

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
November 8, 2017

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-17-210

To construct a Single Detached House with rear attached Garage, veranda, rear uncovered deck, fireplace and Basement development (NOT to be used as an additional Dwelling)

6503 - 124 Street NW
Project No.: 256813032-001

II 10:30 A.M. SDAB-D-17-208

WITHDRAWN

To convert a Semi-detached House into four (4) Dwellings of Apartment Housing

6828 - 105A Street NW, 6830 - 105A Street NW
Project No.: 154848241-004

III 1:30 P.M. SDAB-D-17-212

To convert three (3) Dwellings of Row Housing to a Lodging House (maximum 21 residents) and to construct interior alterations, existing without permits

8804C - 119 Avenue NW
Project No.: 258130328-001

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-17-210

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 256813032-001

APPLICATION TO: Construct a Single Detached House with rear attached Garage, veranda, rear uncovered deck, fireplace and Basement development (NOT to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 10, 2017

DATE OF APPEAL: October 13, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6503 - 124 Street NW

LEGAL DESCRIPTION: Plan 1721646 Blk 13 Lot 14B

ZONE: RF1 Single Detached Residential Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

We are solicitors for Catherine Zhang, owner of the above captioned property. Through her agent, FYZ River West Homes Ltd., our client applied for a Development Permit for a single family dwelling on her property. That application was refused by the Development Authority on October 10, 2017. We hereby appeal the refusal of our client's permit application on the following grounds:

1. The proposed development is a Permitted Use within the RF1 Zone.
2. The proposed development is appropriate at the subject site.
3. The proposed development will not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

4. Such other grounds as may be presented at the hearing of the 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, or
 - ...

The decision of the Development Officer is dated October 10, 2017. The Notice of Appeal was filed on October 13, 2017.

Determining an Appeal

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 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, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

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

Section 7.2(8) states:

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 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

...to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering

input from affected parties on the impact of a proposed variance to the Overlay regulations.

Mature Neighbourhood Overlay Community Consultation

814.5 Additional Development Regulations for Specific Areas

1. When the Development Officer receives a Development Permit Application for a new principal building, new Garage Suite, or new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) or 814.3(9) of this Overlay:
 - a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
 - b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
 - c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

Table 814.5(2)			
Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay Proposed to be Varied
Tier 1	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	814.3(1) – Front Setback 814.3(2) – Front Setback (RF3 Corner Sites) 814.3(5) – Height 814.3(6) – Basement Elevation 814.3(7) – Dormer Width 814.3(13) – Façade Articulation between Semi-Detached Dwellings 814.3(14) – Façade Articulation for Row Housing

			<p>Dwellings 814.3(15) – Architectural Treatment 814.3(16) – Variation of Building Design 814.3(17) – Driveway Access 814.3(18) – Attached Garage 814.4(1) – Additional Development Regulations for Specific Areas</p>
Tier 2	<p>The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League</p>	<p>The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development</p>	<p>814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage 814.3(22) – Detached Garage Rear Setback</p>
Tier 3	<p>The municipal address and assessed owners of the land Abutting the Site of the proposed development and the President of each Community League</p>	<p>The assessed owners of the land Abutting the Site of the proposed development</p>	<p>814.3(3) – Side Setbacks 814.3(8) – Side Setbacks and Privacy 814.3(9) – Privacy Screening on Platform Structures 814.3(10) – Platform Structures (Front Yard) 814.3(11) – Platform Structures (Flanking Side Yard) 814.3(12) – Cantilevers in Side Setbacks 814.3(20) – Distance between Garage and Principal Dwelling</p>

			814.3(21) - Rear Detached Garage Location
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Rear Setback

Section 814.3(4) states: “The minimum Rear Setback shall be 40% of Site Depth.”

Development Officer’s Determination

Reduced Rear Setback - The distance from the house to the rear property line is 2.3m (6% of site depth) instead of 15.9m (40% of site depth). (Section 814.3.4).

Rear Attached Garage

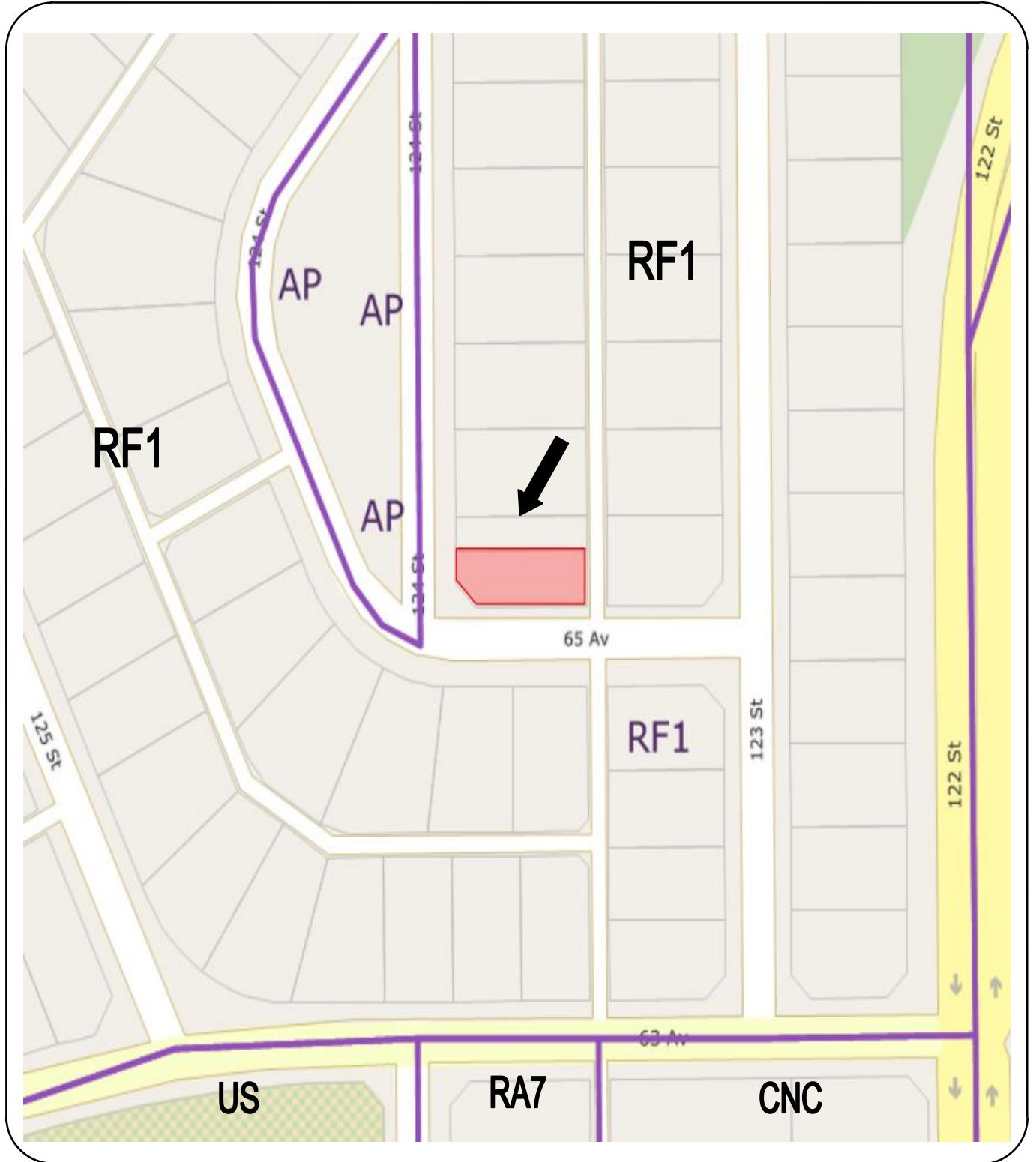
Section 814.3(19) states: “Rear attached Garages shall not be allowed.”

Development Officer’s Determination

Attached Garage - A rear attached garage is allowed on a corner lot (Section 814.3.19).

Notice to Applicant/Appellant

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




SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-210



	<p style="text-align: right;">Project Number: 256813032-001 Application Date: JUL 07, 2017 Printed: October 16, 2017 at 8:55 AM 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>Applicant</p> <div style="background-color: black; width: 100%; height: 40px; margin-top: 10px;"></div>	<p>Property Address(es) and Legal Description(s)</p> <p style="margin-left: 40px;">6503 - 124 STREET NW Plan 1721646 Blk 13 Lot 14B</p>																									
<p>Scope of Application</p> <p>To construct a Single Detached House with rear attached Garage, veranda, rear uncovered deck, fireplace and Basement development (NOT to be used as an additional Dwelling).</p>																										
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 3022 Class of Permit: Front Yard (m): 7.93 Rear Yard (m): 2.31 Side Yard, left (m): Site Area (sq. m.): 546.06 Site Width (m): 14.24 </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): 8.44 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.29 Site Depth (m): 39.65 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Affected Floor Area (sq. ft.): 3022 Class of Permit: Front Yard (m): 7.93 Rear Yard (m): 2.31 Side Yard, left (m): Site Area (sq. m.): 546.06 Site Width (m): 14.24	Building Height to Midpoint (m): 8.44 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.29 Site Depth (m): 39.65 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																							
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<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>																										
<p>Development Application Decision</p> <p>Refused</p> <p>Reason for Refusal</p> <p>Reduced Rear Setback - The distance from the house to the rear property line is 2.3m (6% of site depth) instead of 15.9m (40% of site depth). (Section 814.3.4).</p> <p>Attached Garage - A rear attached garage is allowed on a corner lot (Section 814.3.19).</p> <p>Rights of Appeal</p> <p>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>Issue Date: Oct 10, 2017 Development Authority: YEUNG, KENNETH Signature: _____</p>																										
<p>Fees</p> <table style="width: 100%; border: none;"> <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: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$106.00</td> <td style="text-align: right;">\$106.00</td> <td>04279260</td> <td>Jul 10, 2017</td> </tr> <tr> <td>Electrical Fee (Service)</td> <td style="text-align: right;">\$79.00</td> <td style="text-align: right;">\$79.00</td> <td>04279260</td> <td>Jul 10, 2017</td> </tr> <tr> <td>Electrical Safety Codes Fee</td> <td style="text-align: right;">\$17.70</td> <td style="text-align: right;">\$17.70</td> <td>04279260</td> <td>Jul 10, 2017</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$200.00</td> <td>04272909</td> <td>Jul 07, 2017</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$106.00	\$106.00	04279260	Jul 10, 2017	Electrical Fee (Service)	\$79.00	\$79.00	04279260	Jul 10, 2017	Electrical Safety Codes Fee	\$17.70	\$17.70	04279260	Jul 10, 2017	Development Permit Inspection Fee	\$0.00	\$200.00	04272909	Jul 07, 2017
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<p>THIS IS NOT A PERMIT</p>																										



Project Number: **256813032-001**
Application Date: JUL 07, 2017
Printed: October 16, 2017 at 8:55 AM
Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Electrical Fees (House)	\$330.00	\$330.00	04279260	Jul 10, 2017
Lot Grading Fee	\$140.00	\$140.00	04279260	Jul 10, 2017
Water Usage Fee	\$84.70	\$84.70	04279260	Jul 10, 2017
Building Permit Fee	\$2,650.00	\$2,650.00	04279260	Jul 10, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$3,407.40	\$3,607.40		

(overpaid by \$200.00)

THIS IS NOT A PERMIT

ITEM II: 10:30 A.M.

FILE: SDAB-D-17-208

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

APPELLANT:

APPLICATION NO.: 154848241-004

APPLICATION TO: Convert a Semi-detached House into four
(4) Dwellings of Apartment Housing

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 28, 2017

DATE OF APPEAL: October 11, 2017

NOTIFICATION PERIOD: Sep 28, 2017 through Oct 12, 2017

RESPONDENT:

ADDRESS OF RESPONDENT: 6828 - 105A Street NW
6830 - 105A Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6828 - 105A Street NW, 6830 - 105A Street NW

LEGAL DESCRIPTION: Plan 8920550 Blk 11 Lot 14A, Plan 8920550 Blk 11 Lot 14B

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

ITEM III: 1:30 P.M.

FILE: SDAB-D-17-212

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 258130328-001

APPLICATION TO: Convert three (3) Dwellings of Row Housing to a Lodging House (maximum 21 residents) and to construct interior alterations, existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 28, 2017

DATE OF APPEAL: October 13, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8804C - 119 Avenue NW

LEGAL DESCRIPTION: Condo Common Area (Plan 1621602)

ZONE: RF3 Small Scale Infill Development Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: Alberta Avenue / Eastwood Area Redevelopment Plan

Grounds for Appeal

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

The property comes with three separate addresses 8804, 8806, 8808 all on 119 Avenue, all separate utilities, all separate property taxes.

Also each unit is five bedroom three washrooms one full kitchen and a wet bar, with private rear and front entrance on each home. At a minimum the building collectively sleeps 15 people. We are requesting for an adjustment to the lodging regulations as if left as built there can be 15 or more related people in the row housing with no violations happening. Other than the codes or the written rules that describes the uses of said property, there is no difference, it is still the same amount of people.

In reality more often than not a guaranteed maximum of 21 in our setting and giving the nature of what we do for people and our community as a whole it is a welcomed addition to any community. Not only did we bring a brand new fully landscaped fully fenced beautiful home to the community. We are also filling a need where there is a shortage of homes and spaces for men wanting to be productive members of Edmonton's society. We have left this short and would much rather speak to the panel direct at a date and time convenient to 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

- (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,

- (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, or

...

The decision of the Development Officer is dated September 28, 2017. The Canada Post Registered Mail receipt confirms delivery of the decision on October 3, 2017. The Notice of Appeal was filed on October 13, 2017.

Determining an Appeal

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 140.1 states that 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 under certain conditions, and including Secondary Suites and Garden Suites.

140.2 Permitted Uses

Under Section 140.3(1), **Lodging Houses** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Section 7.3(6) states:

Lodging Houses means a building or part of building, used for Congregate Living, containing Sleeping Units and four or more persons, and where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

...to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Sleeping Units

Section 140.4(25)(a) states: "no more than four Sleeping Units may be developed, whether or not in combination with a Dwelling".

Development Officer's Determination

Sleeping Units - Lodging house has 15 sleeping units instead of 4 (Section 140.4.25.a).

Site Area

Section 140.4(25)(b) states: "the minimum Site area shall be 360 m² in all cases and the Site area shall be comprised of the aggregate of 200 m² for each Sleeping Unit, or for each of the Dwelling and each Sleeping Unit when they are in combination".

Development Officer's Determination

Site Area - The minimum site area for lodging house is 695m² instead of 3000m² (Section 140.4.25.b).

Neighbourhood Threshold

Section 96(3)(a) states:

Special Residential Facilities shall comply with all thresholds contained in this Section in addition to any other regulations in this Bylaw including any relevant Special Land Use Provisions that apply. In all cases, the most restrictive threshold shall apply.

- a. When determining the threshold for the number of Special Residential Facilities per neighbourhood, a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood.

Development Officer's Determination

Neighbourhood Threshold - Proposed development exceeds the threshold for the number of Special Residential Facilities per neighbourhood (i.e. a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood) (Section 96.3.a).

Occupancy

Section 76(1) states: "The maximum occupancy of a Lodging House in a Zone where Lodging Houses are a Discretionary Use shall be a maximum of 6 residents".

Development Officer's Determination

Occupancy - Maximum occupancy of the lodging house is 21 residents instead of 6 (Section 76.1).

Conversion

Section 76(6) states: "A Lodging House shall be developed as either a purpose-built freestanding structure, or Single Detached Housing converted for the purpose, or part of an Apartment Housing development".

Development Officer's Determination

Conversion - Proposed lodging house is a purpose-built 3 dwellings row housing. A lodging house shall be developed as either a purpose-built freestanding structure, or Single Detached Housing converted for the purpose, or part of an Apartment development (Section 76.4).

Parking

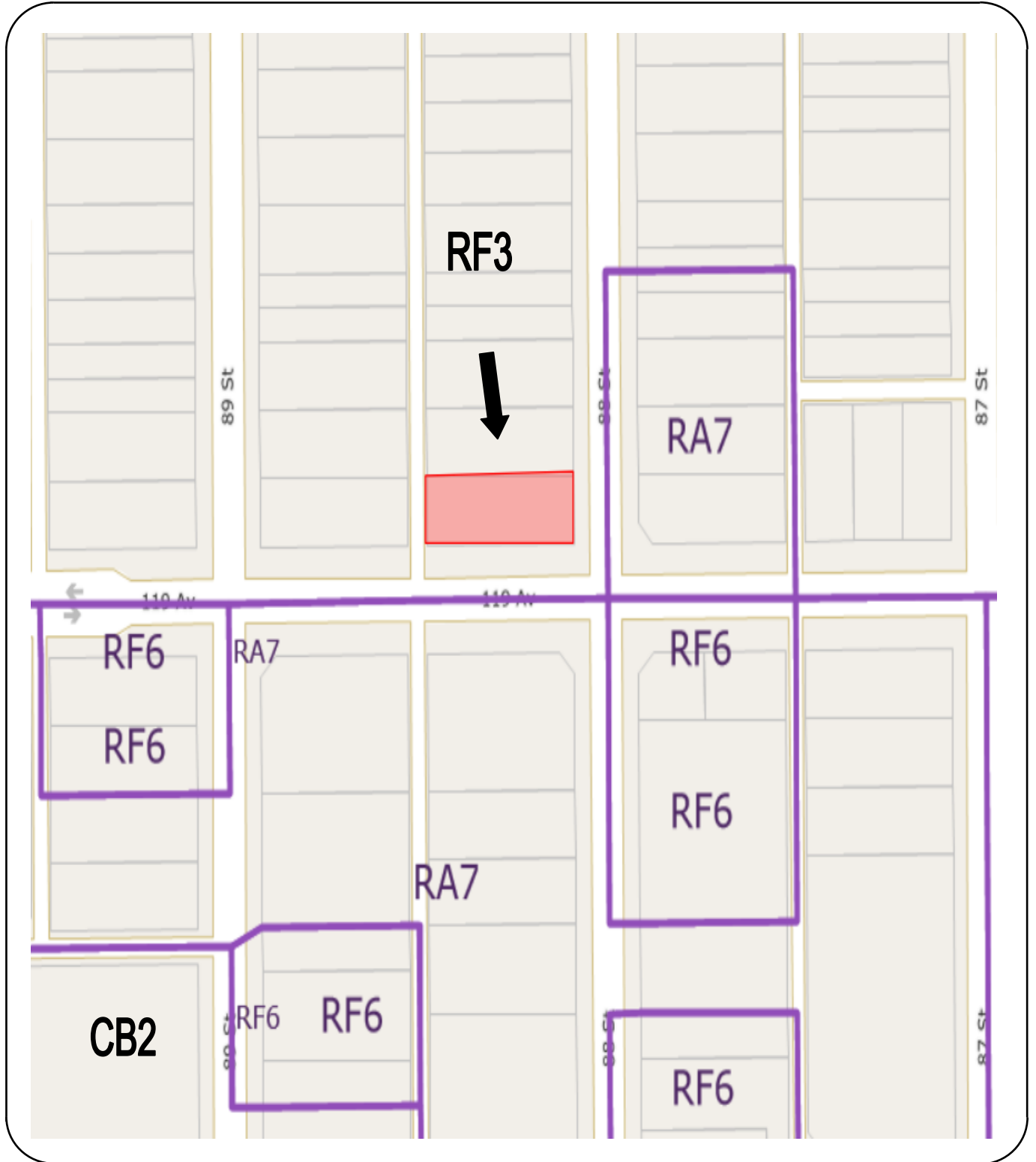
Schedule 1(a)(7) of section 54.2 states that for Lodging Houses, "1 parking space per 2 Sleeping Units" is required.

Development Officer's Determination

Parking - The site has 6 parking spaces, instead of 8 (Section 54.2 and Schedule 1).

Notice to Applicant/Appellant

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





SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-212



	Project Number: 258130328-001 Application Date: JUL 25, 2017 Printed: September 28, 2017 at 4:04 PM Page: 1 of 2
<h2 style="margin: 0;">Application for Major Development Permit</h2>	
This document is a Development Permit Decision for the development application described below.	
Applicant 	Property Address(es) and Legal Description(s) 8804C - 119 AVENUE NW Condo Common Area (Plan 1621602)
	Specific Address(es) Entryway: 8804 - 119 AVENUE NW Entryway: 8806 - 119 AVENUE NW Entryway: 8808 - 119 AVENUE NW Building: 8804 - 119 AVENUE NW
Scope of Application To convert 3 Dwellings of Row Housing to Lodging House (maximum 21 residents) and to construct interior alterations, existing without permits.	
Permit Details	
Class of Permit: Class B Gross Floor Area (sq.m.): 505.85 New Sewer Service Required: N/A Site Area (sq. m.): 695.43	Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
I/We certify that the above noted details are correct. Applicant signature: _____	
Development Application Decision Refused	
Reason for Refusal	
1. Discretionary Use - Lodging House is refused as a Discretionary Use (Section 140.3.1). 2. Sleeping Units - Lodging house has 15 sleeping units instead of 4 (Section 140.4.25.a). 3. Site Area - The minimum site area for lodging house is 695m2 instead of 3000m2 (Section 140.4.25.b). 4. Neighbourhood Threshold - Proposed development exceeds the threshold for the number of Special Residential Facilities per neighbourhood (i.e. a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood) (Section 96.3.a). 5. Occupancy - Maximum occupancy of the lodging house is 21 residents instead of 6 (Section 76.1). 6. Conversion - Proposed lodging house is a purpose-built 3 dwellings row housing. A lodging house shall be developed as either a purpose-built freestanding structure, or Single Detached Housing converted for the purpose, or part of an Apartment development (Section 76.4). 7. Parking - The site has 6 parking spaces, instead of 8 (Section 54.2 and Schedule 1).	
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.	
THIS IS NOT A PERMIT	



Project Number: **258130328-001**
Application Date: JUL 25, 2017
Printed: September 28, 2017 at 4:04 PM
Page: 2 of 2

Application for Major Development Permit

Issue Date: Sep 28, 2017 **Development Authority:** YEUNG, KENNETH **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$500.00	\$500.00	04319855	Jul 25, 2017
Development Permit Inspection Fee	\$500.00	\$500.00	04319855	Jul 25, 2017
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	<u>\$1,000.00</u>	<u>\$1,000.00</u>		

THIS IS NOT A PERMIT