

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
July 28, 2016**

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

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

I 9:00 A.M. SDAB-D-16-180

To construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

128A - Fairway Drive NW
Project No.: 188021214-001

II 9:00 A.M. SDAB-D-16-181

To construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

128B - Fairway Drive NW
Project No.: 188024525-001

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-16-180

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

APPELLANT:

APPLICATION NO.: 188021214-001

APPLICATION TO: Construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: June 1, 2016

DATE OF APPEAL: June 30, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 128A - Fairway Drive NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 128A - Fairway Drive NW

LEGAL DESCRIPTION: Plan 1620577 Blk 5 Lot 51A

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

I act on behalf of Justin Balko who owns and resides on property adjacent to this site. He wishes to appeal the development permit on the following grounds for appeal:

- 1. There is an outstanding application to Court of Queen's Bench of Alberta to set aside the subdivision approval that created the lots with the municipal addresses of 128A and 128B Fairway Drive.

Development permits have been issued for single-family dwellings on both of 128A and 128B Fairway Drive. If the Court application is successful, then there will be development permits for two single-family dwellings on one lot, which is not a permitted or discretionary use in the RF1 Zone. Therefore, depending on the outcome of the Court application, the Development Authority may not have jurisdiction to approve the development permits. Accordingly, the development permits should not be approved until the Court application has been heard.

2. The proposed development is not sensitive in scale to existing development in the neighbourhood and does not maintain the traditional character and pedestrian friendly design of the street scape contrary to Section 814.1 of the Mature Neighbourhood Overlay.

3. The proposed development does not comply with other provisions of the Mature Neighbourhood Overlay, including provisions that require setbacks and garages to be consistent with the block face.

4. The Applicant has not carried out consultation required under Section 814.3(24) of the Mature Neighbourhood Overlay.

5. Such further and other grounds as may be raised at the hearing of the appeal.

I understand that the development permit was issued on June 1, 2016 as a Class A Permit so no notification was provided. In particular, Dr. Balko was not provided with notice of issuance of the development permit. He first learned that the development permit had been issued on June 28, 2016.

[unedited]

<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.

685(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 within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after
 - (i) the date on which the person is notified of the order or decision or the issuance of the development permit,

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

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

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (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.

The Board is advised that the decision of approval by the Development Officer is dated June 1, 2016. The Notice of Appeal was filed on June 30, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

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, Semi-detached Housing and Duplex Housing under certain conditions.

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

Section 7.2(9) states:

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

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

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

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.



Project Number: 188021214-001
Application Date: MAR 02, 2016
Printed: July 4, 2016 at 10:13 AM
Page: 1 of 3

Application for House Development and Building Permit

This document is a record of a Development Permit and/or Building 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, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

Applicant

Property Address(es) and Legal Description(s)

128A - FAIRWAY DRIVE NW
Plan 1620577 Blk 5 Lot 51A

Scope of Application

To construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

Permit Details

Affected Floor Area (sq. ft.): 2436.5
Class of Permit: Class A
Front Yard (m): 7.73
Rear Yard (m): 15.51
Side Yard, left (m): 1.39
Site Area (sq. m.): 518.94
Site Width (m): 13.6

Building Height to Midpoint (m): 7.85
Dwelling Type: Single Detached House
Home Design Type:
Secondary Suite Included?: N
Side Yard, right (m): 1.39
Site Depth (m): 38.16
Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision

Approved With Conditions

THIS IS NOT A PERMIT



Project Number: 188021214-001
Application Date: MAR 02, 2016
Printed: July 4, 2016 at 10:13 AM
Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

The Height of the principal building shall not exceed 8.6 m (Reference Sections 6.1(49) and 52).

The proposed Basement development(s) shall NOT be used as an additional Dwelling. Proposed wet bar shall only be used by the household which uses the principal kitchen on the main floor. A Secondary Suite shall require a new development permit application.

All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).

The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.

Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.

For Single-detached Housing, Semi-detached Housing and Duplex Housing, a minimum Private Outdoor Amenity Area shall be designated on the Site plan. Neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within any Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions. (Reference Section 47)

The Single Detached dwelling including driveway shall be located in accordance with the stamp approved site plan.

WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Section 20.2)

ADVISEMENTS:

- i.) Please note that the subdivision approval creating Lots 51A/B, Block 5, Plan 1620577 is being challenged in the Court of Queen's Bench. The outcome of this decision could impact your development rights on this parcel, and if you choose to proceed with this development during the legal challenge you do so at your own risk. For more information, contact George Robinson in Sustainable Development.
- ii.) Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Planning and Engineering at 780-496-5576 or lot.grading@edmonton.ca for lot grading inspection inquiries.
- iii.) Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals
- iv.) Any future deck enclosure or cover requires a separate development and building permit approval.
- v.) The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.
- vi.) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/bylaws/licences/licences_permits/oscam-permit-request.aspx
- vii.) Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

... An approved Development Permit means that the proposed development has been approved subject to the conditions of the...

THIS IS NOT A PERMIT



Project Number: **188021214-001**
 Application Date: MAR 02, 2016
 Printed: July 4, 2016 at 10:13 AM
 Page: 3 of 3

Application for House Development and Building Permit

viii.) An approved Development permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.

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.

Issue Date: Jun 01, 2016 **Development Authority:** ROBINSON, GEORGE **Signature:** _____

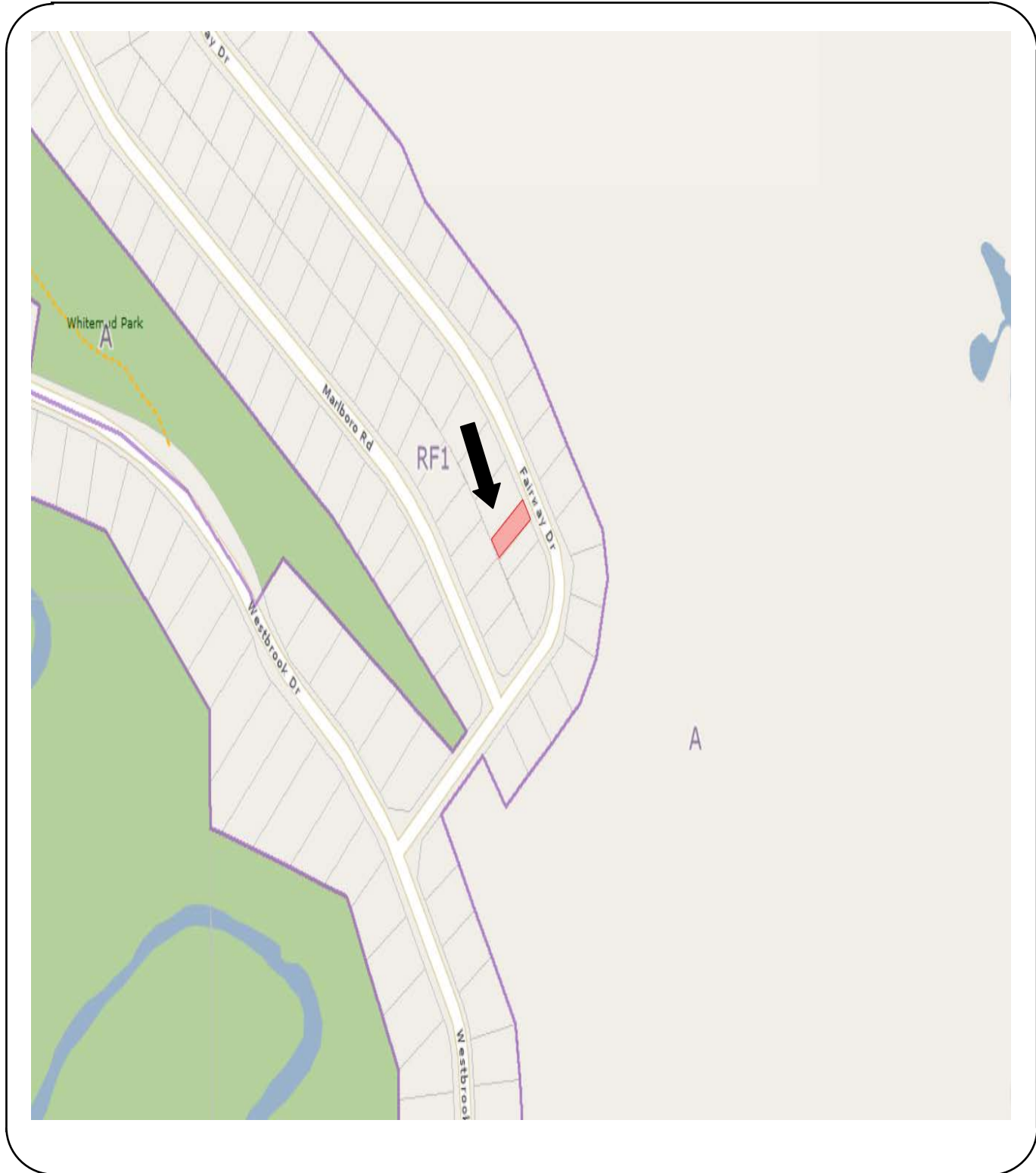
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03107355	Mar 04, 2016
Lot Grading Fee	\$135.00	\$135.00	03107355	Mar 04, 2016
Safety Codes Fee	\$80.72	\$80.72	03107355	Mar 04, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03107355	Mar 04, 2016
Electrical Safety Codes Fee	\$16.42	\$16.42	03107355	Mar 04, 2016
Water Usage Fee	\$60.50	\$60.50	03107355	Mar 04, 2016
Building Permit Fee	\$2,018.00	\$2,018.00	03107355	Mar 04, 2016
Electrical Fees (House)	\$298.00	\$298.00	03107355	Mar 04, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$4,251.64	\$4,251.64		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-180



ITEM II: 9:00 A.M.

FILE: SDAB-D-16-181

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

APPELLANT:

APPLICATION NO.: 188024525-001

APPLICATION TO: Construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: June 1, 2016

DATE OF APPEAL: June 30, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 128B - Fairway Drive NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 128B - Fairway Drive NW

LEGAL DESCRIPTION: Plan 1620577 Blk 5 Lot 51B

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

I act on behalf of Justin Balko who owns and resides on property adjacent to this site. He wishes to appeal the development permit on the following grounds for appeal:

1. There is an outstanding application to Court of Queen's Bench of Alberta to set aside the subdivision approval that created the lots with the municipal addresses of 128A and 128B Fairway Drive. Development permits have been issued for single-family dwellings on both of 128A and 128B Fairway Drive. If the Court application is successful, then there will be development permits for two single-family dwellings on one lot, which is not a permitted or discretionary use in the RF1 Zone. Therefore, depending on the outcome of the Court application, the Development Authority may not have jurisdiction to approve the development permits. Accordingly, the development permits should not be approved until the Court application has been heard.
2. The proposed development is not sensitive in scale to existing development in the neighbourhood and does not maintain the traditional character and pedestrian friendly design of the street scape contrary to Section 814.1 of the Mature Neighbourhood Overlay.
3. The proposed development does not comply with other provisions of the Mature Neighbourhood Overlay, including provisions that require setbacks and garages to be consistent with the block face.
4. The Applicant has not carried out consultation required under Section 814.3(24) of the Mature Neighbourhood Overlay.
5. Such further and other grounds as may be raised at the hearing of the appeal.

I understand that the development permit was issued on June 1, 2016 as a Class A Permit so no notification was provided. In particular, Dr. Balko was not provided with notice of issuance of the development permit. He first learned that the development permit had been issued on June 28, 2016.

[unedited]

<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.

685(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 within 14 days,

(a) in the case of an appeal made by a person referred to in section 685(1), after

(i) the date on which the person is notified of the order or decision or the issuance of the development permit,

The Board is advised that the decision of approval by the Development Officer is dated June 1, 2016. The Notice of Appeal was filed on June 30, 2016.

General Provisions from the *Edmonton Zoning Bylaw*:

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, Semi-detached Housing and Duplex Housing under certain conditions.

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

Section 7.2(9) states:

Single Detached Housing means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to [Section 78](#) of this Bylaw.

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

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



Project Number: 188024525-001
Application Date: MAR 02, 2016
Printed: June 30, 2016 at 4:04 PM
Page: 1 of 3

Application for House Development and Building Permit

This document is a record of a Development Permit and/or Building 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, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit

Applicant

Property Address(es) and Legal Description(s)

128B - FAIRWAY DRIVE NW
Plan 1620577 Blk 5 Lot 51B

Scope of Application

To construct a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling).

Permit Details

Affected Floor Area (sq. ft.): 2308.75
Class of Permit: Class A
Front Yard (m): 7.36
Rear Yard (m): 15.39
Side Yard, left (m): 1.44
Site Area (sq. m.): 528.64
Site Width (m): 13.86

Building Height to Midpoint (m): 7.58
Dwelling Type: Single Detached House
Home Design Type:
Secondary Suite Included?: N
Side Yard, right (m): 1.44
Site Depth (m): 38.16
Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision

Approved With Conditions

THIS IS NOT A PERMIT



Project Number: **188024525-001**
 Application Date: MAR 02, 2016
 Printed: June 30, 2016 at 4:04 PM
 Page: 2 of 3

Application for House Development and Building Permit

Subject to the Following Conditions

This Development Permit authorizes the development of a Single Detached House with a front attached Garage, a veranda, a fireplace, a rear covered patio and Basement development (NOT to be used as an additional Dwelling). The development shall be constructed in accordance with the stamped and approved drawings.

The Height of the principal building shall not exceed 8.6 m (Reference Sections 6.1(49) and 52).

The proposed Basement development(s) shall NOT be used as an additional Dwelling. Proposed wet bar shall only be used by the household which uses the principal kitchen on the main floor. A Secondary Suite shall require a new development permit application.

All yards, visible from a public roadway other than a lane, shall be seeded or sodded within eighteen (18) consecutive months of the issuance of an Occupancy Certificate for the development. Alternative forms of landscaping may be substituted for seeding or sodding as specified in Section 55.2(4)(b).

The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 of the Zoning Bylaw 12800.

Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.

For Single-detached Housing, Semi-detached Housing and Duplex Housing, a minimum Private Outdoor Amenity Area shall be designated on the Site plan. Neither the width nor length of the Private Outdoor Amenity Area shall be less than 4.0 m. The Private Outdoor Amenity Area may be located within any Yard, other than a Front Yard, and shall be permanently retained as open space, unencumbered by an Accessory Building or future additions. (Reference Section 47)

The Single Detached dwelling including driveway shall be located in accordance with the stamp approved site plan.

WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign. (Reference Section 20.2)

ADVISEMENTS:

i.) Please note that the subdivision approval creating Lots 51A/B, Block 5, Plan 1620577 is being challenged in the Court of Queen's Bench. The outcome of this decision could impact your development rights on this parcel, and if you choose to proceed with this development during the legal challenge you do so at your own risk. For more information, contact George Robinson in Sustainable Development.

ii.) Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Planning and Engineering at 780-496-5576 or lot.grading@edmonton.ca for lot grading inspection inquiries.

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

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

v.) The driveway access must maintain a minimum clearance of 1.5m from the service pedestal and all other surface utilities.

vi.) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/bylaws/licences/licences_permits/oscam-permit-request.aspx

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

THIS IS NOT A PERMIT



Project Number: **188024525-001**
 Application Date: MAR 02, 2016
 Printed: June 30, 2016 at 4:04 PM
 Page: 3 of 3

Application for House Development and Building Permit

viii.) An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.

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.

Issue Date: Jun 01, 2016 **Development Authority:** ROBINSON, GEORGE **Signature:** _____

Building Permit Decision

No decision has yet been made.

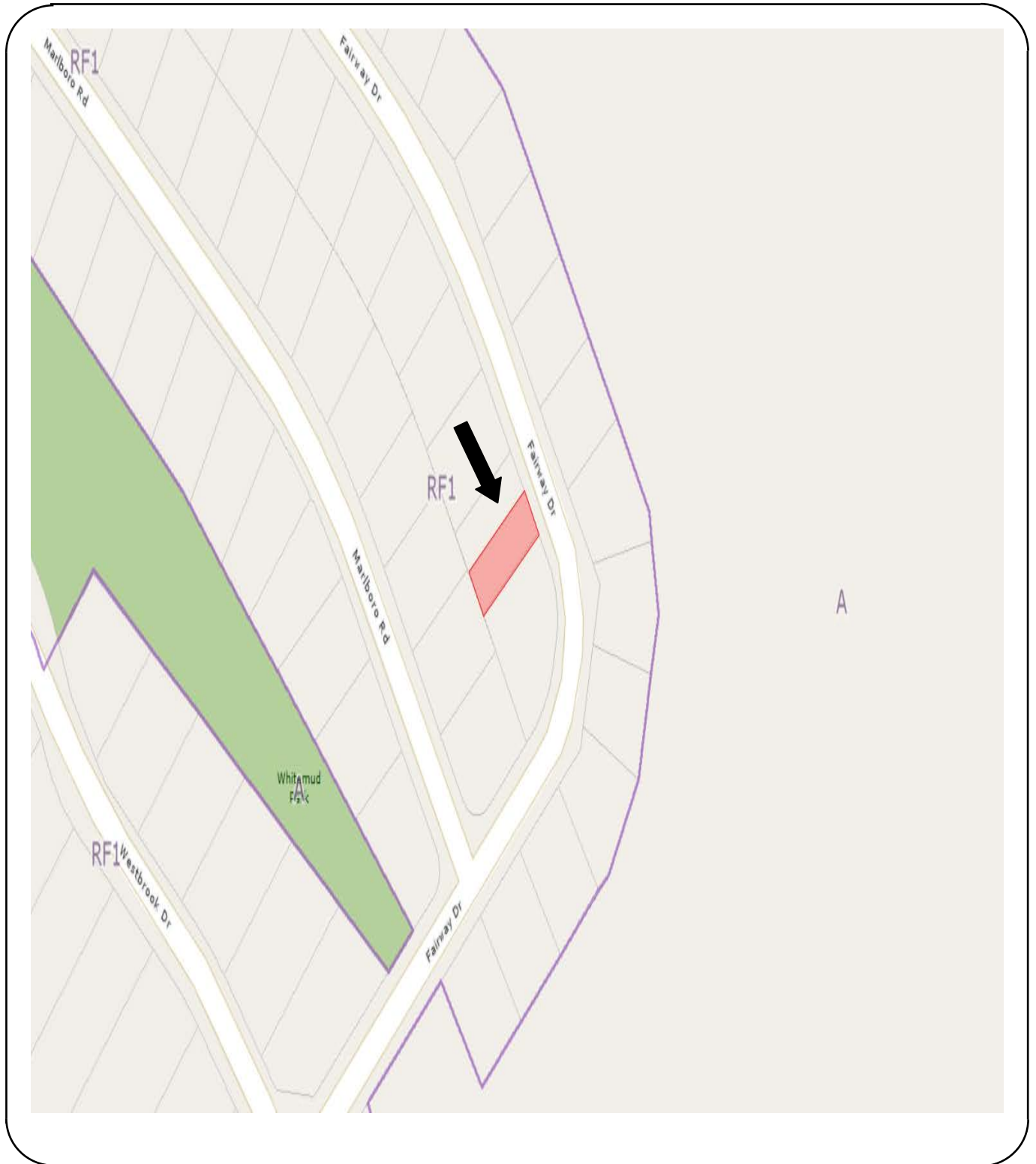
Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fee (Service)	\$77.00	\$77.00	03107356	Mar 04, 2016
Lot Grading Fee	\$135.00	\$135.00	03107356	Mar 04, 2016
Safety Codes Fee	\$80.72	\$80.72	03107356	Mar 04, 2016
Electrical Safety Codes Fee	\$16.42	\$16.42	03107356	Mar 04, 2016
Water Usage Fee	\$60.50	\$60.50	03107356	Mar 04, 2016
Building Permit Fee	\$2,018.00	\$2,018.00	03107356	Mar 04, 2016
Electrical Fees (House)	\$298.00	\$298.00	03107356	Mar 04, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,685.64	\$2,685.64		

THIS IS NOT A PERMIT

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-181



BUSINESS LAID OVER

SDAB-D-16-120	An appeal to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 metres by 2.22 metres) and Basement development (NOT to be used as an additional Dwelling) <i>August 3, 2016</i>
SDAB-D-16-136	An appeal to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <i>August 17 or 18, 2016</i>
SDAB-D-16-144	An appeal to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>