

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
July 24, 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-19-111

To construct exterior alterations to an existing Religious Assembly building (57.96 square metres front deck).

9425 - 76 Avenue NW
Project No.: 315357832-001

II 10:30 A.M. SDAB-D-19-112

To operate a Major Home Based Business (HYDRO-VACS UNLIMITED SALES LTD - storage and sales of trucks with demonstrations inside a closed shop).

2340 - 28 Avenue SW
Project No.: 312757486-001

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-19-111

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 315357832-001

APPLICATION TO: Construct exterior alterations to an existing Religious Assembly building (57.96 square metres front deck).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 27, 2019

DATE OF APPEAL: July 29, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9425 - 76 Avenue NW

LEGAL DESCRIPTION: Plan 2262S Blk 16 Lots 1-4

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Ritchie Neighbourhood Improvement Plan / Area Redevelopment Plan

Grounds for Appeal

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

Our church is located in Ritchie community at 9425 - 76nd Ave. NW. There is a natural berm of grass adjacent to the front door running parallel to the 95 street sidewalk. Our property line runs out from the property 4.14m. The entire depth of the grassy area from the front of the building to the sidewalk is 5.48m. The setback requirement is 3m from the edge of our property which would leave deck development of approximately 1m from the front of our property out toward the sidewalk. We are asking to build a deck 4.14m out from our building which would bring the front of the deck to the edge of our property line.

The deck would enhance the frontage of our property yet would not be disruptive to the streetscape. The sidewalk in front of our property is quite well travelled by members of the community both on their way to the new Ritchie Market area as well as Mill Creek Ravine. So as a rest stop it could be enjoyed by members of the community as well as members of our church. It also would be a beautiful space to be used for outdoor functions in the spring and summer.

Thank you for your consideration in giving us a building permit to build this deck.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

Appeals

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

- (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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) **to make it a conforming building,**
- (b) **for routine maintenance of the building, if the development authority considers it necessary, or**
- (c) **in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.**

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the *Edmonton Zoning Bylaw*:

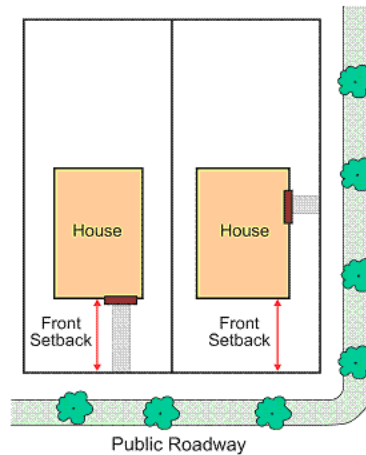
Under section 140.3(6), a **Religious Assembly** is a **Discretionary Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.8(14), **Religious Assembly** means:

development used for worship and related religious, philanthropic or social activities and includes Accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries. This Use does not include Private Education Services, Public Education Services, and Commercial Schools, even as Accessory Uses.

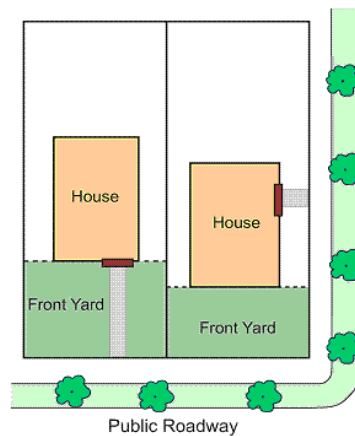
Under section 6.1, **Front Setback** means:

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.



Under section 6.1, **Front Yard** means:

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.



Under section 6.1, **Platform Structure** 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.

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.

Non-conforming buildings

Development Officer's Determination

Preamble:

The subject site is zoned RF3 (Small Scale Infill Development) Zone and the existing Religious Assembly building is a Non-conforming building pursuant to the Municipal Government Act's Section 643(5). The building is Non-conforming for the following reason:

- a) existing Front Set back is 1.79 m, instead of required 4.5 m. (Section 140.4(12))**
- b) existing Rear Setback is 33% of Site Depth, instead of required 40%. (Section 814.3(4)) [unedited]**

Projection into Setbacks

Section 814.3(1) states:

The Front Setback shall be in accordance with the following:

- a. the minimum Front Setback shall be 20% of site depth or 1.5 m less than the average Front Setback on Abutting Lots, whichever is less. In no case shall the Front Setback be less than 3.0 m;
- b. the maximum Front Setback shall be 1.5 m greater than the average Front Setback on Abutting Lots; and
- c. where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot.

Section 44.3(a) states:

The following features may project into a required Setback or Separation Space as provided for below:

- a) Platform Structures provided such projections do not exceed 2.5 m into a Front Setback;

...

Development Officer’s Determination

1. Platform structures shall comply with the following regulations:
Section 44.3(a) - Platform Structures provided such projections do not exceed 2.5 m into a Front Setback.
Required Front Setback: 4.5 m
Allowed projection for Platform Structures into the required Front Setback: 2.5 m
Proposed projection into the required Front Setback: 4.5 m
Exceeds by: 2.0 m [unedited]

<i>Landscaping</i>

Section 55.2(1) states the following with respect to **Landscaping Requirements for Low Density Residential Developments**:

- 1. Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing and Stacked Row Housing, shall be Landscaped in accordance with the following:

...

- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded;

...

Development Officer’s Determination


2. Section 55.2.1(g) - all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded.
The proposed platform structure covers all of the existing sodded Front Yard along the building, contrary to Section 55.2(1(g)).
[unedited]

Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-02-090	Continue the use of a Private Education Service for an additional two years (to June 30, 2004), and to increase the number of students from 15 to 30 (Harvest Baptist Academy)	May 17, 2002; the appeal be DENIED and the development REFUSED.
SDAB-D-00-186	Add the use of a Private Education Service (15 students, Harvest Baptist Academy) to an existing Religious Assembly (Bible Baptist Church)	June 8, 2000; the appeal be ALLOWED IN PART and the DEVELOPMENT GRANTED subject to conditions.

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: 315357832-001 Application Date: MAY 31, 2019 Printed: July 2, 2019 at 9:35 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for Major Development Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant	Property Address(es) and Legal Description(s) 9425 - 76 AVENUE NW Plan 2262S Blk 16 Lots 1-4 Specific Address(es) Suite: 9425 - 76 AVENUE NW Entryway: 9425 - 76 AVENUE NW Building: 9425 - 76 AVENUE NW		
Scope of Application To construct exterior alterations to an existing Religious Assembly building (57.96 sq.m. front deck).			
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): </td> <td style="width: 50%; border: none; vertical-align: top;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Class of Permit: Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct. Applicant signature: _____			
Development Application Decision Refused Issue Date: Jun 27, 2019 Development Authority: XU, HAILEE Reason for Refusal Preamble: The subject site is zoned RF3 (Small Scale Infill Development) Zone and the existing Religious Assembly building is a Non-conforming building pursuant to the Municipal Government Act's Section 643(5). The building is Non-conforming for the following reason: a) existing Front Set back is 1.79 m, instead of required 4.5 m. (Section 140.4(12)) b) existing Rear Setback is 33% of Site Depth, instead of required 40%. (Section 814.3(4)) 1. Platform structures shall comply with the following regulations: Section 44.3(a) - Platform Structures provided such projections do not exceed 2.5 m into a Front Setback. Required Front Setback: 4.5 m Allowed projection for Platform Structures into the required Front Setback: 2.5 m Proposed projection into the required Front Setback: 4.5 m Exceeds by: 2.0 m 2. Section 55.2.1(g) - all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. The proposed platform structure covers all of the existing sodded Front Yard along the building, contrary to Section 55.2(1(g)). 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.			
THIS IS NOT A PERMIT			



Application for Major Development Permit

Project Number: **315357832-001**
Application Date: MAY 31, 2019
Printed: July 2, 2019 at 9:35 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$368.00	\$368.00	05888039	May 31, 2019
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$368.00</u>	<u>\$368.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-111



ITEM II: 10:30 A.M.

FILE: SDAB-D-19-112

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 312757486-001

APPLICATION TO: Operate a Major Home Based Business (HYDRO-VACS UNLIMITED SALES LTD - storage and sales of trucks with demonstrations inside a closed shop).

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 11, 2019

DATE OF APPEAL: June 27, 2019

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2340 - 28 Avenue SW

LEGAL DESCRIPTION: Plan 7521733 Blk 2 Lot 3

ZONE: (RR) Rural Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Decoteau Area Structure Plan

Grounds for Appeal

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

Have to work at home because of wife's health and only want to work two more years so requesting a permit with the same conditions as previous and then I'm retiring.

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 240.3(4), a **Major Home Based Business** is a **Discretionary Use** in the **(RR) Rural Residential Zone**.

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

a 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.

Section 240.1 states that the **General Purpose** of **(RR) Rural Residential Zone** is:

to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan.

General Purpose of the (RR) Rural Residential Zone

Development Officer's Determination

1. The purpose of the Rural Residential Zone is to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. (Section 240.1)

Proposed: In the opinion of the Development Officer, the proposed Major Home Based Business does not meet the general purpose of the Rural Residential Zone. [unedited]

Objects Prohibited or Restricted in Residential Zones

Section 45 states:

1. No person shall keep in any part of a Site in any Residential Zone:
 - a. any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.R.) exceeding 4 600 kg;
 - b. more than one commercial vehicle having a maximum gross vehicle weight (G.V.W.R.) of 4 600 kg or less, for longer than reasonably necessary while loading or unloading such vehicle.
 2. For the purpose of subsection 45(1) a commercial vehicle means a vehicle that:
 - a. is intended or designed for commercial purposes; or
 - b. is used for commercial purposes.
- ...

Development Officer's Determination

2. No person shall keep in any part of a Site in any Residential Zone any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.R.) exceeding 4 600 kg (Section 45.1.a)
Proposed: Outdoor storage of 3 commercial vehicles over 4600kg. [unedited]

Section 75 – Major Home Based Business Regulations

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 Determination

3. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. (Section 75.5)

Proposed: Outdoor storage of 3 commercial vehicles. [unedited]

4. 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. (Section 75.9)


Proposed: In the opinion of the Development Officer, the use would more appropriately be located in a Commercial or Industrial Zone. [unedited]


Previous Subdivision and Development Appeal Board Decisions

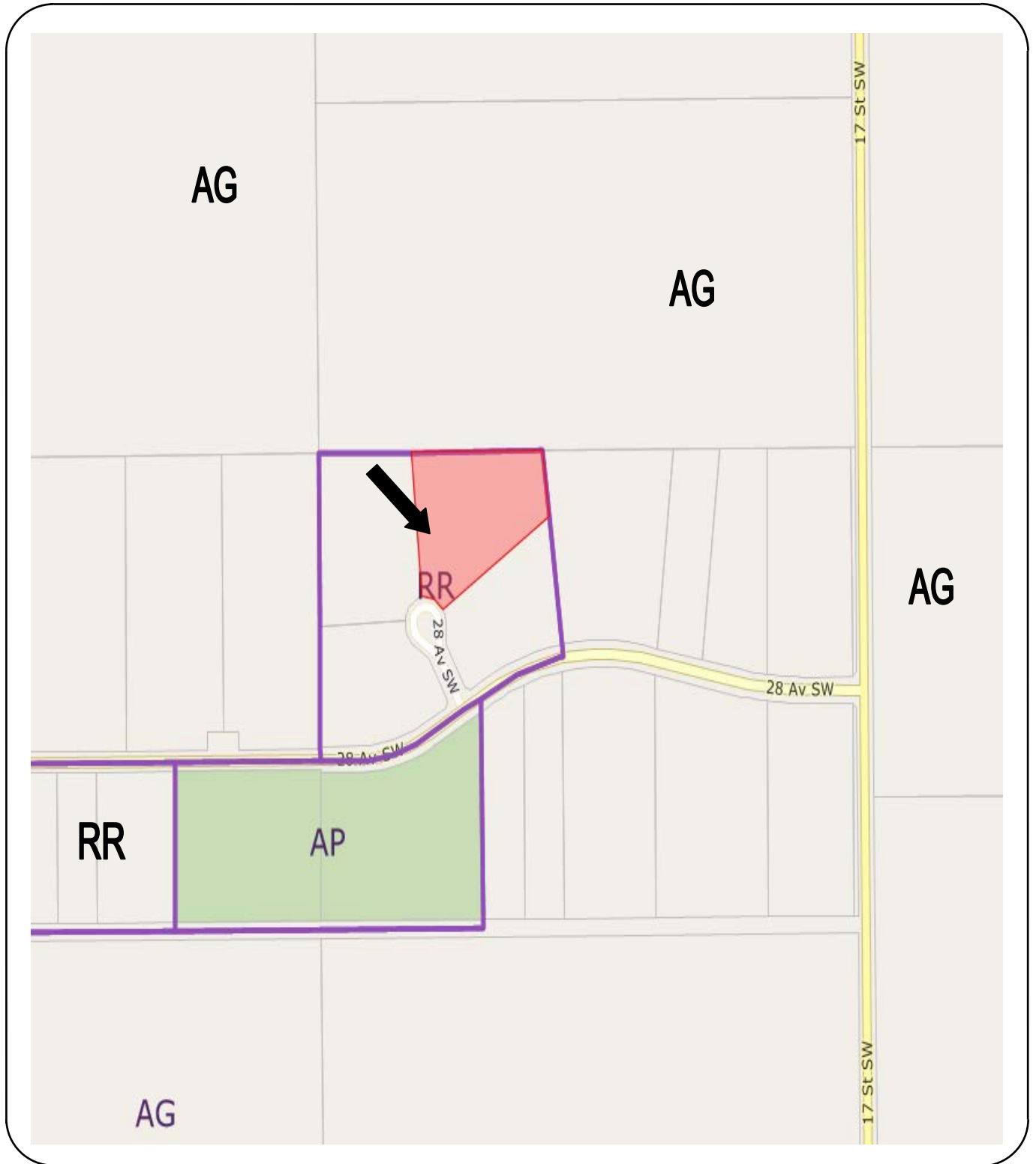
Application Number	Description	Decision
SDAB-D-16-140	to operate a Major Home Based Business (Storage and sales of trucks with demos inside closed shop-Hydro-Vac Unlimited Sales Ltd).	June 24, 2016; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED, subject to CONDITIONS.
SDAB-D-99-043	Construct an accessory building - 20.7m by 12.2m storage building	February 25, 1999; "that the appeal be ALLOWED and the DEVELOPMENT GRANTED, and the excess in height in be waived, subject to conditions.

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: 312757486-001 Application Date: MAY 03, 2019 Printed: June 27, 2019 at 2:47 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Home Occupation</h2>	
This document is a Development Permit Decision for the development application described below.	
Applicant	Property Address(es) and Legal Description(s) 2340 - 28 AVENUE SW Plan 7521733 Blk 2 Lot 3 Specific Address(es) Suite: 2340 - 28 AVENUE SW Entryway: 2340 - 28 AVENUE SW Building: 2340 - 28 AVENUE SW
Scope of Application To operate a Major Home Based Business (HYDRO-VACS UNLIMITED SALES LTD - storage and sales of trucks with demonstrations inside a closed shop). Outdoor storage of 3 commercial vehicles over 4600kg. Hours of operation are 8:30AM to 5:00PM from Monday to Friday.	
Permit Details	
# of business related visits/day: 1 Administration Office Only?: N Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: Y	# of vehicles at one time: 1 Business has Trailers or Equipment?: N Description of Business: Storage of 3 commercial vehicles over 4600kg, with demonstration inside a closed shop. 1 non-resident employee. Hours of operation are 8:30AM to 5:00PM from Monday to Friday. Expiry Date:
I/We certify that the above noted details are correct. Applicant signature: _____	
Development Application Decision Refused Issue Date: Jun 11, 2019 Development Authority: ZHOU, ROWLEY Reason for Refusal <ol style="list-style-type: none"> 1. The purpose of the Rural Residential Zone is to provide for Single Detached Residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services. (Section 240.1) Proposed: In the opinion of the Development Officer, the proposed Major Home Based Business does not meet the general purpose of the Rural Residential Zone. 2. No person shall keep in any part of a Site in any Residential Zone any commercial vehicle, loaded or unloaded, having a maximum gross vehicle weight (G.V.W.R.) exceeding 4 600 kg (Section 45.1.a) Proposed: Outdoor storage of 3 commercial vehicles over 4600kg. 3. There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the business. (Section 75.5) Proposed: Outdoor storage of 3 commercial vehicles. 4. 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. (Section 75.9) Proposed: In the opinion of the Development Officer, the use would more appropriately be located in a Commercial or Industrial Zone. 	
THIS IS NOT A PERMIT	

	<h2>Application for Home Occupation</h2>	<p>Project Number: 312757486-001 Application Date: MAY 03, 2019 Printed: June 27, 2019 at 2:47 PM Page: 2 of 2</p>																				
<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 style="width: 100%; border-collapse: collapse;"><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>Dev. Application Fee</td><td style="text-align: right;">\$321.00</td><td style="text-align: right;">\$321.00</td><td>05823287</td><td>May 03, 2019</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;">\$321.00</td><td style="text-align: right; border-top: 1px solid black;">\$321.00</td><td></td><td></td></tr></tbody></table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$321.00	\$321.00	05823287	May 03, 2019	Total GST Amount:	\$0.00				Totals for Permit:	\$321.00	\$321.00		
	Fee Amount	Amount Paid	Receipt #	Date Paid																		
Dev. Application Fee	\$321.00	\$321.00	05823287	May 03, 2019																		
Total GST Amount:	\$0.00																					
Totals for Permit:	\$321.00	\$321.00																				
THIS IS NOT A PERMIT																						



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-112

