

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
October 13, 2016**

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

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

I	9:00 A.M.	SDAB-D-16-253	Operate a Major Home Based Business (Admin office for General Contractor - Darshall Construction Ltd.)
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3852 - 51 Street NW
Project No.: 229907368-001

II	10:30 A.M.	SDAB-D-16-254	Construct a Single Detached House with a front attached Garage, a front veranda, fireplace, covered deck (irregular shape, 4.72 metres by 10.21 metres) with a second floor balcony above (4.72 metres by 3.96 metres) and sunken patio, Basement Development (NOT to be used as additional Dwelling), and to demolish a Single Detached House.
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99 Fairway Drive NW
Project No.: 186165557-002

NOTE: *Unless otherwise stated, all references to "Section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-253

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 229907368-001

ADDRESS OF APPELLANT: 3852 - 51 Street NW

APPLICATION TO: Operate a Major Home Based Business
(Administration office for General Contractor - Darshall Construction Ltd.)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 19, 2016

DATE OF APPEAL: September 24, 2016

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3852 - 51 Street NW

LEGAL DESCRIPTION: Plan 7721465 Blk 13 Lot 18

ZONE: RF1 Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

I would like to appeal this decision of my trailer being not allowed at my house. I need my trailer at home so can watch for theft and vandalism to my trailer and supplies and tools in trailer. I own this company and work part time on week days nights and weekends. So I can't really leave my trailer anywhere since its part time work. [unedited]

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 September 14, 2016. The Notice of Appeal was filed on September 15, 2016.

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, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.3(7), **Major Home Based Business** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Section 7.3(7) states:

Major Home Based Business means development consisting of the use of an approved Dwelling or Accessory building by a resident of that Dwelling for one or more businesses such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential Use of the building and shall not change the residential character of the Dwelling or Accessory building. The Dwelling may be used as a workplace by a non-resident. This Use Class includes Bed and Breakfast Operations but does not include General Retail Sales.

Outdoor Storage Prohibited

Section 75(5) states that “A Major Home Based Business shall comply with the following regulations... there shall be no outdoor business activity, or outdoor storage of material

or equipment associated with the business. Indoor storage related to the business activity shall be allowed in either the Dwelling or Accessory buildings”.

Development Officer’s Determination

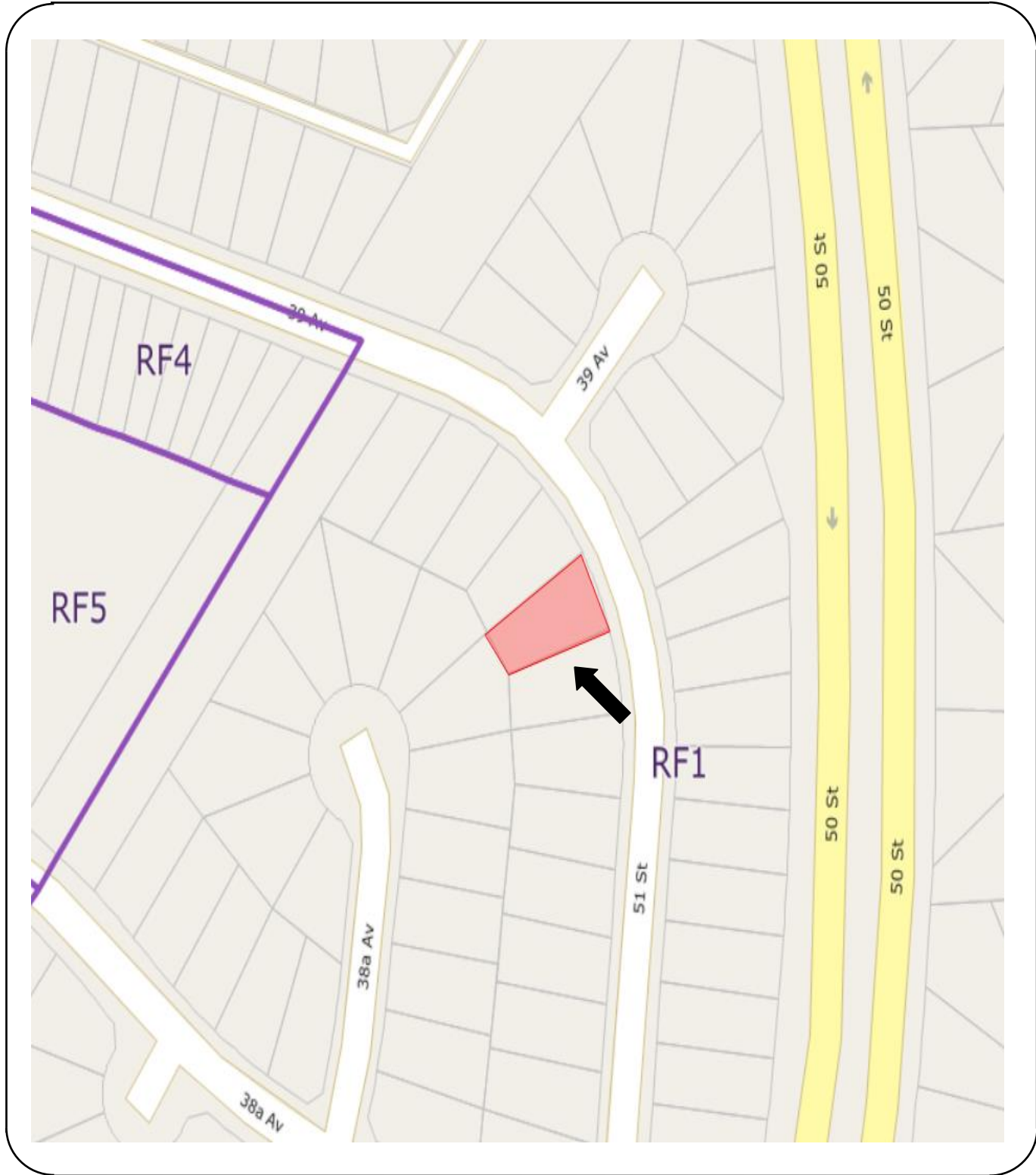
This application is located within the Single Detached Residential Zone, where Major Home Based Business is a discretionary Use.

There shall be no outdoor storage of material or equipment associated with the business (reference section 74.5). This application has a 14' enclosed trailer located on the front driveway. [unedited]

Notice to Applicant/Appellant

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

	Project Number: 229907368-001 Application Date: SEP 02, 2016 Printed: September 28, 2016 at 2:51 PM Page: 1 of 1																				
<h2 style="margin: 0;">Application for Home Occupation</h2>																					
This document is a Development Permit Decision for the development application described below.																					
Applicant 	Property Address(es) and Legal Description(s) 3852 - 51 STREET NW Plan 7721465 Blk 13 Lot 18 Specific Address(es) Suite: 3852 - 51 STREET NW Entryway: 3852 - 51 STREET NW Building: 3852 - 51 STREET NW																				
Scope of Application To operate a Major Home Based Business (Admin office for General Contractor - Darshall Construction Ltd)																					
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-right: 1px solid black; vertical-align: top;"> # of business related visits/day: 0 Administration Office Only?: Y Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: Y </td> <td style="width: 50%; vertical-align: top;"> # of vehicles at one time: 0 Business has Trailers or Equipment?: Y Description of Business: Administration office for General Contractor Expiry Date: </td> </tr> </table>		# of business related visits/day: 0 Administration Office Only?: Y Class of Permit: Class B Do you live at the property?: Y Outdoor storage on site?: Y	# of vehicles at one time: 0 Business has Trailers or Equipment?: Y Description of Business: Administration office for General Contractor Expiry Date:																		
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I/We certify that the above noted details are correct. Applicant signature: _____																					
Development Application Decision Refused Reason for Refusal This application is located within the Single Detached Residential Zone, where Major Home Based Business is a discretionary Use. There shall be no outdoor storage of material or equipment associated with the business (reference section 74.5). This application has a 14' enclosed trailer located on the front driveway. Rights of Appeal The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.																					
Issue Date: Sep 19, 2016 Development Authority: BAUER, KERRY Signature: _____																					
Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 15%; text-align: right;">Fee Amount</th> <th style="width: 15%; text-align: right;">Amount Paid</th> <th style="width: 15%; text-align: left;">Receipt #</th> <th style="width: 15%; text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$297.00</td> <td style="text-align: right;">\$297.00</td> <td>03576272</td> <td>Sep 02, 2016</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td style="text-align: right; border-top: 1px solid black;"></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right;">\$297.00</td> <td style="text-align: right;">\$297.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$297.00	\$297.00	03576272	Sep 02, 2016	Total GST Amount:	\$0.00				Totals for Permit:	\$297.00	\$297.00		
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THIS IS NOT A PERMIT																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-253



ITEM II: 10:30 A.M.

FILE: SDAB-D-16-254

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

APPELLANT:

APPLICATION NO.: 186165557-002

ADDRESS OF APPELLANT: 101 Fairway Drive NW

APPLICATION TO: Construct a Single Detached House with a front attached Garage, a front veranda, fireplace, covered deck (irregular shape, 4.72 metres by 10.21 metres) with a second floor balcony above (4.72 metres by 3.96 metres) and sunken patio, Basement Development (NOT to be used as additional Dwelling), and to demolish a Single Detached House.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Notices

DECISION DATE: August 31, 2016

DATE OF APPEAL: September 19, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 99 Fairway Drive NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 99 Fairway Drive NW

LEGAL DESCRIPTION: Plan 5508MC Blk 6 Lot 3

ZONE: RF1 Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

This development impinges upon the use and enjoyment of my property. It will invade my privacy and impact the use of my property. The side setback will impact the privacy of the only entrance we use to and from our house and the balcony on the upper level with a reduced rear setback will impact the privacy of our backyard and the sun we receive. It will also impinge our view of the golf course which is the reason we purchased our property originally. [unedited]

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.

685(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

...

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given *in accordance with the land use bylaw*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

20. Notification of Issuance of Development Permits

20.1 Class B Development

1. Within seven days of the issuance of a Development Permit for Class B Development, the Development Officer shall dispatch a notice by ordinary mail to:
 - a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land, wholly or partly within a distance of 60.0 m of the boundary of the Site;
 - c. the President of each Community League operating within the notification boundaries described in clause (b), above; and
 - d. the President of each Business Revitalization Zone Association operating within the notification boundaries described in clause (b) above.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Within 10 days of the issuance of a Development Permit for Class B Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating his decision, and the right to appeal therefrom.

The decision of the Development Officer is dated August 31, 2016. Notice of the development was published in the *Edmonton Journal* on September 8, 2016. The Notice of Appeal was filed on September 19, 2016.

Determining an Appeal

The *Municipal Government Act* states the following:

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.

Section 814.3(24) Community Consultation - Mature Neighbourhood Overlay

Section 814.3(24) provides as follows:

- 24. 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 m 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

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.

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

Rear Setback

Section 814.3(5) states: "The minimum Rear Setback shall be 40% of Site depth. Row Housing not oriented to a public roadway is exempt from this Overlay requirement."

Development Officer's Determination

1. Reduced Rear Setback - The distance from the house to the rear property line is 16.81 m (35.9% of Site depth) instead of 18.75m (40% of site depth). (Section 814.3.5). [unedited]

Garage Projection

Section 814.3(11) states: “If vehicular access is provided from a public roadway other than a Lane, a Garage may only protrude beyond the front wall of the principal building a distance that is characteristic of the majority of existing Garages on the blockface. The Garage may have a width that does not exceed the width of the majority of existing Garages on the blockface.”

Development Officer’s Determination

2. Garage - The front garage projects 6.71m from the house and is 9.75m wide, which differs from most of the other garages along the street (Section 814.3.11) [unedited]

Vehicular Accommodation in Garage

Section 814.3(19)(a) states:

19. For Single Detached Housing, Duplex Housing and Semi-detached Housing with no Lane access, with a front or side attached Garage, the Garage shall be developed in accordance with the following:
 - a. The Garage shall be constructed to accommodate a maximum of two vehicles;

Development Officer’s Determination

3. Garage - The front garage accommodates three vehicles, instead of two (Section 814.3.19.a). [unedited]

Cantilever Projection

Section 44(2)(b) states:

The following features may project into a required Setback or Separation Space as provided for below:

...

2. b) where a cantilevered projection as specified in subsection 44(2)(a) above is proposed in a Side Setback, the length of any one projection shall not exceed a wall opening length of 3.1 m. In the case of more than one projection, the aggregate total shall not exceed one third of the length of that house side wall excluding attached Garage walls. In the case of a Corner Lot, this restriction is applicable only to the interior Side Setback and not the flanking Side Setback. This restriction shall not apply to projections into the Front or Rear Setback.

Development Officer's Determination

4. Projection - The total width of cantilevers of the house wall facing 101 Fairway Drive is 5.03m (36.7% of the length of the house wall), instead of 4.53m (33%) (Section 44.2(b)). [unedited]

Notice to Applicant/Appellant

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



Project Number: **186165557-002**
Application Date: FEB 16, 2016
Printed: August 31, 2016 at 4:16 PM
Page: 1 of 4

Application for House Development and Building Permit

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

Applicant



Property Address(es) and Legal Description(s)

99 - FAIRWAY DRIVE NW
Plan 5508MC Blk 6 Lot 3

Scope of Application

To construct a Single Detached House with a front attached Garage, a front veranda, fireplace, covered deck (irregular shape, 4.72m x 10.21m) with a second floor balcony above (4.72m x 3.96m) and sunken patio, Basement Development (NOT to be used as additional Dwelling), and to demolish a Single Detached House.

Permit Details

Affected Floor Area (sq. ft.): 4478
Class of Permit: Class B
Front Yard (m): 6.15
Rear Yard (m): 16.81
Side Yard, left (m): 3.49
Site Area (sq. m.): 1243.72
Site Width (m): 25.94

Building Height to Midpoint (m): 8.26
Dwelling Type: Single Detached House
Home Design Type:
Secondary Suite Included?: N
Side Yard, right (m): 2
Site Depth (m): 45.01
Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision

Approved

THIS IS NOT A PERMIT



Project Number: **186165557-002**
Application Date: FEB 16, 2016
Printed: August 31, 2016 at 4:16 PM
Page: 2 of 4

Application for House Development and Building Permit

Subject to the Following Conditions

NOTE: This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

This Development Permit authorizes the development of a Single Detached House with a front attached Garage, a front veranda, fireplace, covered deck (irregular shape, 4.72m x 10.21m) with a second floor balcony above (4.72m x 3.96m) and sunken patio, Basement Development (NOT to be used as additional Dwelling), and to demolish a Single Detached House. The development shall be constructed in accordance with the stamped and approved drawings.

1. Immediately upon demolition of the building, the site shall be cleared of all debris.
2. The Height of the principal building shall not exceed 8.6 m (Reference Sections 6.1(49) and 52).
3. Platform Structures greater than 1.0 m above Grade shall provide Privacy Screening to prevent visual intrusion into adjacent properties. (Reference Section 814.3(8))
4. The proposed Basement development(s) shall NOT be used as an additional Dwelling. Proposed wet bar shall only be used by the household which uses the principal kitchen on the main floor. A Secondary Suite shall require a new development permit application.
5. The area hard surfaced for a driveway, not including the area used for a walkway, shall comply with Section 54.6 and shall be located in accordance with the stamp approved site plan.
6. Except for the hard surfacing of driveways and/or parking areas approved on the site plan for this application, the remainder of the site shall be landscaped in accordance with the regulations set out in Section 55 of the Zoning Bylaw 12800.
7. Landscaping shall be provided on a Site within 18 months of the occupancy of the Single Detached House. Trees and shrubs shall be maintained on a Site for a minimum of 42 months after the occupancy of the Single Detached House (Reference Section 55.2.1).
8. Two (2) deciduous trees with a minimum Caliper of 50 mm, two (2) coniferous trees with a minimum Height of 2.5 m and eight (8) shrubs shall be provided on the property. Deciduous shrubs shall have a minimum Height of 300 mm and coniferous shrubs shall have a minimum spread of 450 mm (Reference Section 55.2.1).
9. All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. Seeding or sodding 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 (Reference Section 55.2.1).
10. All access locations and curb crossings shall have the approval of the City Transportation prior to the start of construction (Reference Section 53(1)). Any future curb cuts or changes to the sidewalk may require a Curb Crossing permit.
11. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$102.00
12. WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD with NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Section 20.2)

ADVISEMENTS:

- i.) Lot grades must comply with the Edmonton Drainage Bylaw 16200. Contact Drainage Planning and Engineering at 780-496-5576 or lot.grading@edmonton.ca for lot grading inspection inquiries.
- ii.) Any future deck development greater than 0.6m (2ft) in height will require development and building permit approvals

THIS IS NOT A PERMIT



Project Number: **186165557-002**
 Application Date: FEB 16, 2016
 Printed: August 31, 2016 at 4:16 PM
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Application for House Development and Building Permit

- iii.) Any future deck enclosure or cover requires a separate development and building permit approval.
- iv.) The driveway access must maintain a minimum clearance of 1.5m from all surface utilities.
- v.) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/bylaws_licences/licences_permits/oscam-permit-request.aspx
- vi.) Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.
- vii.) An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.

Variations

1. Reduced Rear Setback - The distance from the house to the rear property line is 16.81 m (35.9% of Site depth) instead of 18.75m (40% of site depth). (Section 814.3.5).
2. Garage - The front garage projects 6.71m from the house and is 9.75m wide, which differs from most of the other garages along the street (Section 814.3.11)
3. Garage - The front garage accommodates three vehicles, instead of two (Section 814.3.19.a).
4. Projection - The total width of cantilevers of the house wall facing 101 Fairway Drive is 5.03m (36.7% of the length of the house wall), instead of 4.53m (33%) (Section 44.2(b)).

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Aug 31, 2016 **Development Authority:** ROBINSON, GEORGE **Signature:** _____

Notice Period Begins: Sep 06, 2016 **Ends:** Sep 20, 2016

Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Building Permit Fee	\$3,740.00	\$3,740.00	03080356	Feb 22, 2016
Electrical Fees (House)	\$348.00	\$348.00	03080356	Feb 22, 2016
Safety Codes Fee	\$149.60	\$149.60	03080356	Feb 22, 2016
Water Usage Fee	\$108.90	\$108.90	03080356	Feb 22, 2016
Electrical Safety Codes Fee	\$18.42	\$18.42	03080356	Feb 22, 2016
Electrical Fee (Service)	\$77.00	\$77.00	03080356	Feb 22, 2016
Lot Grading Fee	\$135.00	\$135.00	03080356	Feb 22, 2016

THIS IS NOT A PERMIT



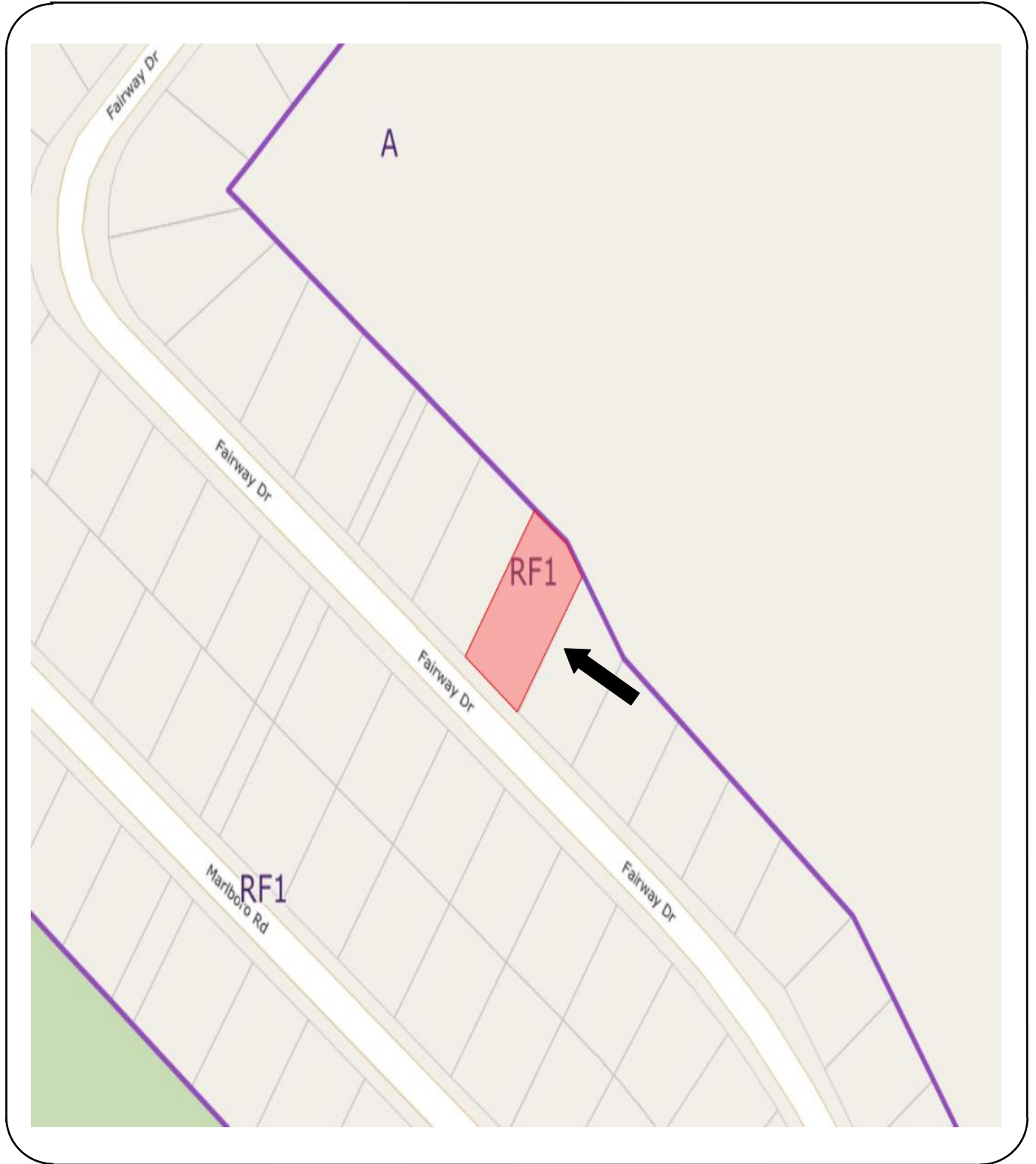
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Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$102.00			
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$4,678.92	\$4,576.92		
(\$102.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-254



BUSINESS LAID OVER

SDAB-D-16-242	An appeal by <u>Ogilvie Law LLP</u> to change the Use from a General Retail Store to a Minor Alcohol Sales Use. <i>October 20, 2016</i>
SDAB-D-16-237	An appeal by <u>Pattison Outdoor Advertising</u> to install (1) Freestanding Minor Digital Off-premises Sign (6.1 m x 3 m facing E/W) <i>November 3, 2016</i>
SDAB-D-16-144	An appeal by Kiewit Energy Canada Corp to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>
SDAB-S-14-001	An appeal by Stantec Consulting Ltd. to create 78 Single Detached residential lots, 36 Semi-detached residential lots, 31 Row Housing lots and three (3) Public Utility lots from SE 13-51-25-4 <i>January 25, 2017</i>

APPEAL HEARINGS TO BE SCHEDULED

188282372-001	An appeal by <u>Kennedy Agrios</u> to change the use from general Retail to a Bar and Neighbourhood Pub (maximum of 400 occupants and 691 square metres of Public Space) <i>November 2 or 3, 2016</i>
000413016-003	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
000413016-004	An appeal by <u>Wigalo Holding Ltd. / Kennedy Agrios</u> to Comply with a Stop Order to Cease the Non-Accessory Parking, REMOVE all meters, signage and material related to parking and REFRAIN from allowing Non-Accessory Parking. <i>November 17, 2016</i>
188283359-001	An appeal by <u>Kennedy Agrios</u> to change the use from a Flea Market Use to a Night Club and Major Amusement Establishment (1757 square metres of Public space) <i>November 23 or 24, 2016</i>
182548244-007	An appeal by <u>Stephanie Chan VS Deborah & Terence Nekolaichuk</u> to construct an Accessory Building (Shed, 3.20 metres by 3.12 metres), existing without permits <i>December 7 or 8, 2016</i>
128010578-001	An appeal by <u>Jeffrey Jirsch VS Anna Bashir</u> to erect a Privacy Screen 8ft in height along the Southwest portion of the property, along a Required Side Yard <i>December 7 or 8, 2016</i>