

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, July 15, 2020
9:00 A.M.**

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-20-088

To operate a Major Home Based Business
(Counselling Services – Heart Tree Psychology,
expires May 27, 2025

2, 500 Lessard Drive NW
Project No.: 362504247-001

II 9:00 A.M. SDAB-D-20-089

To construct an Amenity Building, accessory to a
Multi-unit Housing development (Chappelle Blvd
Townhouses)

1234 Chappelle Boulevard SW
Project No.: 360966503-002

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-20-088

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 362504247-001

APPLICATION TO: Operate a Major Home Based Business
(Counselling Services – Heart Tree
Psychology), expires May 27, 2025

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved

DECISION DATE: May 27, 2020

NOTIFICATION OF APPEAL PERIOD: June 2, 2020 to June 23, 2020

DATE OF APPEALS: June 17, 2020 and June 23, 2020

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 2, 500 Lessard Drive NW

LEGAL DESCRIPTION: Condo Common Area (Plan 0223662),
Plan 0223662 Unit 2A

ZONE: (RF5) Row Housing Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

Appellant No. 1

We strongly disagree with the granting of the above permit; we are appealing the granting of this permit. Some of the reasons for the appeal are as follows:

- 500 Lessard Drive (Lessard Village) is a private “gated” residential community, of 48 continuous bungalow and two-storey residential units.
- Approval of this development permit to add a business that will allow stranger walk-through or vehicle traffic will forever change the dynamics of the complex.
- This business opens up our private community to other people who are not friends, family or service providers to the residents, which increases the safety risk to them and their personal property.
- There is no security in place for patients entering and exiting common areas. Patients could wander freely throughout the community.
- This also increases the liability to the community by patient’s possibility of getting hurt or causing damage.
- By having uninvited people come into this residence will likely devalue the property value.

All residents within the community share the same address, 500 Lessard Drive NW, Edmonton, Alberta, what differentiates the homes are unit numbers 1 through 48. There are four residences next door or in close proximity to #2 who strongly disagree with the approval for this business to operate in our **private residential gated community**. They have all read and agree to the reasons for the above appeal. (See the file for addresses and signatures provided).

Appellant No. 2 –

As owners of Unit 12, living in a gated community of 48 residential units at 500 Lessard Drive, we are objecting to a home based business license being issued to this applicant for the following reasons;

1. Our community has many retired at risk elderly residents over 70 yrs of age, some receiving treatments for cancer which reduces their immunity to COVID while others have serious health conditions aka dementia, Heart, Diabetes & respiratory problems;
2. The Lessard Village community is a restricted access community with limited parking for visitors and restrictions on outdoor parking & use of common property. The applicant has been advised she has no on-site parking available for the practise;
3. The proposed license issued is for 5 years and allows up to 4 visits daily without restricting the number of patients coming per visit into a community with restricted access for reasons of privacy, security & health & welfare of the residents. Group therapy sessions are common in this profession;
4. The Lessard Village Board approved a 90 day trial period expiring in August/20, as COVID had caused a disruption to the applicants access to her rented office and she was treating patients via video conferencing from home. She does not require a license for home video conferencing;
5. The applicant, like most medical people these days, video conferences with patients and if necessary, meet clients at their Medical Office or send them to a hospital

where COVID protocols can more easily be done. The applicant has no control over where her patients have been or who they meet with.

6. The Village is a Condo association incorporated in Alberta with Bylaws that allow an applicant to obtain Board approval to operate a business or profession subject to a restriction by the Board to reverse approval at any time upon 30 days written notice by the Board to the applicant;
 7. The applicant has other alternatives available to her to meet patients and observe COVID cleaning protocols while Lessard Village has no on-site COVID cleaning protocols in place to support this Business;
 8. No business license has previously been issued for Lessard Village units in the 30+year history of the village;
-

<i>General Matters</i>



Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

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

- (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, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

(a.1) must comply with the land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (d), must comply with any land use bylaw in effect;

(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 160.3(5), **Major Home Based Business** is a **Discretionary Use** within the **(RF5) Row Housing Zone**.

Under section 7.3(7), **Major Home Based Business** means:

development consisting of the Use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses that may generate more than one business associated visit per day. The business Use must be secondary to the Residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use includes Bed and Breakfast Operations but does not include General Retail Sales, Cannabis Retail Sales or Cannabis Production and Distribution.

Under section 160.1, the **General Purpose** of the **(RF5) Row Housing Zone** is to provide for ground oriented housing.

<i>Major Homes Based Business</i>
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Under section 75, a **Major Home Based Business** shall comply with the following regulations:

1. there shall be no exterior display or advertisement other than an identification plaque or Sign a maximum of 20 cm x 30.5 cm in size located on the Dwelling;

2. there shall be no mechanical or electrical equipment used that creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings;
3. the Major Home Based Business shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;
4. the number of non-resident employees or business partners working on-site shall not exceed two at any one time;
5. there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings;
6. the Major Home Based Business shall not change the principal character or external appearance of the Dwelling or Accessory buildings;
7. a Bed and Breakfast Operation, operating as a Major Home Based Business shall have a maximum of two Sleeping Units. Cooking facilities shall not be located within the Sleeping Units. In addition to any other parking requirements of this Bylaw, one additional parking space shall be provided for each Sleeping Unit;
8. in addition to the information requirements of subsection 13.1 of this Bylaw, each application for a Development Permit for the Use Major Home Based Business shall include a description of the business to be undertaken at the premises, an indication of the number of business visits per week, provision for parking, and where any materials or equipment associated with the business use are to be stored; and
9. the Major Home Based Business shall not be allowed if, in the opinion of the Development Officer, such Use would be more appropriately located in a Commercial or Industrial Zone having regard for the overall compatibility of the Use with the residential character of the area.
10. a Major Home Based Business shall not be allowed within the same principal Dwelling containing a Secondary Suite or within the same Site containing a Garden Suite and an associated principal Dwelling, unless the Home Based Business is a Bed and Breakfast Operation and the Secondary Suite or the Garden Suite is an integral part of the Bed and Breakfast Operation.


Development Officer's Decision

You are receiving this notice because a Discretionary Use Development Permit has been issued, pursuant to Section 12.4 and 20.3 of the Edmonton Zoning Bylaw.

Note: The proposed development complies with the Bylaw, and there are no variances to the development regulations.

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.

	Project Number: 362504247-001 Application Date: MAY 15, 2020 Printed: June 8, 2020 at 1:10 PM Page: 1 of 3							
<h2 style="margin: 0;">Home Occupation</h2>								
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.								
Applicant	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Property Address(es) and Legal Description(s)</td> </tr> <tr> <td style="padding: 5px;">500 - LESSARD DRIVE NW Condo Common Area (Plan 0223662)</td> </tr> <tr> <td style="padding: 5px;">2, 500 - LESSARD DRIVE NW Plan 0223662 Unit 2A</td> </tr> <tr> <td style="padding: 5px;">Specific Address(es)</td> </tr> <tr> <td style="padding: 5px;">Suite: 2, 500 - LESSARD DRIVE NW</td> </tr> <tr> <td style="padding: 5px;">Entryway: 2, 500 - LESSARD DRIVE NW</td> </tr> <tr> <td style="padding: 5px;">Building: 1, 500 - LESSARD DRIVE NW</td> </tr> </table>	Property Address(es) and Legal Description(s)	500 - LESSARD DRIVE NW Condo Common Area (Plan 0223662)	2, 500 - LESSARD DRIVE NW Plan 0223662 Unit 2A	Specific Address(es)	Suite: 2, 500 - LESSARD DRIVE NW	Entryway: 2, 500 - LESSARD DRIVE NW	Building: 1, 500 - LESSARD DRIVE NW
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Project Number: **362504247-001**
Application Date: MAY 15, 2020
Printed: June 8, 2020 at 1:10 PM
Page: 3 of 3

Home Occupation

Rights of Appeal

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

Notice Period Begins: Jun 02, 2020

Ends: Jun 23, 2020

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$327.00	\$327.00	95777000248S001	May 21, 2020
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$327.00</u>	<u>\$327.00</u>		

ITEM II: 9:00 A.M.

FILE: SDAB-D-20-089

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 360966503-002

APPLICATION TO: Construct an Amenity Building, accessory to a Multi-unit Housing development (Chappelle Boulevard Townhouses)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 9, 2020

DATE OF APPEAL: June 17, 2020

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1234 Chappelle Boulevard SW

LEGAL DESCRIPTION: Plan 1821525 Blk 13 Lot 49

ZONE: (DC1) Direct Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Chappelle Neighbourhood Area Structure Plan

General Matters

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

The maximum site coverage for this project is 40%. The town houses we've provided on the site comply with this. After we started construction it was apparent that the marketplace strongly recommended this amenity space was needed. People moving into developments like this, they expect these extra types of extra services. The developer is prepared to add this amenity building so that the people living there can have an additional outlet to meet, play and do additional indoor amenity activities. This amenity building is critically needed. We are not adding any additional density. We hope that you will approve this marginal extra site coverage. We bring to your

attention the two percent rule that is used by many City departments. This project is just barely over 2% for the agreed lot coverage. It is only 2.55 over.

This type of facility is sorely needed. It will improve the quality of life in this housing development.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
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the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

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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, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section

684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

685(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

- a. ...
- b. is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

General Provisions from the (DC1) Site Specific Control Provision Chappelle (Bylaw 17835):

Under section 1 the **General Purpose** of this **DC1 Site Specific Control Provision** is to provide for medium density housing in the form of Row Housing and Stacked Row Housing, allowing for the efficient use of land, where some units may not be at Grade.

Under Section 3 USES:

- g. Row Housing
- i. Stacked Row Housing

Under Section 3.2(1)(n), Stacked Row Housing is deemed to be Multi-unit Housing.

Under Section 3.2(1)(o), Apartment Housing is deemed to be Multi-unit Housing.

General Provisions from the Edmonton Zoning Bylaw:

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.

<i>Site Coverage</i>

Under section 4(c) of the **DC1 Site Specific Control Provision (Bylaw 17835)** the maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided as an enclosed integral part of the development, the maximum for principal buildings shall be 40%.

Under section 50.3(4) the Site Coverage of Accessory buildings or structures shall not exceed 12%, unless a different standard is prescribed within the regulations contained within the relevant Zone.

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 Officers Determination

1. The maximum total Site Coverage shall be 40%. The proposed Site Coverage is 41.05%. (Reference Section DC1 (17836) 4(c)). <unedited>

Notice to Applicant/Appellant

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



Application for Major Development Permit

Project Number: **360966503-002**
Application Date: APR 28, 2020
Printed: June 16, 2020 at 4:59 PM
Page: 1 of 4

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

Applicant

Property Address(es) and Legal Description(s)

1234 - CHAPPELLE BOULEVARD SW
Plan 1821525 Blk 13 Lot 49

Specific Address(es)

- Entryway: 1, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 10, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 11, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 12, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 1210 - CHAPPELLE BOULEVARD SW
- Entryway: 1212 - CHAPPELLE BOULEVARD SW
- Entryway: 1214 - CHAPPELLE BOULEVARD SW
- Entryway: 1216 - CHAPPELLE BOULEVARD SW
- Entryway: 1218 - CHAPPELLE BOULEVARD SW
- Entryway: 1220 - CHAPPELLE BOULEVARD SW
- Entryway: 1222 - CHAPPELLE BOULEVARD SW
- Entryway: 1224 - CHAPPELLE BOULEVARD SW
- Entryway: 1226 - CHAPPELLE BOULEVARD SW
- Entryway: 1228 - CHAPPELLE BOULEVARD SW
- Entryway: 1230 - CHAPPELLE BOULEVARD SW
- Entryway: 1232 - CHAPPELLE BOULEVARD SW
- Entryway: 1236 - CHAPPELLE BOULEVARD SW
- Entryway: 1238 - CHAPPELLE BOULEVARD SW
- Entryway: 1240 - CHAPPELLE BOULEVARD SW
- Entryway: 1242 - CHAPPELLE BOULEVARD SW
- Entryway: 1244 - CHAPPELLE BOULEVARD SW
- Entryway: 1246 - CHAPPELLE BOULEVARD SW
- Entryway: 1248 - CHAPPELLE BOULEVARD SW
- Entryway: 1250 - CHAPPELLE BOULEVARD SW
- Entryway: 1252 - CHAPPELLE BOULEVARD SW
- Entryway: 1254 - CHAPPELLE BOULEVARD SW
- Entryway: 1256 - CHAPPELLE BOULEVARD SW
- Entryway: 1258 - CHAPPELLE BOULEVARD SW
- Entryway: 1260 - CHAPPELLE BOULEVARD SW
- Entryway: 1262 - CHAPPELLE BOULEVARD SW
- Entryway: 1264 - CHAPPELLE BOULEVARD SW
- Entryway: 13, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 14, 1234 - CHAPPELLE BOULEVARD SW
- Entryway: 15, 1234 - CHAPPELLE BOULEVARD SW

THIS IS NOT A PERMIT




Project Number: **360966503-002**
Application Date: **APR 28, 2020**
Printed: **June 16, 2020 at 4:59 PM**
Page: **2 of 4**


Application for Major Development Permit

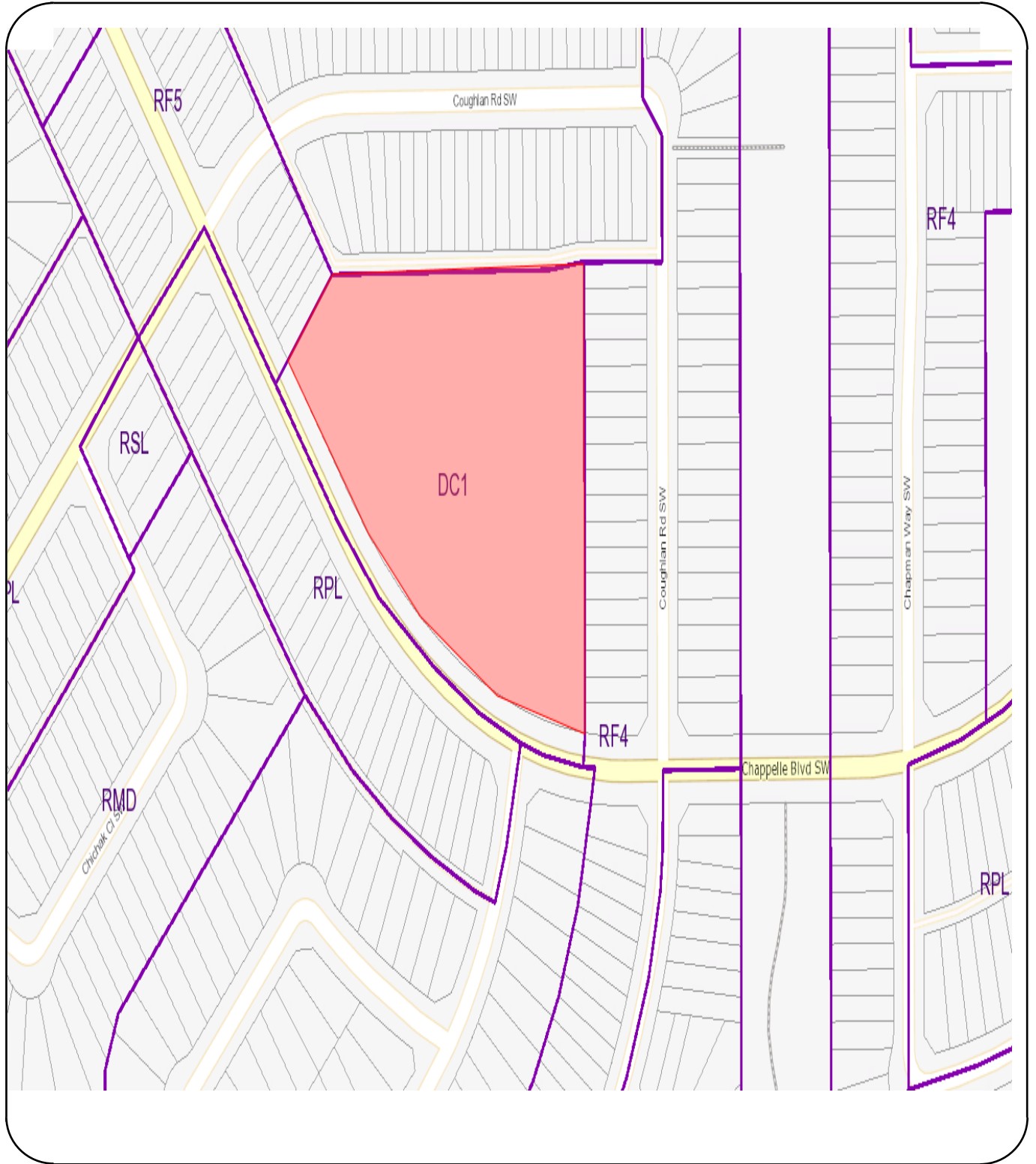
Specific Address(es)

Entryway: 16, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 17, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 18, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 19, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 2, 1234 - CHAPPELLE BOULEVARD SW
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Entryway: 42, 1234 - CHAPPELLE BOULEVARD SW
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Entryway: 45, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 46, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 47, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 48, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 49, 1234 - CHAPPELLE BOULEVARD SW
Entryway: 5, 1234 - CHAPPELLE BOULEVARD SW

THIS IS NOT A PERMIT

	<p style="text-align: right;">Project Number: 360966503-002 Application Date: APR 28, 2020 Printed: June 16, 2020 at 4:59 PM Page: 3 of 4</p> <p style="text-align: center;">Application for Major Development Permit</p>
<p style="text-align: center;">Specific Address(es)</p> <p>Entryway: 50, 1234 - CHAPPELLE BOULEVARD SW Entryway: 51, 1234 - CHAPPELLE BOULEVARD SW Entryway: 52, 1234 - CHAPPELLE BOULEVARD SW Entryway: 53, 1234 - CHAPPELLE BOULEVARD SW Entryway: 54, 1234 - CHAPPELLE BOULEVARD SW Entryway: 55, 1234 - CHAPPELLE BOULEVARD SW Entryway: 56, 1234 - CHAPPELLE BOULEVARD SW Entryway: 57, 1234 - CHAPPELLE BOULEVARD SW Entryway: 58, 1234 - CHAPPELLE BOULEVARD SW Entryway: 59, 1234 - CHAPPELLE BOULEVARD SW Entryway: 6, 1234 - CHAPPELLE BOULEVARD SW Entryway: 60, 1234 - CHAPPELLE BOULEVARD SW Entryway: 61, 1234 - CHAPPELLE BOULEVARD SW Entryway: 62, 1234 - CHAPPELLE BOULEVARD SW Entryway: 63, 1234 - CHAPPELLE BOULEVARD SW Entryway: 64, 1234 - CHAPPELLE BOULEVARD SW Entryway: 65, 1234 - CHAPPELLE BOULEVARD SW Entryway: 66, 1234 - CHAPPELLE BOULEVARD SW Entryway: 67, 1234 - CHAPPELLE BOULEVARD SW Entryway: 68, 1234 - CHAPPELLE BOULEVARD SW Entryway: 69, 1234 - CHAPPELLE BOULEVARD SW Entryway: 7, 1234 - CHAPPELLE BOULEVARD SW Entryway: 70, 1234 - CHAPPELLE BOULEVARD SW Entryway: 8, 1234 - CHAPPELLE BOULEVARD SW Entryway: 9, 1234 - CHAPPELLE BOULEVARD SW Building: 1, 1234 - CHAPPELLE BOULEVARD SW Building: 1210 - CHAPPELLE BOULEVARD SW Building: 1222 - CHAPPELLE BOULEVARD SW Building: 1236 - CHAPPELLE BOULEVARD SW Building: 1250 - CHAPPELLE BOULEVARD SW Building: 16, 1234 - CHAPPELLE BOULEVARD SW Building: 24, 1234 - CHAPPELLE BOULEVARD SW Building: 32, 1234 - CHAPPELLE BOULEVARD SW Building: 38, 1234 - CHAPPELLE BOULEVARD SW Building: 50, 1234 - CHAPPELLE BOULEVARD SW Building: 56, 1234 - CHAPPELLE BOULEVARD SW Building: 62, 1234 - CHAPPELLE BOULEVARD SW Building: 70, 1234 - CHAPPELLE BOULEVARD SW</p> <p style="text-align: center;">THIS IS NOT A PERMIT</p>	

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		Specific Address(es) Building: 8, 1234 - CHAPPELLE BOULEVARD SW																				
Scope of Application To construct an Amenity building, accessory to a Multi-unit Housing development (Chappelle Blvd Townhouses).																						
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Class of Permit: Class B Gross Floor Area (sq.m.): 164.44 New Sewer Service Required: N Site Area (sq. m.): 15654.92 </td> <td style="width: 50%; border: none; vertical-align: top;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>			Class of Permit: Class B Gross Floor Area (sq.m.): 164.44 New Sewer Service Required: N Site Area (sq. m.): 15654.92	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 0 Stat. Plan Overlay/Annex Area: (none)																		
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Development Application Decision Refused Issue Date: Jun 09, 2020 Development Authority: LANGILLE, BRANDON Reason for Refusal 1. The maximum total Site Coverage shall be 40%. The proposed Site Coverage is 41.05%. (Reference Section DC1 (17836) 4(c)). 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.																						
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right; font-size: small;">Fee Amount</th> <th style="text-align: right; font-size: small;">Amount Paid</th> <th style="text-align: right; font-size: small;">Receipt #</th> <th style="text-align: right; font-size: small;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$864.00</td> <td style="text-align: right;">\$864.00</td> <td style="text-align: right;">06514787</td> <td style="text-align: right;">May 05, 2020</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$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;">\$864.00</td> <td style="text-align: right; border-top: 1px solid black;">\$864.00</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$864.00	\$864.00	06514787	May 05, 2020	Total GST Amount:	\$0.00				Totals for Permit:	\$864.00	\$864.00		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-20-089



