00</td> <td style="text-align: right;">\$440.00</td> <td>02679817</td> <td>Aug 19, 2015</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$770.00</td> <td style="text-align: right;">\$770.00</td> <td>02679817</td> <td>Aug 19, 2015</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$518.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sanitary Sewer Trunk Fund 2012+</td> <td style="text-align: right;">\$4,744.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$6,472.00</td> <td style="text-align: right; border-top: 1px solid black;">\$1,210.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5" style="padding-left: 20px;">(\$5,262.00 outstanding)</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$440.00	\$440.00	02679817	Aug 19, 2015	Major Dev. Application Fee	\$770.00	\$770.00	02679817	Aug 19, 2015	Development Permit Inspection Fee	\$518.00				Sanitary Sewer Trunk Fund 2012+	\$4,744.00				Total GST Amount:	\$0.00				Totals for Permit:	\$6,472.00	\$1,210.00			(\$5,262.00 outstanding)				
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-026

