

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
May 24, 2017**

**Hearing Room No. 3  
Churchill Building,  
10019 - 103 Avenue NW,  
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
HEARING ROOM NO. 3**

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I	9:00 A.M.	SDAB-D-17-090	Cease the General Industrial Use and remove all related materials by April 18, 2017  15811 - 34 Street NW Project No.: 239330972-001
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II	12:30 P.M.	SDAB-D-17-091	Construct a Single Detached House with a front veranda, fireplace, rear partially covered deck (irregular shape, 3.05 metres by 6.40 metres) with balcony above (1.83 metres by 4.57 metres), Rooftop Terrace, and Basement Development (not to be used as an additional Dwelling)  11716 - Edinboro Road NW Project No.: 230219091-003
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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-17-090

AN APPEAL FROM AN ORDER ISSUED BY DEVELOPMENT SERVICES

APPELLANT:

APPLICATION NO.: 239330972-001

APPLICATION TO: Cease the General Industrial Use and remove all related materials by April 18, 2017

DECISION OF THE DEVELOPMENT AUTHORITY: Order Issued

ORDER DATE: March 28, 2017

DATE OF APPEAL: April 18, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15811 - 34 Street NW

LEGAL DESCRIPTION: Plan 2705NY Lot B1

ZONE: AG-Agricultural Zone

OVERLAY: N/A

STATUTORY PLAN: Pilot Sound Area Structure Plan

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*Grounds for Appeal*

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

The Appellant respectfully appeals the Stop Order relating to the lands at 15811 - 34 Street NW on the following grounds:

- (a) The Stop Order was issued in error as a result of an incorrect interpretation and application of the *Edmonton Zoning Bylaw*, and other related planning documents.
- (b) The Stop Order does not identify the specific activity of the alleged breach or breaches.
- (c) Such further and other reasons as may be presented at the hearing of this matter.

*General Matters*

**The Board is advised the date of Stop Order is March 28, 2017. The Notice of Appeal was filed on April 18, 2017.**

**Counsel for the Appellant requested the hearing to be scheduled on May 24, 2017. This was consented to by the Development Authority.**

Appeal Information:

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

**Stop order**

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(3) A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

**Permit**

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

**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, or
  - ...

### **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.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 610.1 states the **General Purpose** of the **AG Agricultural Zone** is to conserve agricultural and rural Uses.

A **General Industrial Use** is neither a **Permitted Use** nor **Discretionary Use** in the **AG Agricultural Zone**.

Under Section 7.5(2), **General Industrial Uses** means development used principally for one or more of the following activities:

- a. the processing of raw materials;
- b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;
- d. the storage or transshipping of materials, goods and equipment;
- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
- f. the training of personnel in general industrial operations.

This Use includes vehicle body repair and paint shops. This Use does not include Major Impact Utility Services and Minor Impact Utility Services or the preparation of food and beverages for direct sale to the public.

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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*.

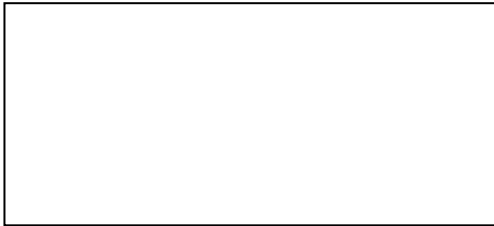
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MAILING ADDRESS:  
2nd Floor, 10111 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 28, 2017

Our File: 239330972-001



Dear Sir/Madam:

An Albertan Land Title search identifies you as the registered owner(s) of the property located at 15811 - 34 STREET NW, legally described as Plan 2705NY Lot B1.

This Property was inspected by Development Compliance Officer Michael Doyle, on January 26, 2017. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 624 of the Municipal Government Act.

**LAND USE INFRACTION:**

This property is zoned AG - Agricultural Zone in accordance with Section 610 of the Edmonton Zoning Bylaw. Our investigation revealed that a General Industrial Use has been developed without a Development Permit.

The City of Edmonton has not issued a Development Permit to develop a General Industrial Use, which is contrary to Section 5.1 of Edmonton Zoning Bylaw 12800, and Section 683 of the Municipal Government Act.

Section 7.5(2) of the Edmonton Zoning Bylaw 12800 states:  
General Industrial Use means development used principally for one or more of the following activities:

- a. the processing of raw materials;
- b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in Non-industrial Zones;

- d. the storage or transshipping of materials, goods and equipment;
- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or to General Retail Stores or other sales Uses defined in this Bylaw for resale to individual customers; or
- f. the training of personnel in general industrial operations.

General Industrial Use is neither a Permitted nor Discretionary Use in the AG zone.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, YOU ARE HEREBY ORDERED TO:

CEASE THE GENERAL INDUSTRIAL USE AND REMOVE ALL RELATED MATERIALS BY APRIL 18, 2017.

**CONSEQUENCES FOR NON-COMPLIANCE:**

In the event that a person fails to comply with an Order issued under Section 645. Section 646 of the Municipal Government Act authorizes the City to enter on the land and take any action necessary to carry out the Order. Section 553(1)(h.1) of the Act provides that the costs and expenses of carrying out an Order may be added to the tax roll of the property. Section 566(1), subject to subsection (2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both a fine and imprisonment.

The property will be inspected on April 19, 2017 to determine compliance with this Order.

Failure to comply will result in action as described in Section 646.

YOU ARE HEREBY NOTIFIED THAT IF YOU DO NOT:

CEASE THE GENERAL INDUSTRIAL USE AND REMOVE ALL RELATED MATERIALS BY APRIL 18, 2017

the City may carry out the Order by entering onto the land and performing remedial actions pursuant to Section 646, and all the costs and expenses in doing so will be added to the tax roll pursuant to Section 553(1)(h.1) of the Municipal Government Act R.S.A. 2000.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, R.S.A. 2000, c.M-26.1, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer at 780-423-5374.

Regards,



Hearing Date: Wednesday, May 24, 2017

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Michael Doyle  
Development and Zoning  
Development Services  
Phone Number: 780-423-5374  
Email Address: Michael.Doyle@edmonton.ca

**Adding  
Amounts  
Owing to tax  
roll**

- 553(1)** A council may add the following amounts to the tax roll of a parcel of land:
- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
  - (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
  - (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
  - (d), (e) repealed 1999 c11 s35;
  - (f) costs associated with tax recovery proceedings related to the parcel;
  - (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
  - (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
  - (h) unpaid costs awarded by a composite assessment review board under section 468.1 or the Municipal Government Board under section 501, if the composite assessment review board or the Municipal Government Board has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Municipal Government Board was related to the parcel;
  - (h.1) the expenses and costs of carrying out an order under section 646;
  - (i) any other amount that may be added to the tax roll under an enactment.

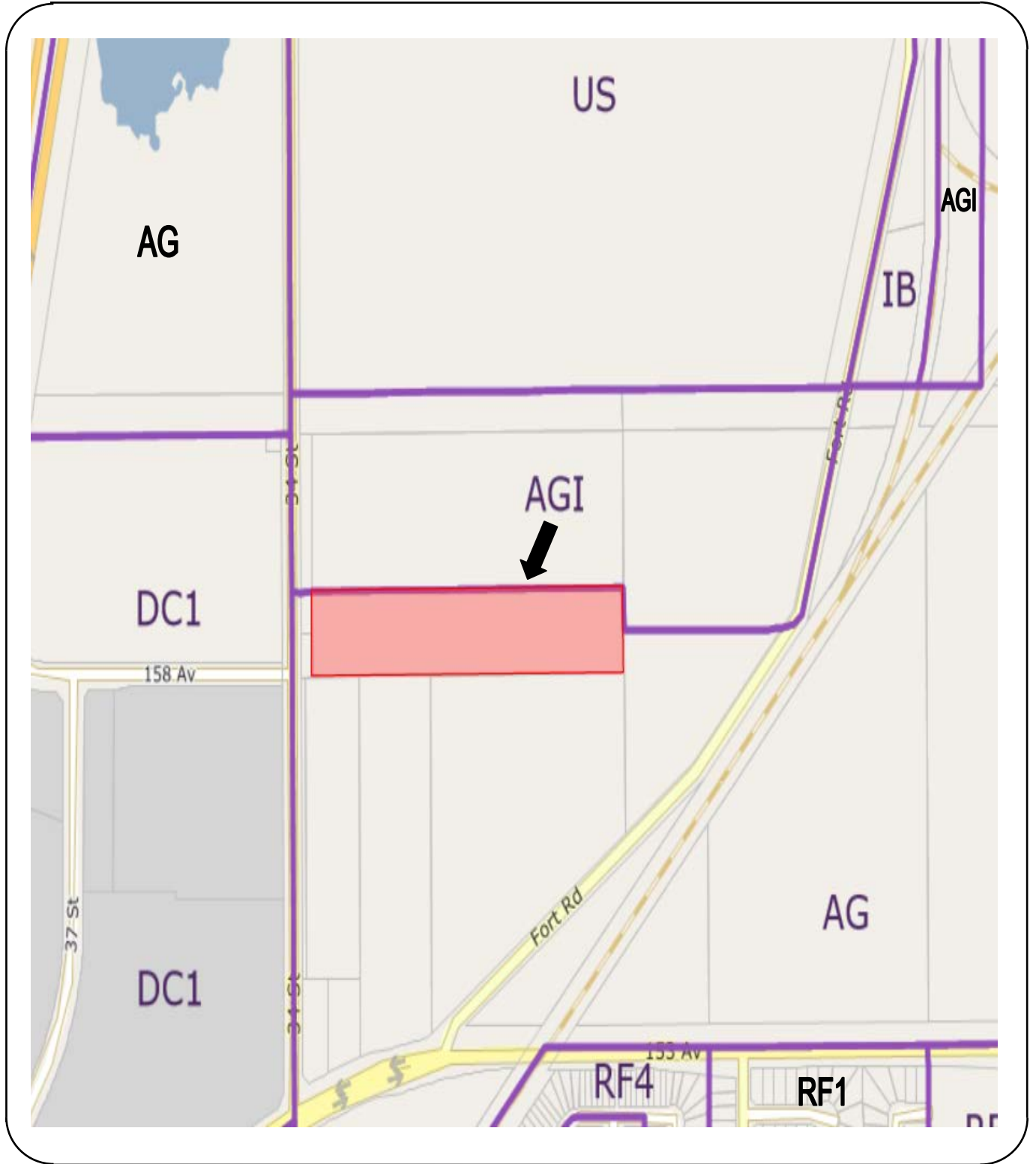
**Stop order**

- 645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with
- (a) this Part or a land use bylaw or regulations under this Part, or
  - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).
- (2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to
- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval, within the time set out in the notice.
- (3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

**Enforcement of  
stop order**

- 646(1)** If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.
- (2)** A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.

- (3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.
- Permit**
- 683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.
- 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.
- (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.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.
- 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, or
    - (ii) if no decision is made with respect to the application within the 40-day period or within any extension under section 684, the date the period or extension expires,
- or
- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The subdivision and development appeal board must give at least 5 days' notice in writing of the hearing
- (a) to the appellant,
  - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
  - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
- (a) the application for the development permit, the decision and the notice of appeal, or
  - (b) the order under section 645.
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-090



ITEM II: 12:30 P.M.

FILE: SDAB-D-17-091

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 230219091-003

APPLICATION TO: Construct a Single Detached House with a front veranda, fireplace, rear partially covered deck (irregular shape, 3.05 metres by 6.40 metres) with balcony above (1.83 metres by 4.57 metres), Rooftop Terrace, and Basement Development (not to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 12, 2017

DATE OF APPEAL: May 1, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11716 - Edinboro Road NW

LEGAL DESCRIPTION: Plan 1720071 Blk 36 Lot 15

ZONE: RF1-Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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*Grounds for Appeal*

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

Our proposed development has a flat roof design and the total proposed height is less than 10 metres. We are trying to develop a 2 1/2 storey house with the top floor area not exceeding 50% of the second floor. The property features an excellent view to the river valley which is highly desirable. It is important for us to have access to this rooftop patio via the bonus room on the top floor. Other recent infill developments in the area have also been granted taller heights as well.

**General Matters**

**The Board is advised the date of Development Permit is April 12, 2017. The Notice of Appeal was filed on May 1, 2017.**

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.

(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, or

**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.

General Provisions from the *Edmonton Zoning Bylaw*:

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

Under section 7.2(9), Single Detached Housing means:

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 in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to Section 78 of this 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.

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.

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

Section 52.1.b states for the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 metres above the maximum Height allowed in the zone or overlay.

Development Officer's Determination:

Increased Height - The distance from the Average Grade to midpoint of parapet roof is 9.84 metres instead of 8.6 metres (Section 814.3.13 and Section 52).

Proposed Height from Average Grade to midpoint of parapet: 9.84 metres (flat roof)

Maximum permitted Height: 8.6 metres

[Excess]: 1.24 metres

<i>Rooftop Terraces</i>
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Section 61.1 states on a Site Abutting a Site zoned to allow Single Detached Housing as a Permitted Use, or a Site zoned RF5 Row Housing Zone, Rooftop Terraces and Privacy Screening, excluding vegetative screening constructed on a Rooftop Terrace, shall be developed in accordance with the following Stepback regulations:

- a. On an Interior Site, the minimum Stepback shall be:
  - i. 1.0 metres from any building Façade facing a Front Lot Line;
  - ii. 2.0 metres from any building Façade facing a Rear Lot Line;
  - iii. 1.0 metres from any building Façade facing a Side Lot Line, where the Site Width is less than 10.0 metres; and
  - iv. 2.0 metres from any building Façade facing a Side Lot Line, where the Site Width is 10.0 metres or greater.

Under Section 6.1(92), Rooftop Terrace means a raised surface on which people can stand, that is located on top of a roof or partially recessed within the roof structure of a building, does not project beyond any Façade of the Storey below, is surrounded by guardrails, parapet walls or similar feature, and is intended for use as an Amenity Area.

Under Section 6.1(106), Stepback means the horizontal distance a building façade is stepped back, on a horizontal plane, from the building façade immediately below it.

Development Officer's Determination:

Proposed: 0.91 metres

Deficiency: 1.09 metres



*Community Consultation*

When a Development Permit application is made and the Development Officer determines that the proposed development does not comply with the regulations contained in this Overlay:


- a. the applicant shall contact the affected parties, being each assessed owner of land wholly or partly located within a distance of 60.0 metres of the Site of the proposed development and the President of each affected Community League;
- b. the applicant shall outline, to the affected parties, any requested variances to the Overlay and solicit their comments on the application;
- c. the applicant shall document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and
- d. the applicant shall submit this documentation to the Development Officer no sooner than twenty-one calendar days after giving the information to all affected parties.

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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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	<p style="text-align: right;">Project Number: <b>230219091-003</b>                  Application Date: OCT 27, 2016                  Printed: May 1, 2017 at 3:00 PM                  Page: 1 of 2</p>		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
<p>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 Bylaw.</p>			
<p><b>Applicant</b></p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	<p><b>Property Address(es) and Legal Description(s)</b>                  11716 - EDINBORO ROAD NW                  Plan 1720071 Blk 36 Lot 15</p> <hr/> <p><b>Location(s) of Work</b>                  Entryway: 11716 - EDINBORO ROAD NW <span style="float: right; font-family: cursive;">MNO</span>                  Building: 11716 - EDINBORO ROAD NW <span style="float: right; font-family: cursive;">RFI</span></p>		
<p><b>Scope of Application</b></p> <p>To construct a Single Detached House with a front veranda, fireplace, rear partially covered deck (irregular shape, 3.05m x 6.40m) with balcony above (1.83m x 4.57m), Rooftop Terrace, and Basement Development (not to be used as an additional Dwelling).</p>			
<p><b>Permit Details</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                 Affected Floor Area (sq. ft.): 2727                  Class of Permit:                  Front Yard (m): 8.66                  Rear Yard (m): 19.6                  Side Yard, left (m): 1.22                  Site Area (sq. m.): 446.11                  Site Width (m): 9.81             </td> <td style="width: 50%; border: none; vertical-align: top;">                 Building Height to Midpoint (m): 9.84                  Dwelling Type: Single Detached House                  Home Design Type:                  Secondary Suite Included?: N                  Side Yard, right (m): 1.36                  Site Depth (m): 47.88                  Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay             </td> </tr> </table>		Affected Floor Area (sq. ft.): 2727 Class of Permit: Front Yard (m): 8.66 Rear Yard (m): 19.6 Side Yard, left (m): 1.22 Site Area (sq. m.): 446.11 Site Width (m): 9.81	Building Height to Midpoint (m): 9.84 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.36 Site Depth (m): 47.88 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
Affected Floor Area (sq. ft.): 2727 Class of Permit: Front Yard (m): 8.66 Rear Yard (m): 19.6 Side Yard, left (m): 1.22 Site Area (sq. m.): 446.11 Site Width (m): 9.81	Building Height to Midpoint (m): 9.84 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.36 Site Depth (m): 47.88 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p><b>Development Application Decision</b>                  Refused</p> <p><b>Reason for Refusal</b></p> <p>1. Increased Height - The distance from the Average Grade to midpoint of parapet roof is 9.84m instead of 8.6m (Section 814.3.13 and Section 52).</p> <p style="margin-left: 40px;">Proposed Height from Average Grade to midpoint of parapet: 9.84m (flat roof)                  Maximum permitted Height: 8.6m                  Deficiency: 1.24m</p> <p>2. Rooftop Terrace - On an Interior Site, the minimum Stepback shall be 2.0 m from any building Façade facing a Rear Lot Line (Section 61.1).</p> <p style="margin-left: 40px;">Proposed: 0.91m                  Deficiency: 1.09m</p> <p><b>Rights of Appeal</b>                  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.</p>			
<p><b>THIS IS NOT A PERMIT</b></p>			



Project Number: **230219091-003**  
 Application Date: OCT 27, 2016  
 Printed: May 1, 2017 at 3:00 PM  
 Page: 2 of 2

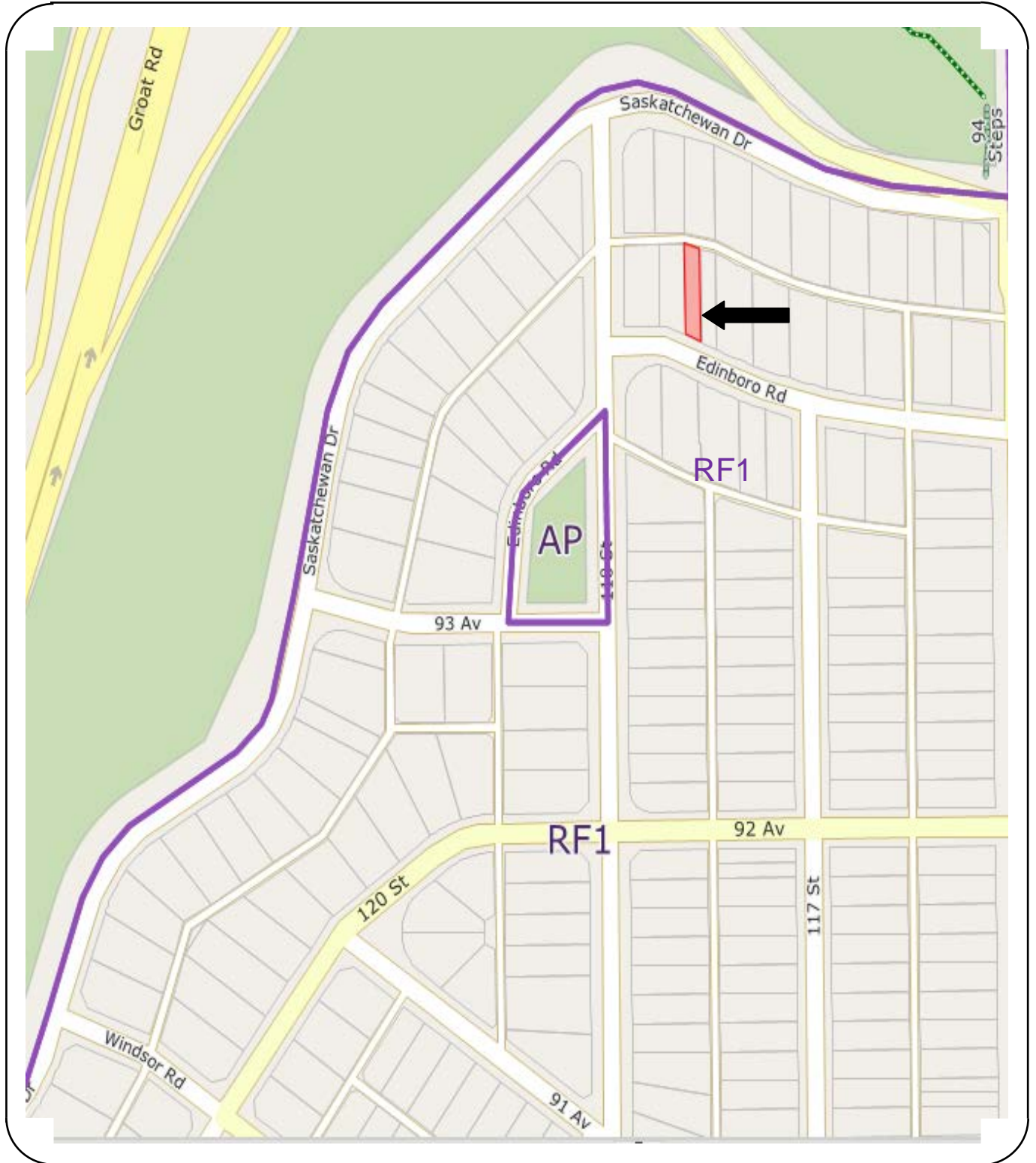
## Application for House Development and Building Permit

Issue Date: Apr 12, 2017    Development Authority: ROBINSON, GEORGE    Signature: \_\_\_\_\_

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Safety Codes Fee	\$16.90	\$16.90	03707578	Oct 27, 2016
Lot Grading Fee	\$135.00	\$135.00	03707578	Oct 27, 2016
Sanitary Sewer Trunk Fund	\$1,566.00	\$1,566.00	03707578	Oct 27, 2016
Water Usage Fee	\$72.60	\$72.60	03707578	Oct 27, 2016
Building Permit Fee	\$2,306.00	\$2,306.00	03707578	Oct 27, 2016
Safety Codes Fee	\$92.24	\$92.24	03707578	Oct 27, 2016
Electrical Fees (House)	\$310.00	\$310.00	03707578	Oct 27, 2016
Electrical Fee (Service)	\$77.00	\$77.00	03707578	Oct 27, 2016
Total GST Amount:	\$0.00			
Totals for Permit:	\$4,575.74	\$4,575.74		

THIS IS NOT A PERMIT



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-091

