

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
June 3, 2015**

**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-15-107

Construct a Semi-detached House and demolish
an existing Single Detached House

12011 - 91 Street NW
Project No.: 168861462-001

II 10:30 A.M. SDAB-D-15-108

Construct exterior alterations to a Single
Detached House (Driveway extension)

4320 - 21 Avenue NW
Project No.: 169534562-001

LUNCH BREAK: 12:00 P.M. TO 1:00 P.M.

III 1:00 P.M. SDAB-D-15-109

Construct (1) Freestanding On-premises Sign
(Rundle Park Condominiums)

3307 - 107 Avenue NW, 10617 - 34 Street NW
Project No.: 169860415-001

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-15-107

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	168861462-001
APPLICATION TO:	Construct a Semi-detached House and to demolish an existing Single Detached House
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	May 6, 2015
DATE OF APPEAL:	May 8, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	12011 - 91 Street NW
LEGAL DESCRIPTION:	Plan 8136AC Blk 2 Lot 1
ZONE:	RF3 Small Scale Infill Development Zone
OVERLAY:	Mature Neighbourhood Overlay
STATUTORY PLAN:	Alberta Avenue / Eastwood Area Redevelopment Plan

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

Site regulations for Semi-detached Housing:

- 1) the minimum Site area shall be 442.2 m²; proposed is 356.18 m²
 - 2) on a non-Corner Lot, the minimum Site Width shall be 13.4 m, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 m; proposed is 9.63 m
-

APPELLANT’S SUBMISSION

Many front and back Duplexes have been built in the area on the same size lot. The size of the dwelling has been shrunk in size to meet the Mature Overlay of the neighbourhood (the 9.63 metres has been acknowledged).

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER’S COMMENTS

Semi-detached Housing is a Permitted Use in the RF3 Small Scale Infill Development Zone, Section 140.2(8).

Under Section 7.2(8), **Semi-detached Housing** means development consisting of a building containing only two Dwellings joined in whole or in part at the side or rear with no Dwelling being placed over another in whole or in part. Each Dwelling has separate, individual, and direct access to Grade. This type of development is designed and constructed as two Dwellings at the time of initial construction of the building. This Use Class does not include Secondary Suites or Duplexes.

The submitted Plot Plan created by Hagens Survey Ltd., dated February 24, 2015 shows that the subject site has a (west) Site Width of 9.81 metres, an (east) Site Width of 9.63 metres, and a Site depth of 36.65 metres. The proposed Semi-detached House is located 3.50 metres from the (west) Front Lot Line, 1.28 metres from the (north) Side Lot Line, 1.26 metres from the (south) Side Lot Line, and 16.38 metres from the (east) Rear Lot Line.

The submitted Plot Plan provides the following information:

Site Area:	356.18 square metres
28 percent allowable Site Coverage:	99.73 square metres
Proposed Semi-detached House:	99.64 square metres

Section 140.4(10)(d) states the maximum Site Coverage shall be as follows:

	Principal Dwelling/ building	Accessory building	Principal building with attached Garage	Total Site Coverage
Semi-detached Housing - Site area less than 600 m ²	28%	14%	42%	42%

Section 140.4(3)(a) states the minimum Site area shall be 442.2 square metres.

The Development Officer determined the minimum Site area is 442.2 square metres. The existing Site area is 356.18 square metres, which is deficient by 86.02 square metres.

Section 140.4(3)(b) states on a non-Corner Lot, the minimum Site Width shall be 13.4 metres, except that if the Dwellings are arranged along the depth of the Site rather than the width, the minimum Site Width may be reduced to 10.0 metres.

The Development Officer determined the proposed development provides a Site Width of 9.63 metres.

Under Section 6.1(92), **Site** means an area of land consisting of one or more abutting Lots.

Under Section 6.1(94), **Site Width** means the horizontal distance between the side boundaries of the Site measured at a distance from the Front Lot Line equal to the required Front Setback for the Zone.

Under Section 6.1(27), **Dwelling** means a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

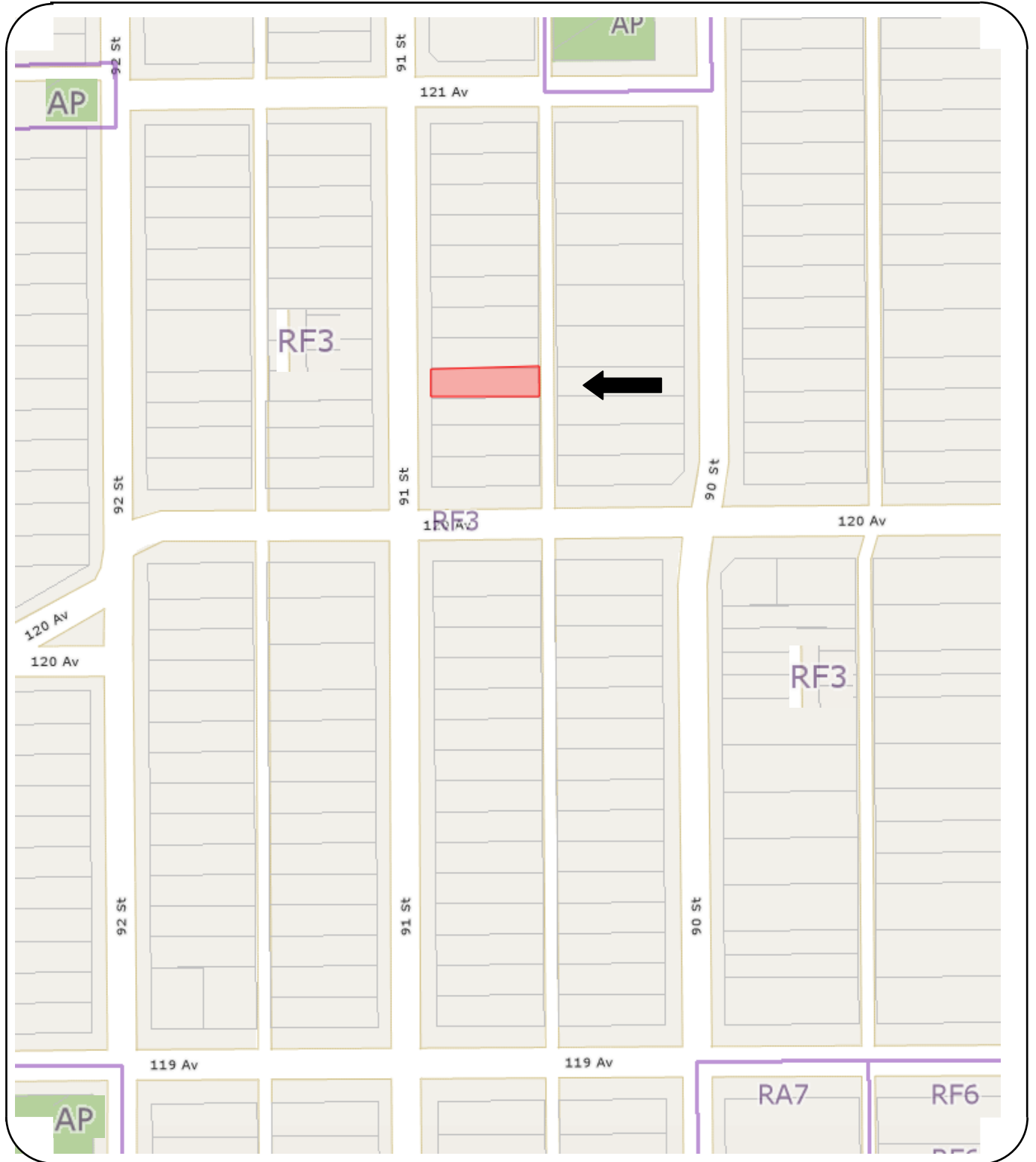
Section 140.1 states the purpose of the RF3 Small Scale Infill Development Zone is to provide for Single Detached Housing and Semi-detached Housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four Dwellings, and including Secondary Suites under certain conditions.

Section 814.1 states the purpose of this 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 this 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.

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-15-107



ITEM II: 10:30 A.M.

FILE: SDAB-D-15-108

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	169534562-001
APPLICATION TO:	Construct exterior alterations to a Single Detached House (Driveway extension)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	April 22, 2015
DATE OF APPEAL:	May 8, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	4320 - 21 Avenue NW
LEGAL DESCRIPTION:	Plan 9022896 Blk 17 Lot 96
ZONE:	RF1 Single Detached Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

1. Section 6.1(26): Driveway means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area

The proposed concrete driveway extension abutting the left side property line does not lead to an overhead garage door or parking area. (Section 6.1(26)).

2. Section 55.4(1): All open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing.

The proposed driveway extension is in the front of the property. Based on the landscaping regulations, front yards/front setbacks must be landscaped. Monolithic concrete is not considered a form of landscaping. (Section 55.4(1)) (Section 6.1(55))

3. Section 54.2(2(e)): Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following: parking spaces shall not be located within a Front Yard.

The Front yard of this property between the left side property line and the south wall of the front attached garage, will be used for parking. This area should be landscaped and parking is also not allowed within these yards.

4. Section 54.1(4): The Front Yard of any at-grade Dwelling unit in any Residential Zone may include a maximum of one Driveway. The area hardsurfaced for a Driveway shall have:
 - a minimum width of 3.1 m; and
 - a maximum width that shall be calculated as the product of 3.1 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage.The Driveway shall lead directly from the roadway to the required Garage or Parking Area.

Allowed Width: 6.2 m
Proposed Width: 11.6 m
Exceeds By: 5.4 m

The proposed driveway extension does not lead directly from a garage or parking area.

5. Section 11.3(1): Given the above observations, the proposed development would unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring properties in the opinion of the Development Officer.

The proposed concrete covering the entire front yard is unsightly. Other than areas designated for driveway, the rest of the front yard should be landscaped. Parking on areas that should be landscaped also takes away from desirable curb appeal.

NOTES:

Sufficient on-site parking is provided through the provision of a 2-car front attached garage and 2 parking spaces in tandem on the drive for a total for 4 spaces; additional parking spaces create a negative impact to the site and the surrounding neighbourhood.

Runoff may drain onto neighbouring properties creating a negative impact.

This sort of driveway extension is not characteristic of the neighbourhood, nor allowed in the City of Edmonton.

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

APPELLANT'S SUBMISSION

We, the homeowners of 4320 21 Avenue NW, wish to appeal the City of Edmonton's decision to reject our application to extend our driveway. We wish to landscape our front yard with paving stones to make our lot more aesthetically pleasing and request that the City of Edmonton grant us permission to park on this area. For arguments to support our appeal, please see attached letter.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 686(1)(a)(i) of the *Municipal Government Act* states "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....after the date on which the person is notified of the order or decision or the issuance of the development permit."

The decision of refusal by the Development Officer is dated April 22, 2015. Fourteen days from the decision date is May 6, 2015 and the Notice of Appeal was filed on May 8, 2015.

It should be noted, included in the Sustainable Development Department's POSSE system, under "Shared with SDAB", is a Canada Post Registered Mail Delivery, dated April 29, 2015 that confirms the notice of refusal was delivered on April 27, 2015. **A copy of the document is on file.**

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

Section 50.1(2) states Accessory Uses and Buildings are permitted in a Zone when Accessory to a principal Use which is a Permitted Use in that same Zone and for which a Development Permit has been issued.

Under section 6.1(26), **Driveway** means an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area.

The Development Officer determined the proposed concrete Driveway extension abutting the (north) Side Lot Line does not lead to an overhead Garage door or Parking Area.

Section 55.4(1) states all open space including Front Yards, Rear Yards, Side Yards and Yards, at grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with trees, shrubs, flower beds, grass, ground cover or suitable decorative hardsurfacing, in accordance with the Landscape Plan submitted pursuant to subsection 55.3 and approved by the Development Officer. This requirement shall not apply to those areas designated for parking and circulation, which shall be landscaped in accordance with subsection 55.8 of this Bylaw. The Development Officer may require Landscaping of areas within a Site that are intended for future development if, in the opinion of the Development Officer, the lack of Landscaping

creates a potential negative visual impact, given the visibility of these areas from adjacent properties and public roadways.

The Development Officer determined the proposed Driveway extension is in the front of the property. Based on Landscaping regulations, Front Yard/Front Setbacks must be landscaped. Monolithic concrete is not considered a form of Landscaping.

Section 54.2(2)(e) states, except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, that are required in accordance with the minimum standards of this Bylaw shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard; and
- ii. on a Corner Lot in a Residential Zone, parking spaces, in addition to complying with the other provisions of this Bylaw, shall not be located within the Side Yard abutting the flanking public roadway, other than a Lane. Where the amount of parking provided on a Corner Lot is in excess of the minimum requirements of this Bylaw, the Development Officer shall have the discretion to allow such additional spaces within a Side Yard flanking a public roadway, other than a Lane.

The Development Officer determined the Front Yard of this property between the (north) Side Lot Line and south wall of the front attached Garage, will be used for parking. This area should be landscaped and parking is also not allowed within these Yards.

Section 54.1(4) states the Front Yard of any at-grade Dwelling unit in any Residential Zone, or in the case of a corner Site, the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The area hardsurfaced for Driveway, not including the area used as a walkway, shall:

- a. a minimum width of 3.1 metres;
- b. for a Site 10.4 metres wide or greater, have a maximum width that shall be calculated as the product of 3.1 metres multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage; and
- c. for a Site less than 10.4 metres wide, have a maximum width of 3.1 metres.

The Driveway shall lead directly from the roadway to the required Garage or Parking Area.

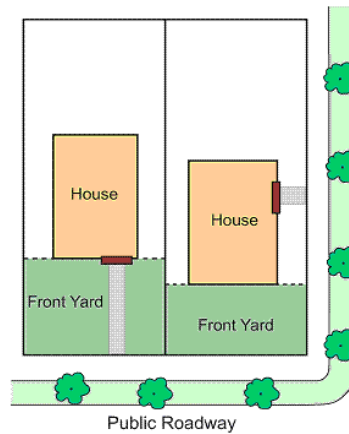
The Development Officer determined the maximum width allowed for a Driveway is 6.2 metres. The proposed development provides a width of 11.6 metres, which is in excess of the maximum by 5.4 metres.

Section 11.3(1) states the Development Officer may approve, with or without conditions as a Class B Development, an application for development that does not comply with this Bylaw where the proposed development would not, in his opinion:

- a. unduly interfere with the amenities of the neighbourhood; or
- b. materially interfere with or affect the use, enjoyment or value of neighbouring properties.

The Development Officer determined the proposed concrete covering the entire Front Yard is unsightly. Other than areas designated for a Driveway, the rest of the Front Yard should be landscaped. Parking on areas should be landscaped also takes away from the desirable curb appeal.

Under Section 6.1(39), **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(55), **Landscaping** means the preservation or medication of the natural features of a Site through the placement or addition of any or a combination of the following:

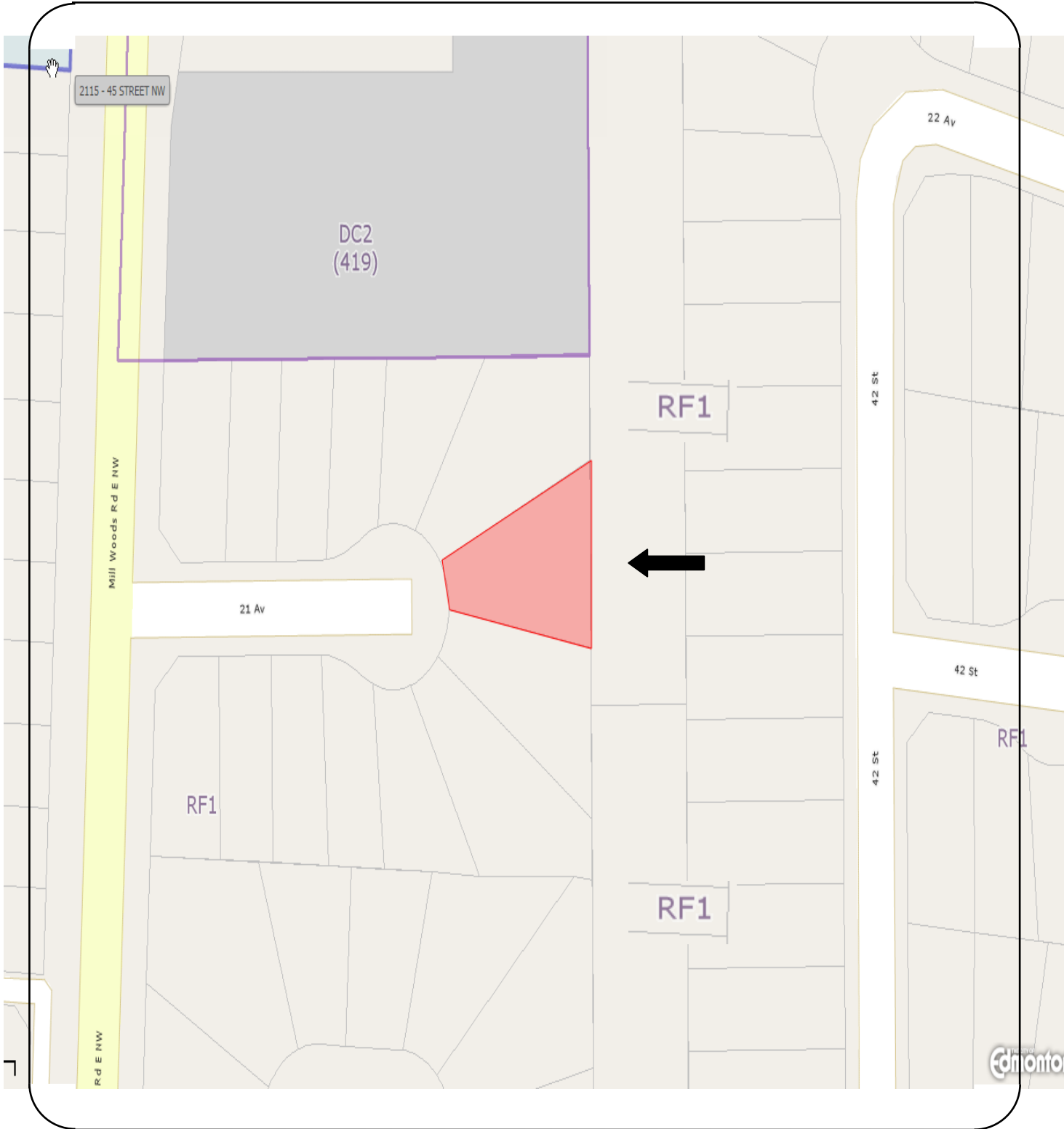
- a. soft landscaping elements such as trees, shrubs, plants, lawns, and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements such as decorative fencing, walls, and sculpture.

Under Section 6.1(69), **Parking Area** means an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.

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.

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-15-108



ITEM III: 1:00 P.M.

FILE: SDAB-D-15-109

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPLICATION NO.:	169860415-001
APPLICATION TO:	Construct (1) Freestanding On-Premises Sign (Rundle Park Condominiums)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	April 22, 2015
DATE OF APPEAL:	May 11, 2015
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	3307 - 107 Avenue NW, 10617 - 34 Street NW
LEGAL DESCRIPTION:	Plan CD14947 Unit 20, Condo Common Area (Plan CD14947)
ZONE:	RF5 Row Housing Zone
OVERLAY:	Mature Neighbourhood Overlay
STATUTORY PLAN:	N/A

DEVELOPMENT OFFICER'S DECISION

REFUSED - The proposed development is refused for the following reasons:

Note: Freestanding On-premises Signs are listed as a Discretionary Use under the RF5 Zone (Reference Section 160.3(14)).

The proposed sign does not comply with the regulations for Discretionary Signs in Sign Schedule 59A as follows:

- 1) On any Site of a Non-residential Use, the Development Officer may approve a Freestanding On-premises Sign if the design of the Sign is compatible with the character of the existing development and the neighbourhood. A maximum of two Freestanding On-premises Signs shall be allowed. The Signs shall only face a public roadway other than a Lane, and the Signs may be illuminated. The maximum Area for any such Sign shall not exceed 3 m² and the maximum Height shall be 1.8 m. (Reference Section 59A.3(1))

Proposed: Site is a Residential Use Row Housing Zone (RF5)

2) In developing areas, three non-illuminated Temporary On-premises Signs shall be allowed for each entrance roadway. The Sign shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies. The maximum duration of display for each Temporary On-premises Sign shall be 365 days. The maximum Height of the Sign shall be 3.0 m and the maximum Area shall be 5.0 m². (Reference Section 59A.3(2))

Proposed: This proposed sign is not located in a developing area.

3) On a Site containing a show home or Residential Sales Centre, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed 5.0 m² and the maximum Height shall not exceed 3.0 m. (Reference Section 59A.3(3))

Proposed: This Site does not contain a show home or Residential Sales Centre.

4) On a Site containing a Religious Assembly, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed 5.0 m² and the maximum Height shall not exceed 3.0 m. (Reference Section 59A.3(5))

Proposed: This Site does not contain a Religious Assembly.

5) In developing residential areas, Freestanding On-premises Signs for real estate purposes shall be allowed and are subject to the following regulations: (Reference Section 59A.3(6))

- Freestanding On-premises Sign Development Permits may be approved for a period of up to 5 years;
- Freestanding On-premises Signs may be illuminated but shall not have any flashing or running lights;
- Freestanding On-premises Signs shall have a maximum Height of 4.0 m and a maximum Area of 12 m²,
- Only one Sign shall be allowed for each approved Site and shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies; and,
- all proposed Freestanding On-premises Sign Sites shall be reviewed in context with the surrounding development, including consideration of: the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed On-premises Sign or may refuse a Development Permit that adversely impacts the surrounding development.

Proposed: The proposed Sign is not located in a developing residential area.

APPELLANT'S SUBMISSION

I tried to find a picture with our previous signs but the only one I could find, was a blurry picture from our 2006 Reserve Fund Study. We previously had 2 signs identifying the property but in a wind storm (2009?) the signs were damaged and removed.

We have hired Hi-Signs to design a nice replacement sign, and install it for us. Other condo units around us have free standing signs, and we've previously had them - so we didn't anticipate an issue with our permit request.

Several times delivery companies, contractors and even emergency services have expressed issues with not having a sign to identify our complex. Just last year we hired Green drop to come and spray the grass around the condo complex, we gave them our on-site address and the name of the complex - but they still had trouble identifying our building and actually sprayed another complex across the way.

SUBDIVISION AND DEVELOPMENT APPEAL BOARD OFFICER'S COMMENTS

Section 686(1)(a)(i) of the *Municipal Government Act* states "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....after the date on which the person is notified of the order or decision or the issuance of the development permit."

The decision of refusal by the Development Officer is dated April 22, 2015. Fourteen days from the decision date is May 6, 2015 and the Notice of Appeal was filed on May 11, 2015.

It should be noted, included in the Sustainable Development Department's POSSE system, under "Shared with SDAB", is a Canada Post Registered Mail Delivery, dated May 6, 2015 that confirms the notice of refusal was delivered on April 28, 2015. **A copy of the document is on file.**

Freestanding On-premises Signs is a Discretionary Use in the RF5 Row Housing Zone, Section 160.3(14).

Under Section 7.9(4), **Freestanding On-premises Signs** means any Sign supported independent of a building, displaying Copy that identifies or advertises a business, activity, service or product located on the premises or Site where the Sign is displayed.

The submitted Site Plan shows that the proposed Freestanding On-premises Sign is located 3.05 metres from the (west) lot line, and 3.05 metres from the (northwest) lot line. The plans show that the proposed Sign faces northwest at the intersection of 107 Avenue and 34 Street.

The plans show that the proposed Sign has a horizontal dimension of 1.98 metres, a vertical dimension of 0.91 metres, a height of 1.68 metres from Grade to the top of the Sign.

Section 160.4(18) states Signs shall comply with the regulations found in Schedule 59A.

Schedule 59A.3(1) states on any Site of a Non-residential Use, the Development Officer may approve a Freestanding On-premises Sign if the design of the Sign is compatible with the character of the existing development and the neighbourhood. A maximum of two Freestanding On-premises Signs shall be allowed. The Signs shall only face a public roadway other than a Lane, and the Signs may be illuminated. The maximum Area for any such Sign shall not exceed 3 square metres and the maximum Height shall be 1.8 metres.

Schedule 59A.3(2) states in developing areas, three non-illuminated Temporary On-premises Signs shall be allowed for each entrance roadway. The Sign shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies. The maximum duration of display for each Temporary On-premises Sign shall be 365 days. The maximum Height of the Sign shall be 3.0 metres and the maximum Area shall be 5.0 square metres.

Schedule 59A.3(3) states on a Site containing a show home or Residential Sales Centre, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed 5.0 square metres and the maximum Height shall not exceed 3.0 metres.

Schedule 59A.3(5) states on a Site containing a Religious Assembly, one Temporary On-premises Sign shall be allowed. The maximum Area of this Sign shall not exceed 5.0 square metres and the maximum Height shall not exceed 3.0 metres.

Schedule 59A.3(6) states in developing residential areas, Freestanding On-premises Signs for real estate purposes shall be allowed and are subject to the following regulations:

- a. Freestanding On-premises Sign Development Permits may be approved for a period of up to 5 years;
- b. Freestanding On-premises Signs may be illuminated but shall not have any flashing or running lights;
- c. Freestanding On-premises Signs shall have a maximum Height of 4.0 metres and a maximum Area of 12 square metres;
- d. Only one Sign shall be allowed for each approved Site and shall be located wholly within the boundary of the subdivision or neighbourhood that it identifies; and
- e. all proposed Freestanding On-premises Sign Sites shall be reviewed in context with the surrounding development, including consideration of: the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; and proximity to residential development. The Development Officer may require revisions to the application to mitigate the impact of a proposed On-premises Sign or may refuse a Development Permit that adversely impacts the surrounding development.

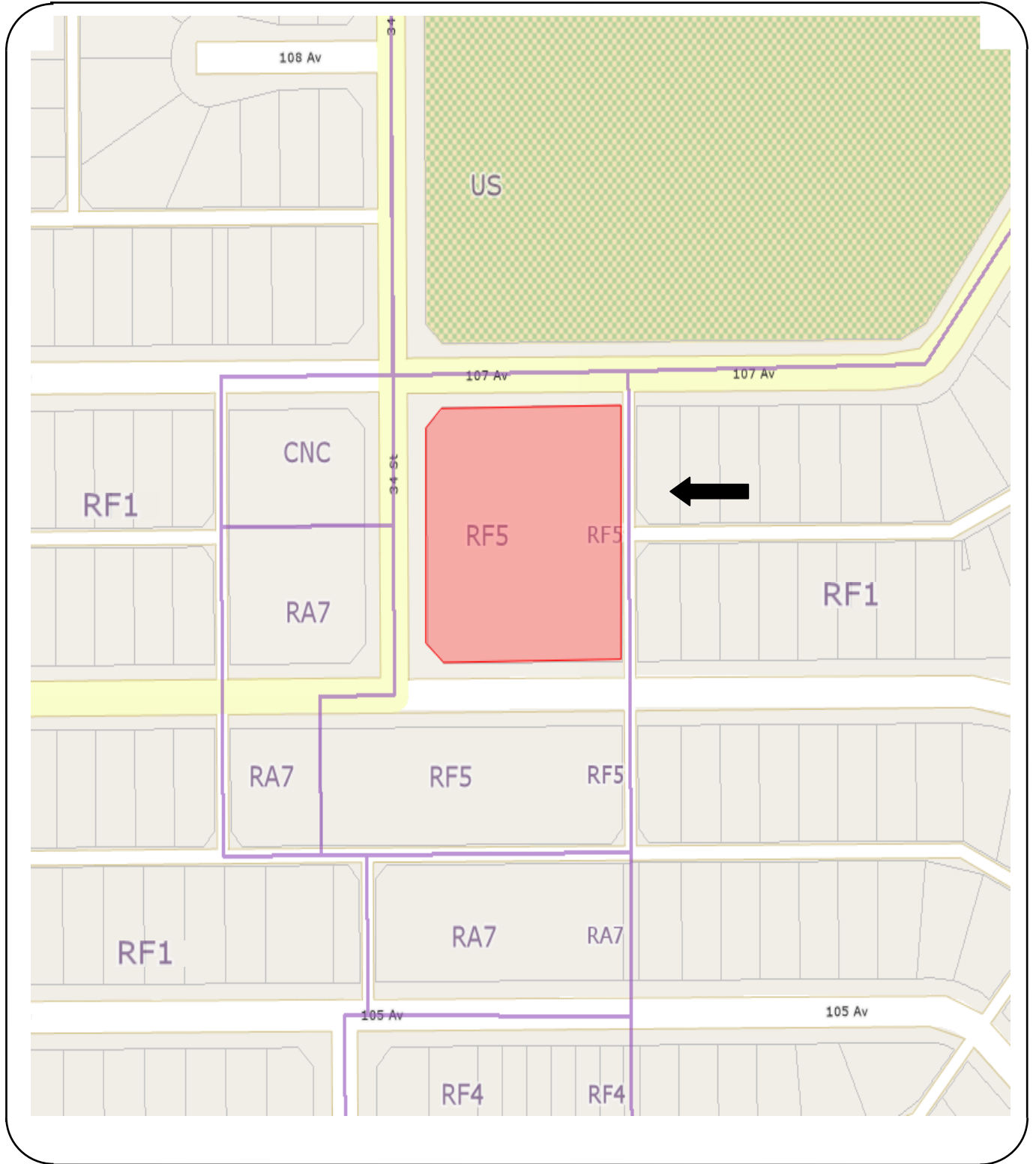
The Development Officer determined that the proposed development does not meet the requirements of Schedule 59A.3(1), Schedule 59A.3(2), Schedule 59A.3(3), Schedule 59A.3(5) and Schedule 59A.3(6).

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 160.1 states the purpose of the RF5 Row Housing Zone is to provide for relatively low to medium density housing, generally referred to as Row Housing.

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-15-109



BUSINESS LAID OVER

SDAB-D-15-093	An appeal to construct exterior alterations to an existing Single Detached House (Driveway extension), existing without permits <i>June 10 or 11, 2015</i>
SDAB-D-15-096	An appeal to comply with a Stop Order to cease any construction. <i>June 10, 2015</i>

APPEAL HEARINGS TO BE SCHEDULED

168696143-001	An appeal to comply with a Stop Order to dismantle and remove the Freestanding Off-premises Sign from the Site. <i>July 2, 2015</i>
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