

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
May 19, 2016**

**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-16-125

Construct exterior alterations to an existing
Semi-Detached House (change roof structure,
add eaves and ridge to roof)

10958 - 80 Avenue NW
Project No.: 177926024-016

II 10:30 A.M. SDAB-D-16-126

Park a boat in the required front yard (1.83
metres by 6.71 metres) on hardsurfaced
separated tire tracks

15611 - 59 Street NW
Project No.: 187084010-001

III 1:00 P.M. SDAB-D-16-127

Erect a Fence higher than 1.2 metres in a front
yard to 1.83 meters in the Front Yard

9544 - 106 Avenue NW
Project No.: 218781092-001

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-16-125

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 177926024-016

ADDRESS OF APPELLANT: 6210 – 112A Street NW

APPLICATION TO: Construct exterior alterations to an existing Semi-Detached House (change roof structure, add eaves and ridge to roof)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 13, 2016

DATE OF APPEAL: April 25, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10958 - 80 Avenue NW

LEGAL DESCRIPTION: Plan I23 Blk 141 Lot 18

ZONE: RF3-Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: Garneau Area Redevelopment Plan

Grounds for Appeal

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

We are solicitors for Arthouse Residential Inc., the Applicant in the above noted matter. Our client’s Development Permit has been refused. On behalf of our client, we hereby appeal the refusal on the following grounds:

1. The proposed development will not:
 - a. unduly interfere with the amenities of the neighbourhood; or
 - b. materially interfere with or affect the use, enjoyment of value of neighbouring properties.
2. The proposed development is appropriate at this location.
3. Such further and other reasons as may be presented at the hearing of this appeal.

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 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.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 140.1 states 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 Dwellings, and including Secondary Suites under certain conditions.

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

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.

Section 814.1 states 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.

Height

Section 814.3(13) states the maximum Height shall not exceed 8.6 metres, in accordance with Section 52.

Section 52(2)(c) states where the maximum Height as determined by Section 52.1 is measured to the midpoint, the ridge line of the roof shall not extend more than 1.5 metres above the maximum permitted building Height of the Zone or overlay, or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.

Development Officer's Determination

1) The ridge line of the roof shall not extend more than 1.5 metres above the maximum permitted building Height of the Zone or overlay. The proposed Height is 10.48 metres, instead of 10.1 metres (Reference Section 52(2)(c)).

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: **177926024**
 Application Date: MAR 14
 Printed: April 25, 2016 at 1:
 Page:

Application for Minor Development Permit

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

Applicant ARTHOUSE RESIDENTIAL <div style="border: 1px solid black; width: 280px; height: 30px; margin-left: 10px;"></div>	Property Address(es) and Legal Description(s) 10958 - 80 AVENUE NW Plan I23 Blk 141 Lot 18 Specific Address(es) Entryway: 10958 - 80 AVENUE NW Entryway: 8011 - 110 STREET NW Building: 10958 - 80 AVENUE NW
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Scope of Application
 To construct exterior alterations to an existing Semi-Detached House (change roof structure, add eaves and ridge to roof).

Permit Details

# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area:
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I/We certify that the above noted details are correct.
 Applicant signature: _____

Development Application Decision
 Refused

Reason for Refusal
 1) The ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height of the Zone or overlay. The proposed Height is 10.48m, instead of 10.1m (Reference Section 52(2)(c)).

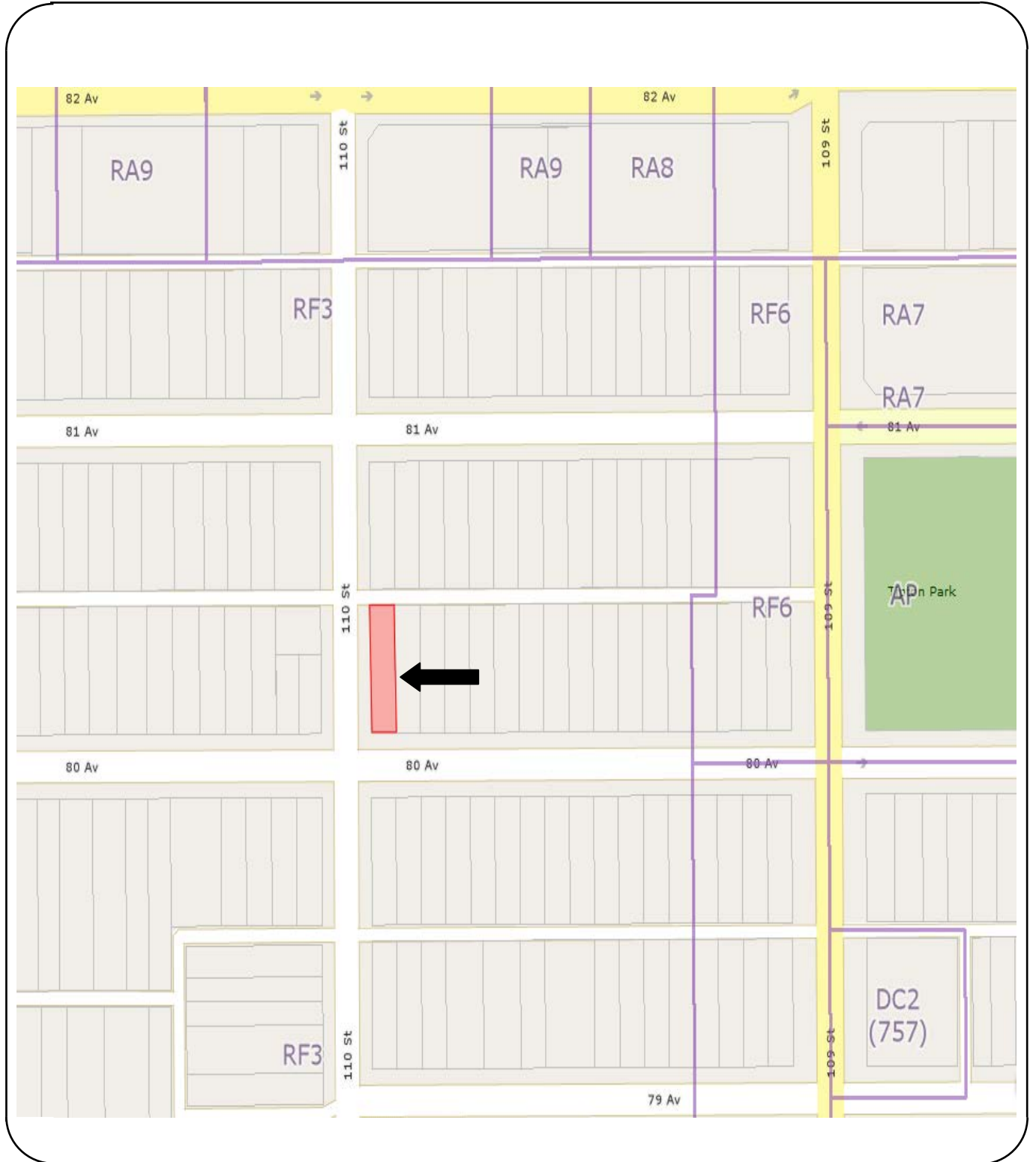
Rights of Appeal
 The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Apr 13, 2016 **Development Authority:** LANGILLE, BRANDON **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$159.00	\$159.00	03133555	Mar 16, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$159.00	\$159.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-125



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

APPELLANT:

APPLICATION NO.: 187084010-001

ADDRESS OF APPELLANT: 15511 – 59 Street NW

APPLICATION TO: Park a boat in the required front yard (1.83 metres by 6.71 metres) on hardsurfaced separated tire tracks

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: April 4, 2016

DATE OF APPEAL: April 25, 2016

NOTIFICATION PERIOD: April 12, 2016 through April 25, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 15611 - 59 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15611 - 59 Street NW

LEGAL DESCRIPTION: Plan 9322287 Blk 26 Lot 76

ZONE: RF1-Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Hollick Kenyon Neighbourhood Structure Plan
Pilot Sound Area Structure Plan

Grounds for Appeal

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

We are concerned that having a boat parked on the front lawn of the property that is located as the first property of our street will look rather trashy. This person has the biggest property on the block and numerous vehicles already

parked in his driveway and on the street. So many in fact that it is doubtful that he uses his three car garage for vehicles. There are boats, trucks, vans, construction equipment there regularly. Several of us on this same street rent storage space for our RV's and cars. Personally, I rent 3 parking stalls, a rv stall and a boat space. He should have to do the same. Bylaw visits my house on a regular basis as someone on my street complains that I park a vehicle on the street. Surely parking a boat in one's front yard is not acceptable.

I do not think it is appropriate to park a motor boat on one's front lawn. This person has already been parking his truck on his front lawn, perhaps in an effort to "try it out". Not acceptable. Thank you.

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

- (d) fails or refuses to issue a development permit to a person,
- (e) issues a development permit subject to conditions, or
- (f) 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,

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

General Provisions from the *Edmonton Zoning Bylaw*:

Section 110.1 states 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.

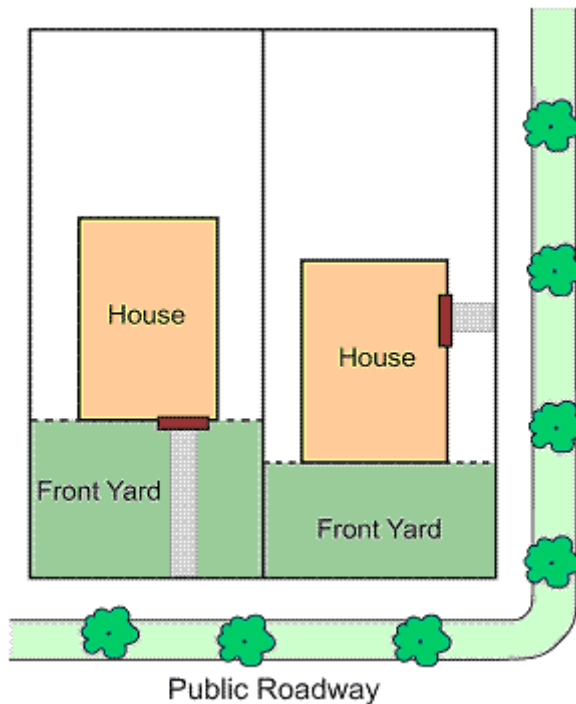
Parking Spaces

Section 54.2(2)(e)(i) states parking spaces shall not be located within a Front Yard.

Section 45.7 states in the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone:

1. vehicles shall not be located on the landscaped portion of the Yard; and
2. vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

Under Section 6.1(40), **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.



Development Officer's Determination

Variances

- 1) Section 54.2(2)(e)(i) - Parking spaces shall not be located within a Front Yard.
- 2) Section 45(7) - In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone vehicles shall not be located on the landscaped portion of the

Yard; and vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

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: 187084010-001
Application Date: FEB 10, 2016
Printed: April 26, 2016 at 9:49 AM
Page: 1 of 3

SDAB-D- 16 -126

Minor Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant HAWRYLAK, THOMAS <input type="text"/>	Property Address(es) and Legal Description(s) 15611 - 59 STREET NW Plan 9322287 Blk 26 Lot 76 Specific Address(es) Suite: 15611 - 59 STREET NW Entryway: 15611 - 59 STREET NW Building: 15611 - 59 STREET NW
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RFI

Scope of Permit
To park a boat in the required front yard (1.83m x 6.71m) on hardsurfaced separated tire tracks.

Permit Details # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Park in required front yard Secondary Suite Included?: N	Class of Permit: Class B Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision
Approved

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **187084010-001**
Application Date: FEB 10, 2016
Printed: April 26, 2016 at 9:49 AM
Page: 2 of 3

Minor Development Permit

Subject to the Following Conditions

This Development Permit authorizes to park a boat in the required front yard on hardsurfaced separated tire tracks.

This is only approval for the current 1.83 m x 6.71 m boat, any new larger boat, or different vehicle shall require a new Development Permit.

The area required to be hardsurfaced shall be constructed on the basis of separated tire tracks, with natural soil, grass, or gravel between the tracks, but shall be constructed so that the tires of a parked or oncoming vehicle will normally remain upon the hardsurface. Section 54.6.2

Landscaping shall be done in accordance with the stamped and approved landscape plan. Any changes to an approved Landscape Plan may require the approval of the Development Officer prior to the Landscaping being installed.

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. Section 55.4(1).

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.

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.

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

The applicant is advised to research the Land Title for this property and to be aware of any restrictions in the Restrictive Covenant # 932268312. This approval does not imply consent for any structure that does not meet the requirements of the Restrictive Covenant.

Variiances

1) Section 54.2.(2)(e)(i) - Parking spaces shall not be located within a Front Yard.

2) Section 45(7) - In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone vehicles shall not be located on the landscaped portion of the Yard; and vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

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: Apr 04, 2016 Development Authority: HETHERINGTON, FIONA

Signature: _____

Notice Period Begins: Apr 12, 2016

Ends: Apr 25, 2016

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **187084010-001**
Application Date: FEB 10, 2016
Printed: April 26, 2016 at 9:49 AM
Page: 3 of 3

Minor Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$165.00	\$165.00	03059140	Feb 10, 2016
DP Notification Fee	\$41.00	\$41.00	03200078	Apr 13, 2016
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$206.00	\$206.00		

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-126



ITEM III: 1:00 P.M.

FILE: SDAB-D-16-127

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

APPELLANT:

APPLICATION NO.: 218781092-001

ADDRESS OF APPELLANT: 9542 - 106 Avenue NW

APPLICATION TO: Erect a Fence higher than 1.2 metres in a
front yard to 1.83 meters in the Front Yard

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: April 11, 2016

DATE OF APPEAL: April 16, 2016

NOTIFICATION PERIOD: April 19, 2016 through May 2, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 9544 - 106 Avenue NW

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9544 - 106 Avenue NW

LEGAL DESCRIPTION: Plan ND Blk 20 Lot 32

ZONE: RF6-Medium Density Multiple Family
Zone

OVERLAY: Medium Scale Residential Infill Overlay

STATUTORY PLAN: Boyle Street/McCauley Area
Redevelopment Plan

Grounds for Appeal

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

1. The high fence will definitely not blend in with the other homes on this block, as no other home has a 1.83 metres fence in the front yard
2. My front yard will not receive as much sunlight, and I won an award from the city of Edmonton last year for "front yards in bloom". I have planted

many perennials and plan on planting more annuals again this year, and my concern is that my plants (especially on the west side of my front yard) will not receive much sunlight due to the extended height of the proximal fence.

Thank you for your time

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

- (g) fails or refuses to issue a development permit to a person,
- (h) issues a development permit subject to conditions, or
- (i) 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,

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

The Subdivision and Development Appeal Board made and passed the following motion:

“That the hearing for SDAB-D-16-127 be tabled to May 18 or 19, 2016, at the request of the Appellant and with consent of the Respondent.”

General Provisions from the *Edmonton Zoning Bylaw*:

Section 170.1 states the **General Purpose** of the **RF6 Medium Density Multiple Family Zone** is to provide for medium density housing, where some units may not be at Grade.

Section 823.1 states the **General Purpose** of the **Medium Scale Residential Infill Overlay** is to accommodate the development of medium-scale infill housing in

Edmonton's mature residential neighbourhoods in a manner that ensures compatibility with adjacent properties while maintaining or enhancing a pedestrian-friendly streetscape.

Fence

Section 49.1(a) states the regulations contained within Section 49 of this Bylaw apply to the Height of the material used in the construction of a fence, wall, or gate, such as but not limited to boards, panels, masonry, ornamental iron, and chain link, plus any additional elements used for screening, such as but not limited to lattice.

Section 49.2 states notwithstanding subsection 49(1), the regulations for fences, walls, and gates contained within this Section do not apply to the Height of the posts or other supporting material used to anchor the fence, wall, or gate.

Section 49.4(a) state a fence, wall, or gate on a Site in a Residential Zone shall be less than or equal to 1.2 metres in Height for the portion of the fence, wall, or gate that extends beyond the foremost portion or portions of the principal building on the Site, into the Front Yard.


Section 49.6 states notwithstanding Section 11.3 of this Bylaw, the Development Officer may vary the Height of the fence, wall, or gate to a maximum of 2.44 metres in order to provide additional screening from public roadways or incompatible adjacent land uses.

Development Officer's Determination

Fence Height Relaxed - The fence, along 106 Ave (front property line), and from the front property line back to the principal building, are increased to 1.83 meters high, from 1.2 meters. Section 49.4 (a).

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: 218781092-001 Application Date: APR 05, 2016 Printed: April 18, 2016 at 9:21 AM Page: 1 of 1
<h2 style="margin: 0;">SDAB-D- 16 -127</h2> <h3 style="margin: 0;">Minor Development Permit</h3>	

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant GRAYSON, CAMERON <div style="border: 1px solid black; width: 200px; height: 20px; margin-top: 5px;"></div>	Property Address(es) and Legal Description(s) 9544 - 106 AVENUE NW Plan ND Blk 20 Lot 32 Specific Address(es) Suite: 9544 - 106 AVENUE NW Entryway: 9544 - 106 AVENUE NW Building: 9544 - 106 AVENUE NW RFB
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Scope of Permit
 To erect a Fence higher than 1.2m in a front yard. 1.83 meters in the Front Yard.

Permit Details # of Dwelling Units Add/Remove: 1 Client File Reference Number: Minor Dev. Application Fee: Fence Secondary Suite Included?: N	Class of Permit: Class B Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area:
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I/We certify that the above noted details are correct.
 Applicant signature: _____

Development Permit Decision
 Approved

Subject to the Following Conditions
 The development shall be constructed in accordance with the stamped and approved drawings. This Development Permit Authorizes the construction of an over height fence in the front yard (increase from 1.2m to 1.83m in height).

1. The fence shall be installed entirely on or within property lines
2. The fence shall not impede any sightlines for vehicular or pedestrian traffic
3. The fence shall not exceed <height of approved fence> in height as approved in this permit
4. The materials of the fence shall be similar to, or better than, the standard of surrounding development (Section 57.2)

Notes:

1. 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 such as the Municipal Government Act, the Edmonton Building Permit Bylaw or any caveats, covenants or easements that might be attached to the Site (Section 5.2).
2. 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.

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: 218781092-001
Application Date: APR 05, 2016
Printed: April 18, 2016 at 9:21 AM
Page: 2 of 2

Minor Development Permit

Variations

Fence Height Relaxed - The fence, along 106 Ave (front property line), and from the front property line back to the principal building, are increased to 1.83 meters high, from 1.2 meters. Section 49.4 (a)

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: Apr 11, 2016 Development Authority: WATTS, STACY
Notice Period Begins: Apr 19, 2016 Ends: May 02, 2016

Signature: _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$165.00	\$165.00	03179113	Apr 05, 2016
DP Notification Fee	\$41.00	\$41.00	03179113	Apr 05, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$206.00	\$206.00		

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-127



BUSINESS LAID OVER

SDAB-D-16-062	An appeal to operate an Automotive/Minor Recreation Vehicle Sales/Rental and to relocate an existing mobile office (Peace Motors). <i>May 25 or 26, 2016</i>
SDAB-D-16-501	An appeal to demolish an existing building <i>May 25 or 26, 2016</i>
SDAB-D-16-114	An appeal to install 3 Fascia On-Premises Signs (Spasation), existing without permits. <i>June 1 or 2, 2016</i>
SDAB-D-16-120	An appeal to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 m by 2.22 m) and basement development (NOT to be used as an additional Dwelling) <i>June 9, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

172854843-001	An appeal to comply with a Stop Order to comply with all conditions of Development Permit No. 139511609-001 before April 1, 2016 or Cease the Use (Operation of Automotive and Minor Recreation Vehicle Sales/Rentals Use and any subsequent Use) before April 1, 2016 and remove all stored material and equipment associated with the Use; including vehicles, tires, and vehicle parts before April 1, 2016 <i>May 25, 2016</i>
175846220-001	An appeal to remove all advertising signs located on the building before April 2, 2016 or submit a complete Development Permit Application which reflects the current sign(s) installed on the building before April 1, 2016 <i>May 25, 2016</i>