

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 9:00 A.M.**  
**November 25, 2020**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

"

""K ; 22'00 0 UF CD/F /42/385"

Eqputwev'gzvgtkqt'cngtcvkqpu'vq'c'Ukpi ng'F gvej gf "  
J qwug\*'F tkxy c{ 'gzvqkqp'qp'yj g'tgct'r qt'kqp'qh"  
yj g'r tqr gtvl +"

8725"/"346'Utggv'P Y "  
Rtqlgev'P q0'5883: 9: 24/224"

""K 33-22'00 0 UF CD/F /42/387"

Qtf gt'vq'Egcug'yj g'Wug'r ctnkpi +'ko o gf kvgn "  
CP F 'tgo qxg'yj g'eqpetgv'f tkxy c{ 'kg0j ctf "  
uwtckepi 'gzvqkqp'cv'cm'wpcrr tqxgf 'qecvkpu"  
qp'ukg\*'qecvgf 'kp'cr r gpf kz 'C+'cpf 'tgwtp'vq "  
rpf uecr kpi 'y j lej 'ecp'dg'uggf gf 'qt'uqf f gf .'cpf "  
o c{ 'dg'uwdukwgf 'y kj 'cngtpcv'hqto u'qh'i tqwvf "  
eqxgt. 'kpenf kpi 'j ctf 'f geqtcvkg'r cxgtu.'y cuj gf "  
tqem'uj crg'qt'uko krt'tgcv gpw.'r gtgppkcu.'qt "  
ct'kckn'wth.'r tqxkf gf 'yj cv'cm'ctgcu'qh'gzr qugf "  
gctyj 'ctg'f guli pgf 'cu'gkj gt'hy gt'dgf u'qt "  
ewkxcvgf 'i ctf gpu'd{ 'P qxgo dgt'2; . '42420 "  
"

34434"/"; 7C'Utggv'P Y "  
Rtqlgev'P q0'4: 4; 96: 58/223"

"

**NOTE:** *Wpigu'hyj gty kg'lacvgf.'c nlt ght gpegu'vq'\$ Ugev'p'pwo dgt u\$ 'kp 'yj ki'Ci gpf c' "  
tghgt'vq'yj g'cwyj qt'k'w'wpf gt'yj g'Gfo qpvap' q' q'kpi 'D{ry '34: 220'*

"

"

KGO "K": <22'COO

HNK<"UF CD/F /42/385"

"

CP 'CRRGCN'HTQO 'VJ G'F GEKUKQP 'QH'VJ G'F GXGNQRO GP V'QHHEGT "

"

CRRGNCP V< "

"

CRRNECVIQP 'P Q< 5883: 9: 24/224"

"

CRRNECVIQP 'VQ< Eqputwev'gzvgtkqt'cngtcvqpu'vq'c'Ukpi rg'F gcej gf 'J qwug"  
\*F tkxy c{ "gzvpuqp'qp'vj g'tgct'r qt vqp'qh'vj g'r tqr gt v{ +"

"

F GEKUKQP 'QH'VJ G"  
F GXGNQRO GP V'C WJ QTKV[ < Tghwugf "

"

F GEKUKQP 'F CVG< Qevdgt'; . '4242"

"

F CVG'QH'CRRGCN< Qevdgt'4; . '4242"

"

O WP KRCN'F GUETKVIQP "  
QH'UWDLGE V'RTQRGT V[ < 8725"/'346'Utgvp Y "

"

NGI CN'F GUETKVIQP < Rrcp'3943868'Dmi35'Nqv36D"

"

\ QP G< \*THB+'Ukpi rg'F gcej gf 'T gukf gpvkn\ qpg"

"

QXGTNC[ < O cwtg'P gki j dqwtj qgf 'Qxgtr{ "

"

UVCVWQT[ 'RNCP < P IC"

"

"

"

"

***I tqwpfulht 'Crrgcn***

"

Vj g'Cr r gncpv'r tqxkf gf 'vj g'hqmuy kpi 'tgcuppu'ht'cr r gcnkpi 'vj g'f gekukqp'qh'vj g'F gxgnr o gpv'  
Cwj qt kv{ <

"

Y g'ctg'uqrlekqtu'ht'O u0'Ecvj gtlpg'\ j cpi . 'y j qug'cr r nkvqp'ht'c'r gto kv'  
ht'c'f tkxy c{ "gzvpuqp'cv'vj g'cdqxg'ecr vqp'gf "cfftguu'y cu'tghwugf O'Y g'  
y tkv'vq'cr r gcn'vj g'uckf 'tghwucn'qp'vj g'i tqwpf u'vj cv<

"

30 vj g'f gxgnr o gpv'ku'c'r gto kvgf 'wug'cv'vj g'uwdlge'v'ukg="

"

40 vj g'f gxgnr o gpv'ku'cr r tqr tkcv'cv'vj g'uwldgev'uecvkqp="

50 vj g'f gxgnr o gpv'f qgu'pqv'wpf wnf "kpvgttgt'y kj "vj g"co gpkkgu"qh'vj g'pgki j dqwtj qqf ."pqt" f qgu'k'o cvgtkcmf "kpvgttgt'y kj "qt"chgev'vj g"wug." gplq{o gpv'cpf 'xcnwg"qh'pgki j dqwtkpi 'r ctegn'qh'rcpf =cpf "

60 uvej "hmt vj gt"cpf "qvj gt"i tqwpfu'cu"o c{ "dg'r tgugpvf "cv'vj g"j gctkpi "qh' vj g'cr r gcnf

**I gpgt cnd cwgtu**

**Appeal Information:**

Vj g'O wplekr cnd qxgt po gpv'Cev."TUC"4222."e"O /48'ucv'u'vj g'hqmy kpi <

**Grounds for Appeal "**

**685(1)** Kc'f gxgnr o gpv'cwj qtkf "

\*c+ "hcku'qt'tghwugu'v'kuuwg"cf gxgnr o gpv'r gto k'v'c'r gtuqp."

\*d+ kuuwg"cf gxgnr o gpv'r gto k'uwldgev'v'eqpf kkpku."qt "

\*e+ kuuwg"cp"qtf gt'wpf gt'ugev'kqp"867."

vj g'r gtuqp"cr r n'kpi "hqt"vj g'r gto k'qt"chgev'v'd{ "vj g"qtf gt'wpf gt'ugev'kqp" 867"o c{ "cr r gcn'v'vj g'uwdf kxkukqp"cpf "f gxgnr o gpv'cr r gcn'dqctf O'

**(2)** Kc'cf f kkp"v'cp"cr r n'ecpv'wpf gt'uwdugev'kqp"\*3+."cp{ "r gtuqp"chgev'v' d{ "cp" qtf gt." f gekukqp" qt" f gxgnr o gpv' r gto k' o cf g"qt" kuuwg" d{ "c" f gxgnr o gpv'cwj qtkf "o c{ "cr r gcn'v'vj g'uwdf kxkukqp"cpf "f gxgnr o gpv' cr r gcn'dqctf O'

**Appeals**

**686(1)** C" f gxgnr o gpv'cr r gcn'v'c"uwdf kxkukqp"cpf "f gxgnr o gpv'cr r gcn' dqctf "ku"eqo o gpegf "d{ "hckpi "c"pqv'eg"qh'vj g'cr r gcn'eqp'ckp'kpi 'tgcuppu." y kj "vj g"dqctf ."

\*c+ kp"vj g'ecug'qh'cp"cr r gcn'o cf g'd{ "c'r gtuqp'tghgtgf "v'kp'ugev'kqp" 8: 7\*3+ "

\*k+ y kj 't'gur gev'v'cp"cr r n'ecv'kqp'hqt"cf gxgnr o gpv'r gto k."

\*C+ y kj kp"43" f c{ u'chgt"vj g'f cvg"qp"y j lej "vj g"y tkwgp" f gekukqp'ku'i kxgp'wpf gt'ugev'kqp"864."qt ""

\*D+ kh'pq"fgelkqp"ku'o cf g'y kj 't gur gev'v'j g"cr r rlecwqp" y kj kp"vj g"62/f c{ 'r gtrkf ."qt"y kj kp"cp{ 'gzvwpukqp"qh" vj cv'r gtrkf "wpr gt"ugevqp"8: 6."y kj kp"43"fc{u'chgt" vj g'f cvg"vj g'r gtrkf "qt"gzvwpukqp"gzr ktgu."

"

qt"

"

\*k+ y kj 't gur gev'v'cp"qtf gt"wpr gt"ugevqp"867."y kj kp"43"fc{u' chgt"vj g'f cvg"qp"y j lej "vj g"qtf gt"ku'o cf g."qt"

"

\*d+ kp"vj g"ecug"qh'cp"cr r gcn'o cf g'd{ 'c'r gtuqp'tghgtt'gf "v'kp"ugevqp" 8: 7\*4+"y kj kp"43"fc{u'chgt"vj g'f cvg"qp"y j lej "vj g'p'v'k'eg"qh'vj g" kuwcp'eg"qh'vj g'r gto k'y cu'i k'gp"kp"ceeqtf c'peg"y kj "vj g'w'p'f" wug"d{r'y O'

**Hearing and Decision**

687(3)kp'f g'v'go k'kpi "cp"cr r gcn"vj g'u'wdf k'k'k'qp"cpf "f g'x'g'nr o gpv'cr r gcn' dqctf "

"

í "

\*cB+ o wuv'eqo r n{ 'y kj "vj g'w'p'f "wug'r q'r'k'gu="

"

\*cQ+ uwdlgev' vq" ugevqp" 85: ." o wuv' eqo r n{ 'y kj " cp{ " cr r rlecdrng" ucw'wqt{ 'r'w'pu="

"

\*cD+ uwdlgev'v'q"erwug"\*f +."o wuv'eqo r n{ 'y kj "cp{ "w'p'f "wug'd{r'y "kp" gh'gev="

"

\*cG+ o wuv' eqo r n{ " y kj " vj g" cr r rlecdrng" tgs wkt'go gpvu" qh" vj g" tgi w'v'k'pu" wpr gt" vj g" I co kpi ." Nks wqt" cpf " Ec'p'p'cdku" Cev' t'gur gev'kpi " vj g" r'ec'v'k'qp" qh'r tgo k'gu" f g'uet'k'd'g'f "kp" c" ec'p'p'cdku" r'eg'peg" cpf " f'k'w'c'pegu" dgw' ggp" vj qug" r tgo k'gu" cpf " q'v'j gt" r tgo k'gu="

"

í "

"

\*e+ o c{ " eqphkto ." t'g'x'q'ng" qt" xct{ " vj g" qtf gt." f'g'ek'k'qp" qt" f'g'x'g'nr o gpv'r gto k'qt"cp{ "eqpf k'k'qp"cw'cej gf "v'cp{ "qh'vj go " qt"o cng"qt"u'w'd'w'k'w'g"cp"qtf gt."f'g'ek'k'qp"qt"r gto k'q'h'ku"qy p="

"

\*f+ o c{ "o cng"cp"qtf gt"qt" f'g'ek'k'qp"qt"ku'w'g"qt"eqphkto "vj g'ku'w'g"qh" c" f'g'x'g'nr o gpv'r gto k'g'x'gp"vj qwi j "vj g'r tqr qugf "f'g'x'g'nr o gpv' f'q'gu"p'q'v'eqo r n{ 'y kj "vj g'w'p'f "wug'd{r'y "kh'kp"ku'qr k'k'qp."

"

\*k+""""vj g'r tqr qugf "f'g'x'g'nr o gpv'y q'w'f "p'q'v"

"

\*C+ wpf wq{ " kpvthtg" y kj " vj g" co gpkkgu" qh" vj g"  
pgki j dqwtj qqf ."qt"

\*D+ o cvtkcm{ "kpvthtg"y kj "qt"chge\vj g'wug."gplq{o gpv"  
qt "xcnwg"qh'pgki j dqwtkpi 'r ctegnu'qh'rcpf ."

cpf "

\*k+ vj g" r tqr qugf " f gxgr o gpv" eqphqto u" y kj " vj g" wug"  
r tguetkdgf 'hqt'vj cv'rcpf "qt'dwrf kpi 'kp'vj g'rcpf 'wug'd{rcy 0'

**General Provisions from the Gfo qpvwp 'l qpkpi 'D{rcy <**

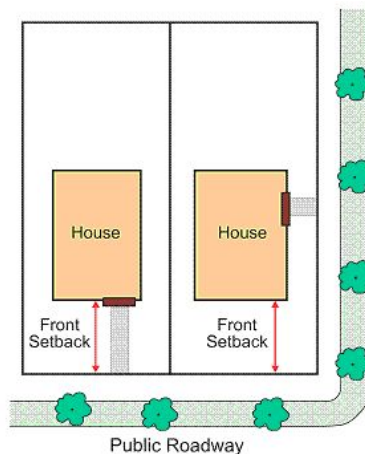
Wpf gt "ugevkqp"3320l\*9+."Single Detached Housing ku" c" Permitted Use"kp" vj g"(RF1)  
Single Detached Residential Zone."

Wpf gt "ugevkqp"80B."Accessory"o gcpu"oy j gp" wugf "vq" f guetkdg" c" Wug"qt" dwrf kpi . "c" Wug"qt"  
dwrf kpi 'pcwtcm{ "qt"pqto cm{ 'kpek' gpcn' uwdqtf kpcvg. "cpf "f gxqvgf "vq" vj g' r tkpek cn' Wug"qt"  
dwrf kpi . "cpf "hqcvgf "qp" vj g' uco g' hqv'qt" Ukg0"

Wpf gt "ugevkqp"80B."Driveway" o gcpu"ocp" ctgc" vj cv' r tqxkf gu" ceegu" hqt" xgj kengu" hqo " c"  
r wdrie"qt" r tkxcvg" tqcf y c{ "vq" c" I ctei g"qt" Rctnkpi " Ctgc" cpf "f qgu"pqv' kpenf g' c" Y cmy c{ 0"

Wpf gt "ugevkqp"80B."Front Setback"o gcpu<

vj g" f kuvpeg" vj cv' c" f gxgr o gpv" qt" c" ur gekkf "r qt vqp" qh' kv" o wuv' dg" ugv"  
dcem' hqo " c" Htqp v' Nqv' Nkpg0 C" Htqp v' Ugdcem' ku" pqv' c" Htqp v' [ ctf ."  
Co gpkv{ "Ur ceg"qt" Ugr ctevkqp" Ur ceg0"



Wpf gt "ugevkqp"80B."Parking Area"o gcpu"ocp" ctgc" vj cv' ku" wugf "hqt" vj g' r ctnkpi "qh' xgj kengu"  
C" Rctnkpi " Ctgc" ku" eqo r tkugf "qh' qpg" qt" o qtg' r ctnkpi "ur cegu. "cpf "kpenf gu' c' r ctnkpi " r cf ."  
dwf qgu"pqv' kpenf g' c" F tkxy c{ 0"

Wpf gt "ugevkqp"80. "Walkway"o gcpu'oc'r cvj 'hqt'r gf gutkcp'ektewr'vkqp"vj cv'ecppqv'dg'wugf " hqt'xgj kewrt'r ctnkpi 0"

Ugevkqp" 3320" uvcygu" vj cv' vj g" **General Purpose** qh" vj g" **(RF1) Single Detached Residential Zone** ku<

vq"r tqxkf g" hqt "Ukpi ng" F gcej gf "J qwukpi "y j krg"cmqy kpi "qvj gt" hqt o u"qh" uo cm' uecrg" j qwukpi " kp" vj g" hqt o "qh" Ugeqpf ct { "Uwksu." I ctf gp"Uwksu." Ugo kf gcej gf "J qwukpi "cpf" F wr ngz "J qwukpi 0"

Ugevkqp": 360"uvcygu"vj cv'vj g" **General Purpose** qh'vj g" **Mature Neighbourhood Overlay** ku<

vq" tgi wrvq" tgukf gpvkn' f gxgnr o gpv' kp" Gf o qpvrpau" o cwtg" tgukf gpvkn' pgi j dqwtj qqf u." y j krg" tgr qpf kpi " vq" vj g" eqpvz v' qh' uwtqwpf kpi " f gxgnr o gpv." o clpvkpkpi " vj g" r gf gutkcp/qtkgpvf " f guli p" qh" vj g" utgguecr g." cpf "vq" r tqxkf g" cp" qr r qtwpkx' "hqt" eqpuwncvkp" d { "i cvj gtkpi " kpr w'htqo "chgevgf " r ct vku" qp" vj g" ko r cev' qh' c" r tqr qugf "xctkpeg" vq" vj g" Qxgtr { "tgi wrvku0"

***O cwtg'P gki j dqwtj qqf 'Qxgtr { 'Ftkxy c { 'Ceegu***

Ugevkqp": 360\*39+"uvcygu"oY j gtg'vj g'Ukg' Cdwu'c'Ncpq. "xgj kewrt" ceegu"uj cm'dg'htqo "vj g" Ncpq"cpf "pq"gzkukpi "xgj kewrt" ceegu"htqo "c"r wdre"tqcf y c { "qvj gt" vj cp" c" Ncpq"uj cm'dg" r gt o kwgf "vq" eqpvkpw0"

**Development Officer's Determination**

**Driveway - The driveway is located off of 65 Avenue (flanking) instead of the alley (Section 814.3.17).** ]wpgf kgf \_"

***Xgj kerg'Rctnkpi 'Fguli p' hqt 'Nqy /f gpukx' 'Tgukf gpvkn***

Ugevkqp"760\*6+"uvcygu<

Gzegr v'cu'qvj gty kug"r tqxkf gf "hqt" kp" vj ku" D { rxy . "Xgj kerg'Rctnkpi "ur cegu." pqv' kpenmf kpi " Ftkxy c { u." uj cm' dg" mqecvgf " kp" ceeqtf cpeg" y kj " vj g" hmqy kpi <

c0 Xgj kerg'Rctnkpi "ur cegu"uj cm'pqv'dg"mqecvgf "y kj kp" c'htqpv' ctf . " qvj gt" vj cp" vj qug"mqecvgf "qp" c' Ftkxy c { =cpf "

d0 qp" c" Eqtpgt "Nqv Xgj kerg Rctnkpi 'ur cegu'qvj gt 'vj cp'vj qug'rqecvgt " qp" c" F tkxy c{.' kp" cf fkkqp" vq" eqo r n{ kpi " y kj " vj g" qvj gt" r tqxkukqpu"qh'vj ku" D{ rxy ."uj cm'pqv' dg"rqecvgt "y kj kp" vj g" Ukf g" UgvdceniCdwkpi "vj g'hrpnkpi 'r wdike'tqcf y c{.'qvj gt'vj cp" c'Ncpg0

**Development Officer's Determination**

**Parking Space- Vehicular parking space is located within the Side Setback Abutting the flanking public roadway (Section 54.3.4.b).**

]wpgf kqf \_"

"

"

*O cwt g'P gli j dqwtj qaf 'Qxgtr{/'Eqo o wplk{ 'Eqp uwnv kqp*

"

Ugevkqp": 360\*3+'urcvu<

"

Y j gp" vj g" F gxgnr o gpv' Qhleg" tgegkxgu" c" F gxgnr o gpv' Rgto k' Cr r rkecvkqp" hqt" c" pgy "r tkpek cn'dwrf kpi "qt" pgy "I ctf gp" Uwkxg" vj cv" f qgu" pqv" eqo r n{ " y kj " cp{ " tgi wrcvkqp" eqpvckpgf " y kj kp" vj ku" Qxgtr{ ."qt" tgegkxgu" c" F gxgnr o gpv' Rgto k' hqt "cngtcvkqpu" vq" cp" gzku" kpi " utwewt g" vj cv" tgs vkt g" c" xctkpeg" vq" Ugevkqp" : 360\*3+ : 360\*5+ : 360\*7+"qt" : 360\* ; +"qh'vj ku" Qxgtr{ <

"

c0 vj g" F gxgnr o gpv' Qhleg" uj cm' lpgf "pqvleg" vq" vj g" tgekr kgpv" r ctvku" ur gekhgf " kp" Vcdrg" : 360\*4+ " vq" qwrvkpg" cp{ " tgs wguvf " xctkpegu" vq" vj g" Qxgtr{ " cpf " uqrlek" eqo o gpw" f ktgevf " tgrvgt " vq" vj g" r tqr qugf " xctkpeg="

"

d0 vj g" F gxgnr o gpv' Qhleg" uj cm' pqv' tgpf gt " c' f gekukqp" qp" vj g" F gxgnr o gpv' Rgto k' cr r rkecvkqp" wvki'43" f c{ u" chngt "pqvleg" j cu" dggp" ugpv" wprgu" vj g" F gxgnr o gpv' Qhleg" tgegkxgu" hggf dcent' hqo " vj g" ur gekhgf " chngvgt " r ctvku" kp" ceeqtf cpeg" y kj " Vcdrg" : 360\*4+ = cpf "

"

e0 vj g" F gxgnr o gpv' Qhleg" uj cm' eqpukf gt" cp{ " eqo o gpw" f ktgevf " tgrvgt " vq" vj g" r tqr qugf " xctkpeg" y j gp" f vgtgto kpkpi " y j gvj gt" vq" cr r tqxg" vj g" F gxgnr o gpv' Rgto k' Cr r rkecvkqp" kp" ceeqtf cpeg" y kj " Ugevkqpu" 330" cpf " 3300'

"

"

"



Ugevkqp": 3607\*4+'ucvgu<

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay Proposed to be Varied
Vlgt"3"	Vj g" o wplekrcn' cf f tguu" cpf " cuuguugf " qy pgtu" qh" vj g" rcpf " y j qm{ " qt" r ctvkm{ " mdecvuf " y kj lp" c" f kucpeg" qh" 820" o" qh" vj g" Ukg" qh" vj g" r tqr qugf " f gxgnqr o gpv' cpf " vj g" Rt gukf gpv' qh" gcej " Eqo o wpkv{ " Ngci wg"	Vj g" cuuguugf " qy pgtu" qh" vj g" rcpf " y j qm{ " qt" r ctvkm{ " mdecvuf " y kj lp" c" f kucpeg" qh" 820" o" qh" vj g" Ukg" qh" vj g" r tqr qugf " f gxgnqr o gpv' cpf " vj g" Rt gukf gpv' qh" gcej " Eqo o wpkv{ " Ngci wg"	: 3607*39+/" F tlxgy c{ "Ceegu"


***Rt gxlqwu'Uwdf kxkukqp 'cpf 'F gxgnqr o gpv' Crr gcnDqctf 'F gekukqp***

Application Number	Description	Decision
UF CD/F/39/432"	Vq" eqputwev" c" Ukpi ng" F gcej gf " J qwug" y kj " tgct" cwcej gf " I ctci g." xgtcpf c." tgct" wpeqxtgf " f gem" hktgr mceg" cpf " Dcugo gpv' f gxgnqr o gpv' *P QV" vq" dg" wugf " cu" cp" cf f kxkucn' F y gnkpi +"	P qxgo dgt "45."4239="Vj g" cr r gcn'ku'CNNQY GF "cpf "vj g" f gekukqp"qh'vj g" F gxgnqr o gpv' Cwj qt kx{ 'ku' TGXQMGF 0'Vj g" f gxgnqr o gpv'ku'I TCP VGF 0'

aa

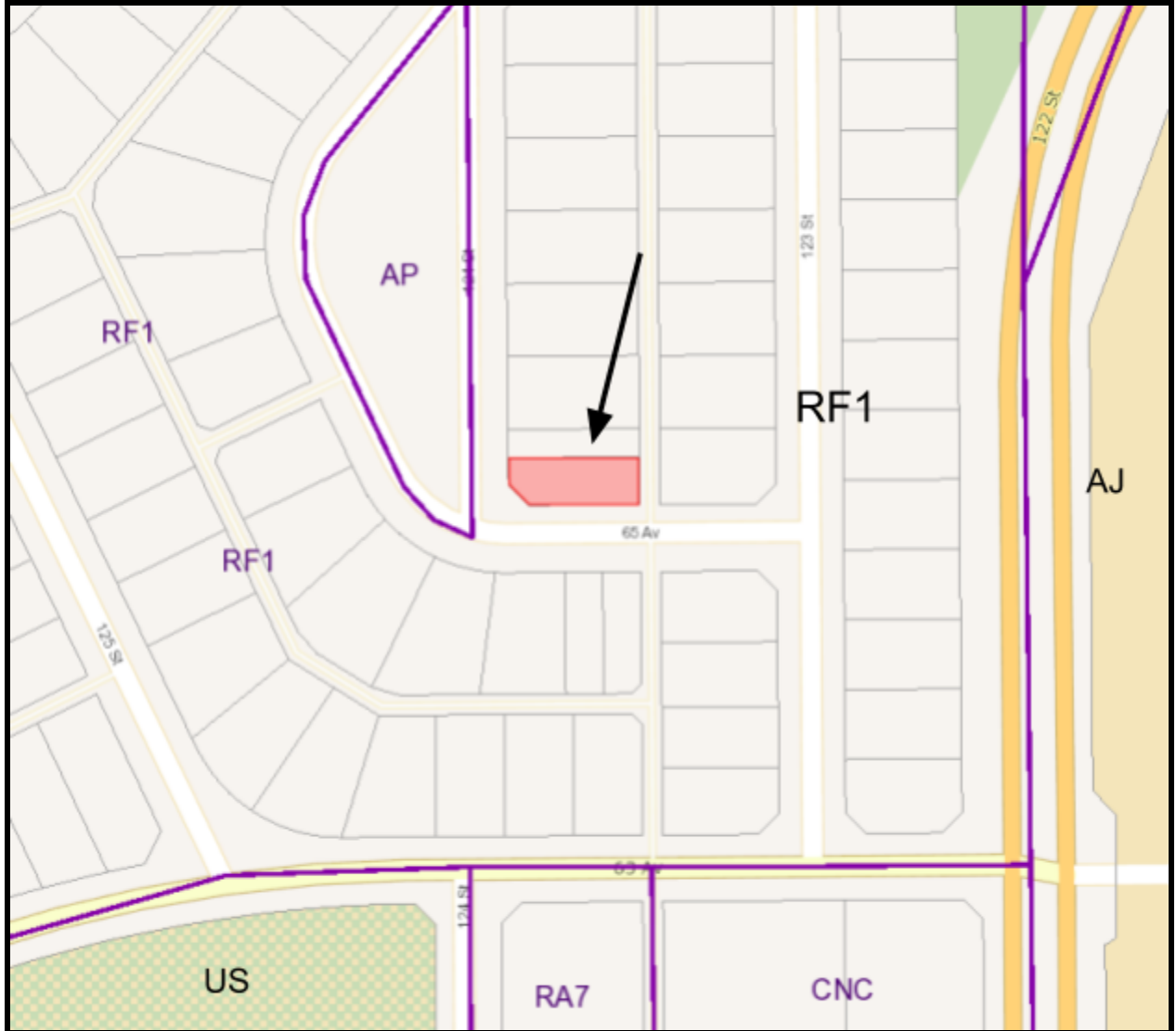
***P qvleg'v' Crr rkecpv' Crr gmpv'***

Rt qxlpekcn'rgi kucvukqp"tgs wkt gu"vj cv'vj g"Uwdf kxkukqp"cpf 'F gxgnqr o gpv' Crr gcnDqctf 'kuuwg" ku'qh'hekcn'f gekukqp'lp'y tskpi 'y kj lp' hktggp'f c{ u'qh'vj g'eqpenwukqp"qh'vj g'j gctkpi 0"

	<h2>Application for Driveway Extension Permit</h2>				Project Number: <b>366187802-002</b> Application Date: JUN 29, 2020 Printed: October 9, 2020 at 1:36 PM Page: 1 of 1																				
This document is a Development Permit Decision for the development application described below.																									
<b>Applicant</b>		<b>Property Address(es) and Legal Description(s)</b> 6503 - 124 STREET NW Plan 1721646 Blk 13 Lot 14B																							
<b>Scope of Application</b> To construct exterior alterations to a Single Detached House (Driveway extension on the rear portion of the property).																									
<b>Permit Details</b>  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">                     Class Of Permit:                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> <td style="width: 50%;">                     Site Area (sq. m.): 545.74                 </td> </tr> </table>						Class Of Permit: Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay	Site Area (sq. m.): 545.74																		
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<b>Development Application Decision</b> Refused <b>Issue Date:</b> Oct 09, 2020 <b>Development Authority:</b> ANGELES, JOSELITO <b>Reason for Refusal</b> Driveway - The driveway is located off of 65 Avenue (flanking) instead of the alley (Section 814.3.17). Parking Space- Vehicular parking space is located within the Side Setback Abutting the flanking public roadway (Section 54.3.4.b). <b>Rights of Appeal</b> The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																									
<b>Building Permit Decision</b> No decision has yet been made.																									
<b>Fees</b> <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$176.00</td> <td style="text-align: right;">\$176.00</td> <td style="text-align: right;">972228029541001</td> <td style="text-align: right;">Jun 29, 2020</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$176.00</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$176.00</td> <td></td> <td></td> </tr> </tbody> </table>							Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$176.00	\$176.00	972228029541001	Jun 29, 2020	Total GST Amount:	\$0.00				Totals for Permit:	\$176.00	\$176.00		
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Totals for Permit:	\$176.00	\$176.00																							
<p><b>THIS IS NOT A PERMIT</b></p>																									

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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

▲  
**N**

File: SDAB-D-20-163

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KVGO "K33-22'COO

HNK<'UF CD/F /42/387"

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CP 'CRRGCN'HTQO 'VJ G'F GEKUKQP 'QH'VJ G'F GXGNQRO GP V'E QO RNKCP EG"  
QHHEGT"

"

CRRGNNPC V< "

"

CRRNECVIQP 'P QO< 4: 4; 96: 58/223"

"

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40Tgo qxg'vj g'eqpetgv'f tkxy c{ 'kg0j ctf "uwthcekpi "  
gzvgpukqpu'cv'cm'wpcr r tqxgf 'nqecvqpu'qp'ukg\*'nqecvgf 'kp"  
cr r gpf kz 'C+'cpf 'tgvwp'vq'rcpf uecr kpi 'y j lej 'ecp'dg"  
uggf gf 'qt'uqf f gf . 'cpf 'b c{ 'dg'uwdukwvgf 'y kj 'cngtpevg"  
hqt o u'qh'i tqwvf 'eqxgt. 'kpenw kpi 'j ctf 'f geqtcvkg'r cxgtu."  
y cuj gf 'tqem'uj crg'qt'uko krc 'tgevo gpu. 'r gtgppkcu. 'qt"  
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f guki pgf 'cu'gkj gt 'hny gt 'dgv u'qt 'ewmxcvgf 'i ctf gpu'd{ "  
P qxgo dgt'2; . '42420'

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FGEKUKQP 'QH'VJ G"  
F GXGNQRO GP V'CWJ QTKV[ < Qtf gt 'Kuwgf "

"

FGEKUKQP 'F CVG< Qevdgt'3; . '4242"

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F CVG'QH'CRRGCN< P qxgo dgt'4. '4242"

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O WP KRCN'F GUET RVIQP "  
QH'UWDLGE V'RTQRGT V[ < 34434"/"; 7C'Utggv'P Y "

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NGI CN'F GUET RVIQP < Rrcp'6947U'Dmi'4: 'Nqv'6"

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\ QPG< \*TH5+'Ub cmi'Uecrg'kphm'F gxgnr o gpv\ qpg"

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I tggv'kpi u."

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/"Y j gp"cr r gto k'y cu"cwgo r wgf "vq"dg"qdvckpgf . 'k'y cu"pqv'gd{ "Tqdgvt'cv" vj g'Ekv{ "qh'Gf o qpvp"vj cv'c"r gto k'y cu"pqv'tgs wktgf "ht" f gxgnr o gpv'qh' vj g'f tkxgy c{ ""

/"Hqo "vj g'Ekv{ . "vj gkt"qtki kpcn'f tcy kpi u"lpenw gf "vj g'f tkxgy c{ . "vj g'ghgt'g'c" r gto k'y cu'pqv'tgs wktgf ""

/"Wphqt wpcvgn{ . "k'j cu'pqv'dggp'r quukdr'vq"cttcpi g'eqwpugn'o ggv'kpi . 'i cvj gt" cff k'kqpcn'kphqto cvkqp"cpf "qdvckp"rgwgtu'htqo 'pgki j dqwtu'vq"cuukv'y kj "vj g" cr r gcn"

F wg'vq"vj g'o kueqo o wplecvkqp . 'y g'ctg'uggnkpi "cp"cr r gcn'vq"dg"cr r tqxgf "ht" vj g'f tkxgy c{ 'vj cv'j cu'dggp'r rceg f 0"

**I gpgtcnO cwgtu**

**Appeal Information:**

Vj g'O wplekrcnI qxgtpo gpv'Cev."TUC"4222."e"O /48'wcvgu'vj g'hqmny kpi <

**Stop order**

**645(1)** F gur kvg" ugevkqp"767." kh" c" f gxgnr o gpv' cwj qtkv{ " hkp u" vj cv' c" f gxgnr o gpv.'rpf "wug"qt "wug"qh'c"dwkrf kpi 'ku'pqv'kp"ceeqtf cpeg'y kj "

\*c+""vj ku'Rctv'qt" c'rpf "wug"d{ rny "qt'tgi wrcv'kpu'w'pf gt "vj ku'Rctv."qt"

\*d+""c'f gxgnr o gpv'r gto k'qt "uwdf k'kukqp"cr r tqxcn"

vj g'f gxgnr o gpv'cwj qtkv{ 'o c{ "cev'w'pf gt "uwdugevkqp"\*4+0'

**(2)** "K'uwdugevkqp"\*3+"cr r rkgu."vj g'f gxgnr o gpv'cwj qtkv{ "o c{ . 'd{ 'y tkwgp" pqvleg."qtf gt "vj g'qy pgt."vj g'r gtuqp"kp"r quuguukqp"qh'vj g'rpf "qt'dwkrf kpi " qt'vj g'r gtuqp'tgur qpukdr'ht"vj g'eqpvcxgpvkqp."qt'cp{ "qt'cm'qh'vj go . "vq"

\*c+ " uqr 'y g'f gxrqr o gpv'qt "wug"qh'y g'xpf "qt "dwxk fpi "k'y j qng"qt "
k'p'r ctv'cu'f kgevgf "d{ 'y g'pqveg."

\*d+ ""f go qrluj . 'tgo qxg"qt 'tgr xeg'y g'f gxrqr o gpv."qt "

\*e+ " ectt { "qw" cp { "qy gt "cevkpu"tgs wktgf "d{ "y g'pqveg"uq"y cv'y g"
f gxrqr o gpv'qt "wug"qh'y g'xpf "qt "dwxk fpi "eqo r rku"y kj "y ku"
Rctv. "y g" xpf " wug" d{ rxy " qt" tgi wcvkpu" wpf gt " y ku" Rctv." c"
f gxrqr o gpv'r gto k'qt "c'uwdf kxkqp"cr r tqxcn "

""

y kj k'p'y g'vko g'ugv'qww'k'p'y g'pqveg0'

""

(2.1) "C" pqveg" tghgtgf "v" k'p" uwdugevkp" \*4+ "o wuv'ur gekh{ "y g'f cvg"qp"
y j lej "y g'qtf gt "y cu"o cf g. "o wuv'eqpvk'p" cp { "qy gt "kphqto cvkqp"tgs wktgf "
d{ "y g'tgi wcvkpu" cpf "o wuv'dg"i kxgp"qt "ugpv'v"y g'r gtuqp"qt "r gtuqp"
tghgtgf "v" k'p" uwdugevkp" \*4+ "qp"y g'uco g'f c{ 'y g'f gekukqp"ku"o cf g0'

(3) " C" r gtuqp"y j q" tgeglxgu" c" pqveg" tghgtgf "v" k'p" uwdugevkp" \*4+ "o c { "
cr r gcn'v"y g" uwdf kxkqp" cpf "f gxrqr o gpv'cr r gcn'dqctf "k'p" ceeqtf cpeg"
y kj 'ugevkp'8: 70'

""

**Permit**

683" Gzegr v'cu"qy gty kug"r tqxkf gf "k'p" c" xpf "wug" d{ rxy . "c" r gtuqp"o c { "pqv"
eqo o gpeg" cp { " f gxrqr o gpv' wprguu" y g' r gtuqp" j cu" dggp" kuwgf " c"
f gxrqr o gpv'r gto k'k'p' t'gur gev'qh'k'r wuvcpv'v"y g'xpf "wug" d{ rxy 0'

""

**Grounds for Appeal "**

685(1) "k'c" f gxrqr o gpv'cwj qtkv{ "

\*c+ " hcku"qt 'tghwugu"v" kuwg" c" f gxrqr o gpv'r gto k'v" c" r gtuqp. "

\*d+ " "kuwgu" c" f gxrqr o gpv'r gto k'uwldgev"v" eqpf kxkpu. "qt "

""

\*e+ " "kuwgu" cp" qtf gt "wpf gt "ugevkp" 867. "

""

y g'r gtuqp" cr r n' kpi "hqt" y g'r gto k'qt "chgevgf "d{ "y g'qtf gt "wpf gt "ugevkp"
867" o c { "cr r gcn'v"y g" uwdf kxkqp" cpf "f gxrqr o gpv'cr r gcn'dqctf 0'

(2) "k'p" cf f k'k'p" v" cp" cr r n' c'pv' wpf gt "uwdugevkp" \*3+ " cp { " r gtuqp" chgevgf "
d{ " cp" qtf gt. " f gekukqp" qt " f gxrqr o gpv' r gto k' " o cf g" qt " kuwgf " d{ " c"
f gxrqr o gpv'cwj qtkv{ " o c { " cr r gcn'v"y g" uwdf kxkqp" cpf " f gxrqr o gpv'
cr r gcn'dqctf 0'

""

**Appeals**

686(1) " C" f gxrqr o gpv'cr r gcn'v" c" uwdf kxkqp" cpf " f gxrqr o gpv'cr r gcn'
dqctf "ku" eqo o gpegf "d{ "k'k'p" c" pqveg"qh'y g'cr r gcn'eqpvk'p'k'p' t'gcuqpu. "
y kj "y g'dqctf. "

""

\*c+ kp"vj g"ecug"qh'cp"cr r gen'o cf g'd{ "c'r gtuqp'tghgtgf "v'kp'ugevqp"  
8: 7\*3+"  
"

\*k+ y kj 't'gur gev'v'q'cp'cr r r'ecvqp'hqt "c'f g'xgnr o gpv'r gto k'."

\*C+ y kj kp"43"fc{u'chgt"vj g'f cvg"qp"y j lej "vj g'y tkvqp"  
f gekukqp'ku'i kxgp'w'pf gt'ugevqp"864."qt"  
"

\*D+ kh'pq"fgelukqp"ku'o cf g'y kj 't'gur gev'v'q'vj g'cr r r'ecvqp"  
y kj kp"vj g"62/fc{ "r g'kqf ."qt"y kj kp"cp{ "gz v'g'pukqp"qh"  
vj cv'r g'kqf "w'pf gt"ugevqp"8: 6."y kj kp"43"fc{u'chgt"  
vj g'f cvg'vj g'r g'kqf "qt"gz v'g'pukqp"gzr k'gu."

qt"

\*k+ y kj 't'gur gev'v'q'cp'qtf gt'w'pf gt'ugevqp"867."y kj kp"43"fc{u'  
chgt"vj g'f cvg"qp"y j lej "vj g'qtf gt'ku'o cf g."qt"  
"

\*d+ kp"vj g"ecug"qh'cp"cr r gen'o cf g'd{ "c'r gtuqp'tghgtgf "v'kp'ugevqp"  
8: 7\*4+"y kj kp"43"fc{u'chgt"vj g'f cvg"qp"y j lej "vj g'p'v'k'eg"qh'vj g"  
kuw'cpeg"qh'vj g'r gto k'y cu'i kxgp'kp"ceeqtf c'peg"y kj "vj g'w'pf "  
wug'd{ r'y O'

**Hearing and Decision**

687(3)kp'f g'v'gto k'kpi "cp'cr r gen'vj g'u'wdf k'kukqp"cpf "f g'xgnr o gpv'cr r gen'  
dqctf "  
"

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\*cB+ o wuv'eqo r n{ "y kj "vj g'w'pf "wug'r q'r'ekgu="

\*cQ+ uwdlgev' vq" ugevqp" 85: ." o wuv' eqo r n{ "y kj " cp{ " cr r r'ecvqp"  
u'c'w'w'qt{ "r'w'pu="

\*cD+ uwdlgev'v'q'erc'wug" \*f +." o wuv'eqo r n{ "y kj "cp{ "w'pf "wug'd{ r'y "kp"  
gh'gev="

\*cG+ o wuv' eqo r n{ " y kj " vj g" cr r r'ecvqp" tgs w'kt go gpvu" qh" vj g"  
tgi w'v'k'p'u" w'pf gt" vj g" I co k'pi ." Nks w'qt" cpf " Ec'p'p'cdku" Cev"  
t'gur gev'k'pi " vj g" r'ecvqp" qh" r tgo k'gu" f g'uet k'dgf "kp" c" ec'p'p'cdku"  
r'eg'peg" cpf " f k'w'c'pegu" dg'y g'gp" vj q'ug" r tgo k'gu" cpf " q'v'j gt"  
r tgo k'gu="

í "

\*e+ o c{ " eq'p'k'to ." t'g'x'q'ng" qt" xct{ " vj g" qtf gt." f gekukqp" qt"  
f g'x'g'n'r o gpv'r gto k'qt"cp{ "eq'p'f k'k'qp"cw'cej gf "v'q'cp{ "qh'vj go "  
qt"o c'ng"qt"u'w'd'w'k'w'g"cp'qtf gt." f gekukqp"qt"r gto k'q'h'ku"q'y p="

"

\*f+ o c{ "o cng"cp"qtf gt"qt "f gekukqp"qt "kuuwg"qt "eqphkto "y j g"kuuwg"qh" c" f gxgnr o gpv"r gto k'gxgp"vj qwi j "y j g"r tqr qugf "f gxgnr o gpv" f qgu"pqv'eqo r n' "y kj "y j g"rcpf "wug"d{rcy "kh"kp"ku"qr kpkp."

\*k+ "y j g"r tqr qugf "f gxgnr o gpv"y qwf "pqv"

\*C+ wpf wq{ " kpvthtg" y kj " y j g" co gpkkgu" qh" y j g" pgki j dqwtj qqf . "qt"

\*D+ o cvgtkcm{ "kpvthtg"y kj "qt"chgevj g"wug."gplq{o gpv" qt "xcnwg"qh"pgki j dqwtkpi "r ctegn"qh"rcpf ."

"

cpf "

"

\*k+ y j g" r tqr qugf " f gxgnr o gpv" eqphqto u" y kj " y j g" wug" r tguetkdgf "hqt"y j cv'rcpf "qt"dwkf kpi "kp"y j g'rcpf "wug"d{rcy 0'

**General Provisions from the Gfo qpvqp " qpkpi 'D{rcy <'**

"

Wpf gt " ugevklp" 36204\*+ " **Single Detached Housing**"ku" c" **Permitted Use**"kp" y j g" **(RF3) Small Scale Infill Development Zone0'**

"

Ugevklp": 3605\*39+"ucvgu"oY j gtg"y j g"Ukg"Cdwu" c"Ncpg."xgi lewrt "ceegu"uj cm'dg" htqo "y j g"Ncpg"cpf "pq"gzkukpi "xgi lewrt "ceegu"htqo "c"r wdke"tqcf y c{ "qj gt"y j cp" c" Ncpg"uj cm'dg"r gto kwgf "v"eqpvkpwg0"

"

Ugevklp" 7604\*4+\*g+\*k+ "ucvgu" oGzegr v" cu" qvj gty lug" r tqxkf gf " hqt" kp" y j ku" D{rcy . " r ctnkpi "ur cegu."pqv"lpenmf kpi "F tkxy c{ u."uj cm'dg"mcevgf "kp"ceeqtf cpeg"y kj "y j g" hqmy kpi <r ctnkpi "ur cegu"uj cm'pqv'dg"mcevgf "y kj kp" c" Htqv\ ctf "kp" c" Tgukf gpvken" \ qpg0"

"

Ugevklp" 36208" ucvgu" y j cv' y j g" **General Purpose**" qh' **(RF3) Small Scale Infill Development Zone**"ku"o'vq"r tqxkf g'hqt" c"o kz"qh'uo cm'luecg"j qwukpi 0"

Ugevklp": 3605"ucvgu"y j cv'y j g"**General Purpose** qh'y j g"**Mature Neighbourhood Overlay**" ku<

vq" tgi wrcvg" tgukf gpvken" f gxgnr o gpv" kp" Gf o qpvqpau" o cwtg" tgukf gpvken" pgki j dqwtj qqf u." y j krg" tgr qpf kpi " vq" y j g" eqpvzv" qh' uwtqwpf kpi " f gxgnr o gpv." o clpvckkpi " y j g" r gf gwtkcp/qtkgpvgf " f guki p" qh' y j g" utgguecr g."cpf "vq" r tqxkf g"cp"qr r qtwpk{ "hqt"eqpuwncvklp"d{ "i cvj gtpi " kpr w'htqo "chgevgf "r ctvku"qp" y j g"lo r cev'qh'c"r tqr qugf "xctkcpvg"vq" y j g" Qxgtr{ "tgi wrcvklpu0"

"

"



**Rt gxlqwu'Uwdf kxkukp 'cpf 'F gxgr o gpv'Cr r gcnDqctf 'F gekukp**

Application Number	Description	Decision
UF CD/F/42/282"	Eqpuxwev' gzvgtkqt" cngtcvkpu" vq" c" Ukpi rg" F gwej gf "J qwug"*vq'tgo qxg" cp"cwcej gf "i ctcig."50o "z" 8048o ." cpf" Ftkxgy c{" gzvvpukqp." 502o " z" 32086o +" gzkuvpi " y kj qw" r gto ku."cpf "vq"o clpvclp"vj g" gzkuvpi "f tkxgy c{"ceegu"vq" ; 7C'Utggv"	Lwp'6."4242=Vj g'cr r gcn'ku" F GP KGF "cpf "vj g'f gekukp"qh" vj g'F gxgr o gpv'Cr r gcn'ku" EQP HKT O GF 0Vj g" f gxgr o gpv'ku'TGHWUGF 0"

aa

P qvleg'vq'Cr r rkecpv'Cr r gmpv'

Rtqxkpekcn'rgi kurcvkqp"tgs wkt gu'vj cv'vj g"Uwdf kxkukp"cpf 'F gxgr o gpv'Cr r gcnDqctf "kuwg"  
ku"qh'kpekcn'f gekukp'kp'y tkkpi "y kj kp'khwggp'f c{u'qh'vj g'eqpenwukqp"qh'vj g'j gctkpi 0"

City of Edmonton  
Development and Zoning Services  
Development Compliance & Inquiries

2nd Floor, Edmonton Tower  
10111 104 Avenue NW  
Edmonton, AB T5J 0J4  
Canada  
  
[edmonton.ca/developmentcompliance](http://edmonton.ca/developmentcompliance)

October 19, 2020

Our File: 282974836-001

**MUNICIPAL GOVERNMENT ACT ORDER**

Dear Sir/Madam:

An Alberta Land Titles search identifies you as the registered owner(s) of the property located at 12212 95A Street in Edmonton, Alberta, legally described as Plan 4725S Block 28 Lot 4.

This Property was inspected by Development Compliance Officer Rachelle Fraser, on October 15, 2020. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 542 and 624 of the Municipal Government Act.

**ZONING BYLAW INFRACTION:**

This property is zoned (RF3) Small Scale Infill Development Zone in accordance with Section 140 of Edmonton Zoning Bylaw 12800. Our investigation revealed that you have developed a hard surface portion of the required Front Yard of this residential property location for which, according to the records of the City of Edmonton, no Development Permit has been issued.

Edmonton Zoning Bylaw 12800 Section 54.22(2)(e)(i):

Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, shall be located in accordance with the following: parking spaces shall not be located within a Front Yard in a Residential Zone;

Edmonton Zoning Bylaw 12800 Section 814.3.17:

Where the Site Abuts a Lane, vehicular access shall be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, R.S.A. 2000, you are hereby ordered to:

1. Cease the Use (parking) immediately.

AND

2. Remove the concrete driveway ie. hard surfacing extensions at all unapproved locations on site (located in appendix A) and return to landscaping which can be seeded or sodded, and may be substituted with alternate forms of ground cover, including hard decorative pavers, washed rock, shale or similar treatments, perennials, or artificial turf, provided that all areas of exposed earth are designed as either flower beds or cultivated gardens by November 09, 2020.

CONSEQUENCES FOR NON-COMPLIANCE:

The property will be inspected after November 09, 2020 to determine compliance with this Order.

In the event that a person fails to comply with this Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter the land and take any action necessary to carry out the Order. Section 646 authorizes the City to register a caveat under the Land Titles Act.

Section 553(1)(h.1) of the Municipal Government Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to 566(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 fine and imprisonment.

Affected persons may appeal this Order by filing within the prescribed time to the Subdivision and Development Appeal Board. Visit the website at <https://sdab.edmonton.ca> or call 780-496-6079 for more information on how to file an appeal.

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 780-944-5975.

Regards,

Rachelle Fraser  
Development and Zoning  
Development Services  
Phone Number: 780-944-5975  
Email Address: [rachelle.fraser@edmonton.ca](mailto:rachelle.fraser@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 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;
- (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.

**(2.1)** A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

**(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 or the application for the development permit was deemed to be refused under section 683.1(8).
- (4)** Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district
  - (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
  - (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

**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
  - (a) in the case of an appeal made by a person referred to in section 685(1)
    - (i) with respect to an application for a development permit,
      - (A) within 21 days after the date on which the written decision is given under section 642, or
      - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
  - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made,

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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.
- (4.1)** Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).
- (5)** In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

