

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
June 18, 2015**

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

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

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I	9:00 A.M.	SDAB-D-15-128	Construct a two Storey Accessory Building with Garage Suite on second floor (11.89m x 7.32m) and to demolish an existing Accessory Building (6.78m x 7.34m)  8512 - 70 Avenue NW Project No.: 153010716-004
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**LUNCH BREAK – 12:00 p.m. to 1:00 p.m.**

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II	1:00 P.M.	SDAB-D-15-129	Develop a Secondary Suite in the basement of an existing Single Detached House  8321 - 79 Avenue NW Project No.: 158972738-007
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**WITHDRAWN**

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**NOTE:** *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-15-128

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

APPELLANT:

APPLICATION NO.: 153010716-004

APPLICATION TO: Construct a two Storey Accessory Building with Garage Suite on second floor (11.89m x 7.32m) and to demolish an existing Accessory Building (6.78m x 7.34m)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: May 13, 2015

DATE OF APPEAL: May 20, 2015

NOTIFICATION PERIOD: May 19, 2015 through June 1, 2015

RESPONDENT: Metalta Design Builders

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8512 - 70 Avenue NW

LEGAL DESCRIPTION: Plan 2440KS Blk 9 Lot 11

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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DEVELOPMENT OFFICER'S DECISION

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

This Development Permit authorizes the development of a two storey Accessory Building with Garage Suite on second floor (11.89m x 7.32m) and to demolish an existing Accessory Building (6.78m x 7.34m). The development shall be constructed in accordance with the stamped and approved drawings.

Landscaping shall be installed as per the stamped and approved plans.

The maximum Height of the Garage Suite shall be 5.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, as per the definition of Section 6.1(49). (Reference Section 87.2.a.ii)

Only one of a Secondary Suite or a Garage Suite may be developed in conjunction with a principal Dwelling. (Reference Section 87.11)

Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite or Garden Suite shall not exceed three. (Reference Section 87.12)

A Garage Suite or Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite or Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business. (Reference Section 87.13)

A Garage Suite or Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision. (Reference Section 87.15)

Immediately upon demolition of the building, the site shall be cleared of all debris.

Notes:

This Development Permit was granted pursuant to Sections 12.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site. (Reference Section 5.2)

The applicant is advised to contact a Safety Codes Officer at 496-3100 to determine if the structure would require modification to comply with the Alberta Building Code for the use of a Secondary Suite.

A Building Permit is required for any construction or change in use of a building. For a Building Permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees.

Due to the presence of an existing curb crossing which matches the location and size of the proposed access, there are no requirements for a separate curb crossing permit. The applicant is advised that should the location or size of the existing crossing change, a separate curb crossing permit is required.

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

**VARIANCES:**

Class B Discretionary Development: Garage Suite is a Discretionary Use in the RF1 zone. (Section 110.3(3))

Section 87.3.a - The maximum Floor Area shall be 60 m2 for a Garage Suite (above Grade).

- Proposed Floor Area: 66.89 m2
- Exceeds by: 6.89 m2

Section 54.2 Schedule 1 - 2 Garage Suite - 1 parking space per 2 Sleeping Units in addition to the parking requirements for primary Dwelling.

- Required on-site parking: 3 stalls
- Proposed: 2 stalls
- deficient by: 1 stall

Notes:

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

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

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**APPELLANT'S SUBMISSION**

We are opposed to having a 2.5 high garage suite in our neighbourhood; we are opposed to the "relaxation" of the maximum floor area, the required parking stalls, as well as proposed usage of the building.

Reduced sunlight on our property and loss of privacy with windows/door structures overlooking our property and back yard. Also have concerns with noise created by rental property and snow shed issues on the back alley.

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

A **Garage Suite** is a Discretionary Use in the RF1 Single Detached Residential Zone, Section 110.3(3).

Under Section 7.2(3), **Garage Suite** means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site.

A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Secondary Suites or Garden Suites.

The submitted Site Plan shows that the subject site has a (north) Site Width of 18.32 metres, and an (east) Site depth of 41.390 metres. The proposed Garage Suite is 11.89 metres by 7.32 metres in size and is located 4.45 metres from the (west) flanking Side Lot Line, 2.00 metres from the (east) Side Lot Line, 0.90 metres from the (north) Rear Lot Line, and 10.75 metres from the Principal Building to the south. Vehicular access to the proposed Garage Suite is from the (west) flanking public roadway.

The plans show the proposed Suite is located on the second floor of the Garage and consists of a living room, a kitchen, a bedroom, a bathroom, and a mechanical room. Access to the proposed Suite is from an exterior staircase on the (south) elevation of the Garage.

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

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variances:

Section 87.3 states the maximum Floor Area shall be 60 square metres for a Garage Suite (above Grade), which may be increased by up to 7.5 square metres, only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite.

**The Development Officer determined the maximum Floor Area is 60 square metres and the proposed development provides a Floor Area of 66.89 square metres. A relaxation of 6.89 square metres was granted.**

Section 54.2 Schedule 1(A)(2) states the parking requirements for a Garage Suite is 1 parking space per 2 Sleeping Units in addition to the parking requirement for the primary Dwelling. Tandem Parking is allowed for Secondary Suites, Garage Suites and Garden Suites.

Section 54.2 Schedule 1(A)(3) states the parking requirements for Single Detached Housing is 2 parking spaces per Dwelling, may be in tandem and may include 1 Garage space. Where a Front Yard driveway provides access to a parking space that is not within the Front Yard, the Development Officer may consider this driveway as the provision of a second car parking space that is in tandem.

**The Development Officer determined the number of required on-site parking is 3 parking spaces and 2 parking spaces have been provided. A relaxation of 1 parking space was granted.**

The decision of approval by the Development Officer has been appealed by an abutting property owner located at 8508 – 70 Avenue.

Section 110.4(5) states Garage Suites and Garden Suites shall comply with Section 87 of this Bylaw.

Section 87 states Garage and Garden Suites shall be developed in accordance with the following regulations:

1. The minimum Site Area shall be as follows:
  - a. Garage Suite (above Grade): the minimum Site area shall be 400 square metres, except in the RR Zone, where it shall be 1.0 ha, the GLD and GLG Zones, where it shall be 370 square metres, and the TSLR Zone, where it shall be 412 square metres.
  - b. Garden Suite and Garage Suite (at Grade): the minimum Site area shall be 400 m<sup>2</sup> except in the RR Zone, where it shall be 1.0 ha.
2. the maximum Height shall be as follows:
  - a. Garage containing a Garage Suite (above Grade):
    - i. 6.5 metres or up to 1.5 metres greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.
    - ii. 5.5 metres or up to 1.5 metres greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of less than 4/12 (18.4°).
    - iii. notwithstanding (i) and (ii) above, in the case of the TSDR, TSLR and the GLG zones, the maximum height shall be 7.5metres.
  - b. Garden Suite and Garage Suite (at Grade): the maximum height shall be 4.3 metres
3. the maximum Floor Area shall be:
  - a. 60 square metres for a Garage Suite (above Grade).
  - b. 50 square metres for a Garden Suite and for a Garage Suite (at Grade).
  - c. notwithstanding (a) and (b) above, the maximum Floor Area may be increased by up to 7.5 square metres, only where this additional floor area comprises the area of a Platform Structure associated with the Garage Suite or Garden Suite.
4. the minimum Floor Area of a Garage Suite or Garden Suite shall be 30 square metres.
5. the minimum Site Width for a Garage Suite or Garden Suite shall be the same as the minimum Site Width for the Zone.
6. the minimum Side Setback shall be:
  - a. for that portion of a detached Garage that contains a Garage Suite, the same as that for the principal Dwelling in the applicable Zone.
  - b. for a Garden Suite, the same as that for the principal Dwelling in the applicable Zone.
  - c. on a corner Site where a Garage Suite or Garden Suite abuts a flanking public roadway, other than a Lane, the minimum Side Setback shall not be less than that provided for the principal structure.
7. the minimum distance between a detached Garage containing a Garage Suite, and a Garden Suite and the principal Dwelling on the same Site, shall be 4 metres.

8. windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into Yards and windows of abutting properties through one or more of the following:
  - a. off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a Garage Suite or Garden Suite window on an abutting Site;
  - b. strategic placement of windows in conjunction with landscaping or the placement of other accessory buildings; and
  - c. placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any Side Yard abutting another property.
9. no decks on Garage Suite or Garden Suite roofs shall be allowed.
10. Platform Structures, including balconies, shall be allowed as part of a Garage Suite developed above a detached Garage only where the balcony faces the lane or a flanking roadway.
11. only one of a Secondary Suite, Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
12. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Garage Suite or Garden Suite shall not exceed three.
13. a Garage Suite or Garden Suite shall not be allowed within the same Site containing a Group Home or Limited Group Home, or a Major Home Based Business and an associated principal Dwelling, unless the Garage Suite or Garden Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.
14. where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:
  - a. compatibility of the Use with the siting, Grade elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
  - b. the effect on the privacy of adjacent properties;
  - c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.
15. a Garage Suite or Garden Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
16. Garage Suites and Garden Suites shall not be included in the calculation of densities in this Bylaw.
17. notwithstanding Garage Suites and Garden Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton- Strathcona County Joint Planning Study Area Secondary and Garage Suites Overlay in Section 822 of this Bylaw.

Under Section 6.1(34), **Floor Area** means the total Floor Area of the building or structure, contained within the outside surface of the exterior and Basement walls, provided that in the case of a wall containing windows, the glazing line of windows may be used.



Section 814.1 states the 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.

Section 110.1 states the 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.

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NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-15-128



ITEM II: 1:00 P.M.

FILE: SDAB-D-15-129

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

APPELLANT:

APPLICATION NO.: 158972738-007

APPLICATION TO: Develop a Secondary Suite in the basement of an existing Single Detached House

DECISION OF DEVELOPMENT OFFICER: Approved

DECISION DATE: May 6, 2015

DATE OF APPEAL: May 2, 2015

NOTIFICATION PERIOD: May 12, 2015 through May 25, 2015

RESPONDENT: Infiniti Homes Ltd.

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8321 - 79 Avenue NW

LEGAL DESCRIPTION: Plan 1423526 Blk 12 Lot 16B

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

**WITHDRAWN**

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DEVELOPMENT OFFICER'S DECISION

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

A variance was granted for this Development Permit pursuant to Sections 11.3 and 11.4. Subject to the right of appeal the permit is NOT VALID until the required Notification Period expires (date noted below) in accordance with Sections 21.1 and 17.1.

This Development Permit authorizes the development of a Secondary Suite in the basement of an existing Single Detached House.

The Development shall be in accordance with the stamped, approved drawings.

A Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.

Only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.

A Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business.

Notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.

Secondary Suites shall not be included in the calculation of densities in this Bylaw.

The Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

Locked separation that restricts the nonconsensual movement of persons between each dwelling unit shall be installed.

Single Detached Housing/Semi-detached housing requires 2 parking spaces per dwelling; parking may be in tandem as defined in Section 6.1(100) (Reference Schedule 1 of Section 54.2).

For the Secondary Suite, 1 parking space per 2 Sleeping Units shall be provided in addition to the parking requirements for the primary Dwelling. Tandem Parking is allowed for Secondary Suites and Garage Suites. (Reference Section 54.2(2))

Proposed sleeping units: 1

Required additional parking spaces: 1

The additional proposed off-street parking shall be constructed prior to commencing the use of the Basement as a Secondary Suite.

Notes:

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site. (Reference Section 5.2)

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

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.

Household means:

one or more persons related by blood, adoption, foster care, marriage relationship; or a maximum of three unrelated persons; all living together as a single social and economic housekeeping group and using cooking facilities shared in common. For the purposes of this definition, two people living together in an adult interdependence relationship shall be deemed to be in a marriage relationship and each of the relatives of the parties to an adult interdependence relationship shall be considered to be related to the partners and to the other relatives thereof. One domestic worker or one boarder may be deemed the equivalent of a blood relative.

**VARIANCE:**

Section 86.1 relaxed – The minimum Site are for a Single Detached Dwelling containing a Secondary Suite is 360 m2.

Existing Site area: 332.77 m2

Minimum Site area: 360.00 m2

Deficient by: 27.33 m2

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**APPELLANT'S SUBMISSION**

This property has already been subdivided into two very narrow lots (8319 and 8321). Approval of this suite, and the anticipated request for approval at 8319, will effectively allow a four-plex development on what was a single family lot. This would not be permitted to be done directly and should not be permitted indirectly and after the fact of the subdivision. There is not sufficient room for proper and safe access to the suite. Pictures will be provided at the hearing. Street parking is already congested, which will be worse when the two new homes, already on one lot, are occupied, and would be unreasonably aggravated if three or four homes are permitted on this site. I understand that this builder is currently in breach of section 41 of the City's Drainage Bylaw and should not be permitted any development approvals until he complies with that bylaw. There is a good reason for this bylaw and the deficiency in size is not marginal, it is very substantial. Additional evidence and reasons will be presented at the hearing.

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

**Secondary Suites** is a Permitted Use in the RF3 Small Scale Infill Development Zone, Section 140.2(7).

Under Section 7.2(7), **Secondary Suite** means development consisting of a Dwelling located within, and Accessory to, a structure in which the principal use is Single Detached Housing. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or Conversion of Basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Duplex Housing, Semi-detached Housing, or Apartment Housing, and does not include Garage Suites, Garden Suites, or Lodging Houses.

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

Pursuant to Section 11.3 and 11.4 and subject to the right of appeal to the Subdivision and Development Appeal Board, Section 21.1, the Development Officer granted the following variance:

Section 86(1) states the minimum Site area for a Single Detached Dwelling containing a Secondary Suite is 360 square metres, except in the case of the RR Zone, where it shall be the same as the minimum Site area for the zone.

**The Development Officer determined the minimum required Site area is 360 square metres. The Development Officer determined that subject site provides a Site area of 332.77 square metres and a relaxation of 27.23 square metres was granted**

The decision of approval by the Development Officer has been appealed by an abutting property owner located at 8317 - 79 Avenue.

The submitted plans indicate that the proposed Suite is located in the Basement level and consists of one bedroom, one bathroom, a kitchen, a recreation room, a laundry closet, and a mechanical room. Access to the Suite is from a separate entrance at the (south) side elevation.

Section 140.4(21) states Secondary Suites shall comply with Section 86 of this Bylaw.

Section 86 states a Secondary Suite shall comply with the following regulations:

1. ...
2. the maximum Floor Area of the Secondary Suite shall be as follows:
  - a. in the case of a Secondary Suite located completely below the first storey of a Single Detached Dwelling (other than stairways or a common landing), the Floor Area (excluding the area covered by stairways) shall not exceed the Floor Area of the first storey of the associated principal Dwelling.
  - b. in the case of a Secondary Suite developed completely or partially above grade, the Floor Area (excluding the area covered by stairways) shall not exceed 40% of the total Floor Area above grade of the building containing the associated principal Dwelling, nor 70 m<sup>2</sup>, whichever is the lesser.
3. the minimum Floor Area for a Secondary Suite shall be not less than 30 m<sup>2</sup>.

4. a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling.
5. only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling.
6. a Secondary Suite shall not be developed within the same principal Dwelling containing a Group Home or Limited Group Home, or a Major Home Based Business, unless the Secondary Suite is an integral part of a Bed and Breakfast Operation in the case of a Major Home Based Business;
7. notwithstanding the definition of Household within this Bylaw, the number of unrelated persons occupying a Secondary Suite shall not exceed three.
8. the Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.
9. Secondary Suites shall not be included in the calculation of densities in this Bylaw.
10. notwithstanding Secondary Suites being listed as Permitted or Discretionary Uses within any Zone, they shall be subject to the regulations of the Edmonton-Strathcona County Joint Planning Study Area Secondary, Garage and Garden Suites Overlay in Section 822 of this Bylaw.

Section 814.1 states the 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.

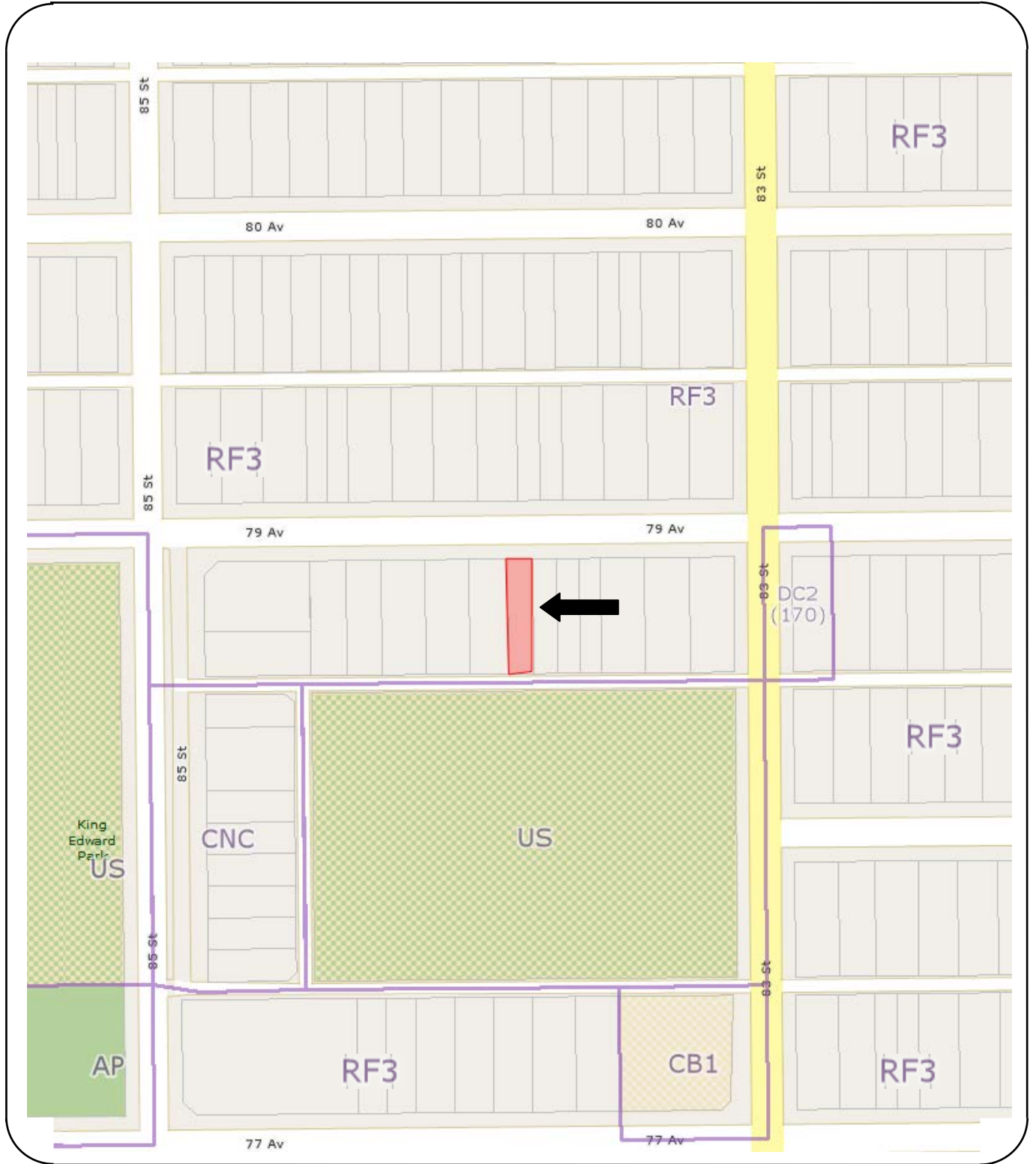
Section 140.1 states the purpose of the zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

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#### NOTICE TO APPLICANT/APPELLANT

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the Municipal Government Act.

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### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-15-129





**BUSINESS LAID OVER**

<b>SDAB-D-15-114</b>	An appeal by <u>Ogilvie LLP</u> to Construct a Freestanding Minor Digital On-premises Off-premises Sign <i>July 2, 2015</i>
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**APPEAL HEARINGS TO BE SCHEDULED**

<b>170327437-001</b>	An appeal by <u>Permit Solutions</u> to install (1) Freestanding Off-premises Sign (West Granville Centre). <i>June 24 or 25, 2015</i>
<b>168696143-001</b>	An appeal by <u>127 Avenue Developments Inc.</u> to comply with a Stop Order to dismantle and remove the Freestanding Off-premises Sign from the Site. <i>July 2, 2015</i>
<b>152684111-003</b>	An appeal by <u>MBD Management Inc.</u> to increase the height of an approved Fascia Minor Digital On-premises Off-premises Sign <i>July 8 or 9, 2015</i>