

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
October 4, 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-17-178

To construct exterior alterations to a Single Detached House (Driveway extension, 2.94 metres by 5.8 metres), existing without permits

5231 - 157 Avenue NW
Project No.: 255024506-003

II 10:30 A.M. SDAB-D-17-179

To construct a Single Detached House with an Unenclosed Front Porch (8.18 metres by 1.46 metres), fireplace, rear attached Garage and Basement Development (NOT to be used as an additional Dwelling)

14368 - 92 Avenue NW
Project No.: 246474011-001

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-17-178

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 255024506-003

APPLICATION TO: Construct exterior alterations to a Single Detached House (Driveway extension, 2.94 metres by 5.8 metres), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 8, 2017

DATE OF APPEAL: September 12, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5231 - 157 Avenue NW

LEGAL DESCRIPTION: Plan 9724015 Blk 33 Lot 55

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Pilot Sound Area Structure Plan
Hollick Kenyon Neighbourhood Structure Plan

Grounds for Appeal

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

The driveway was extended in order to provide additional parking for our children, while they lived at home and required plugging in their vehicle during the winter season. We had a safety concern with running an extension cord across the city sidewalk and a friend recommended extending our concrete driveway. At that time, we were not aware that there was a bylaw limiting the allowable width of a driveway and noticed numerous houses having driveway extensions. We discussed with our adjoining neighbor if he had any concerns, before proceeding with hiring

a professional company to pour the concrete. Our main concern was that there was adequate slope to provide proper drainage.

It is our opinion that having the extension professional done has enhanced the front appearance and increases the value of our property. At this time it would be disappointing in having to remove the extension.

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

...

Hearing and Decision

687(3) In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

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

Under section 6.1(2), **Accessory** means, “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1(31), **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.”

Under section 6.1(63), **Landscaping** means:

the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements such as decorative Fencing, walls and sculpture.

Under section 6.1(77), **Parking Area** means “an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.”

Under section 6.1(119), **Walkway** means “a path for pedestrian circulation that cannot be used for vehicular parking.”

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.

Objects Prohibited or Restricted in Residential Zones

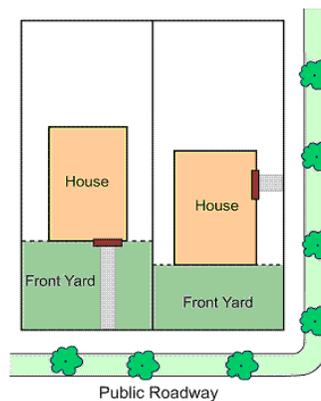
Section 45.7 states:

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

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

Under section 6.1(46), **Front Yard** means:

the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.



Development Officer's Determination:

In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone: (Reference Section 45.7)

- a) vehicles shall not be located on the landscaped portion of the Yard; and**
- b) vehicles shall only be allowed on a Driveway or within an attached or detached Garage. [unedited]**

Location of Vehicular Parking Facilities

Section 54.2(2)(e) states:

Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard; and
- ii. ...

Development Officer's Determination:

Parking spaces shall not be located within a Front Yard. (Reference Section 54.2.(2)) [unedited]

Off-street Parking and Loading Regulations

Section 54.1(4) states:

The Front Yard of any at Grade Dwelling in any Residential Zone, or in the case of a corner Site, either the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The Driveway shall:

- a. lead directly from the roadway to the Garage or Parking Area;
- b. for a Garage or Parking Area with one parking space, have a maximum width of 4.3 m, or the width of the Garage or Parking Area, whichever is the lesser;

- c. For a Garage or Parking Area with two or more parking spaces, have a maximum width that shall be calculated as the product of 3.7 m multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage or Parking Area, or the width of the Garage or Parking Area, whichever is the lesser; and
- d. for a Site Zoned RF1 and less than 10.4 m wide, have a maximum width of 4.3 m.

Development Officer’s Determination:

**The maximum width of Driveway exceeds the maximum allowable width. (Reference Section 54.1(4))
The Driveway shall lead directly from the roadway to the required Garage or Parking Area. (Reference Section 54.1(4)) [unedited]**

Landscaping

Section 55.2(1)(g) states:

Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing and Stacked Row Housing, shall be Landscaped in accordance with the following:

...

- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded.

...

Development Officer’s Determination:

All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. (Reference Section 55.2.1(g)) [unedited]

Section 55.3(1) states:

Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:

...

- e. all open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.

...

Development Officer's Determination:

All open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. (Reference Section 55.3.1(e))
[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*.



Application for Minor Development Permit

Project Number: **255024506-003**
Application Date: JUL 12, 2017
Printed: September 13, 2017 at 7:27 AM
Page: 1 of 2

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

Applicant	Property Address(es) and Legal Description(s) 5231 - 157 AVENUE NW Plan 9724015 Blk 33 Lot 55
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Scope of Application
To construct exterior alterations to a Single Detached House (Driveway extension, 2.94m x 5.8m), existing without permits.

Permit Details	
# of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)

I/We certify that the above noted details are correct.
Applicant signature: _____

Development Application Decision
Refused

THIS IS NOT A PERMIT



Project Number: **255024506-003**
 Application Date: JUL 12, 2017
 Printed: September 13, 2017 at 7:27 AM
 Page: 2 of 2

Application for Minor Development Permit

Reason for Refusal

The driveway extension is refused based on the following reasons:

In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone: (Reference Section 45.7)

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

Parking spaces shall not be located within a Front Yard. (Reference Section 54.2.(2))

The maximum width of Driveway exceeds the maximum allowable width. (Reference Section 54.1(4))

The Driveway shall lead directly from the roadway to the required Garage or Parking Area. (Reference Section 54.1(4))

All Yards visible from a public roadway, other than a Lane, shall be seeded or sodded. (Reference Section 55.2.1(g))

All open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. (Reference Section 55.3.1(e))

ADVISEMENTS:

1) Landscaping means the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following: Section 6.1(63):

- a) soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b) decorative hardsurfacing elements such as bricks, pavers, shales, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c) architectural elements such as decorative Fencing, walls and sculpture.

2) 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. (Section 5.2 (1))

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

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 08, 2017 **Development Authority:** LAI, ECHO **Signature:** _____

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Existing Without Permit Penalty Fee	\$166.00	\$166.00	04302631	Jul 19, 2017
Dev. Application Fee	\$166.00	\$166.00	04302631	Jul 19, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$332.00	\$332.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-178



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-179

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 246474011-001

APPLICATION TO: Construct a Single Detached House with an Unenclosed Front Porch (8.18 metres by 1.46 metres), fireplace, rear attached Garage and Basement Development (NOT to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 30, 2017

DATE OF APPEAL: September 7, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14368 - 92 Avenue NW

LEGAL DESCRIPTION: Plan 6054HW Blk 7 Lot 17

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:

I am one of the property owners that hired Infiniti Master Builder to design and construct a home for my family at 14368 92 Ave in Parkview.

Our Development Permit was recently refused by the Development Officer a result of the two variances required for the connecting the house to the garage with a breezeway. The two requested variances are related to each other, as the subject property is a corner lot.

It is important to note the Development Permit application and decision was based on the previous revision Mature Neighbourhood Overlay, and not the latest revision that came into effect on September 1, 2017.

The proposed design of an attached rear garage via a breezeway maximized the outdoor private amenity space, compared to a house facing the flanking roadway with an attached garage. The proposed plan has kept the house within the required front and rear setbacks, and the garage with the rear 12.8 m of the site as if it was a detached garage, and individually the house or garage would not require any variances in order to build. It is only the 3.6 m long breezeway that connects the garage and house together, that is resulting in requiring two variances.

The proposed breezeway should have no impact to the sun shading of the abutting property. There is already an approximately 6 m high tree on our property that is along the east property line in the approximate area of where the breezeway is being proposed. That means the sun shading to the abutting property should be no worse with a breezeway compared to the existing tree. As well, the breezeway has been designed with a vaulted ceiling in order to reduce the height from grade compared to the adjacent house and garage structures. This results in a peak height of the breezeway of approximately 4.3 m from grade, which is less than the existing tree.

There is also precedence in neighbourhood for a breezeway connecting the garage to the house. The recently constructed house with rear attached garage at 14355 – 92A Ave had the breezeway approved by a Development Officer in March 2016, and did not require submission to the SDAB.

There were no concerns raised by the neighbours within the 60 m Community Consultation radius with the proposed variances, as far as I am aware. The plan was well received by all individuals that our family was able to contact, and nine feedback forms in support were received.

Considering the precedence in the near vicinity, the positive results of the community consultation, and limited impacts to neighbours, I request that the SBAD revoke the Development Officer's decision.

<i>General Matters</i>

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

...

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*:

It should be noted that the Mature Neighbourhood Overlay was amended under Bylaw 18013 and passed by City Council on May 29, 2017. This Bylaw came into effect September 1, 2017. The following provisions from the *Edmonton Zoning Bylaw* include the Bylaw 18013 amendments.

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

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

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.

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

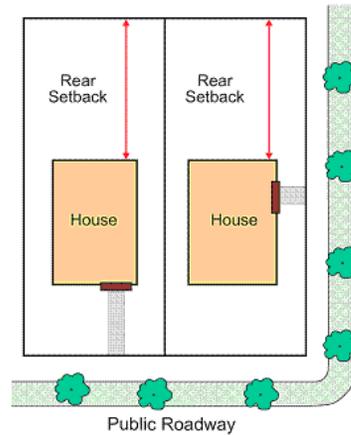
to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Rear Setback

Section 814.3(4) of the Mature Neighbourhood Overlay states "The minimum Rear Setback shall be 40% of Site Depth."

Under section 6.1(90), **Rear Setback** means:

the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Development Officer’s Determination

1. Reduced Rear Setback - The distance from the house with rear attached Garage to the rear property line is 1.22m (4% of site depth) instead of 12.19m (40% of site depth). (Section 814.3.5) [unedited]

Rear attached Garage

Section 814.3(19) of the Mature Neighbourhood Overlay states “Rear attached Garages shall not be allowed.”

Development Officer’s Determination

2. Attached Garage - A rear attached Garage is allowed on Dwelling that faces the Front instead of the flanking public roadway. (Section 814.3.18) [unedited]

Community Consultation

Section 814.5(1) of the Mature Neighbourhood Overlay states the following with respect to **Proposed Variances**:

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) and 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.

Section 814.5(2) of the Mature Neighbourhood Overlay states:

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay to be Varied
Tier 2	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	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage

Notice to Applicant/Appellant

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

	<p style="text-align: right;">Project Number: 246474011-001 Application Date: MAY 19, 2017 Printed: September 19, 2017 at 11:56 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</p>																										
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s) 14368 - 92 AVENUE NW Plan 6054HW Blk 7 Lot 17</p> <hr/> <p>Location(s) of Work Entryway: 14368 - 92 AVENUE NW Building: 14368 - 92 AVENUE NW</p>																									
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<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Affected Floor Area (sq. ft.): 2285.67 Class of Permit: Class B Front Yard (m): 7.62 Rear Yard (m): 1.22 Side Yard, left (m): 3.35 Site Area (sq. m.): 492.39 Site Width (m): 16.76 </td> <td style="width: 50%; border: none;"> Building Height to Midpoint (m): 8.31 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.22 Site Depth (m): 30.48 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table> <p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>		Affected Floor Area (sq. ft.): 2285.67 Class of Permit: Class B Front Yard (m): 7.62 Rear Yard (m): 1.22 Side Yard, left (m): 3.35 Site Area (sq. m.): 492.39 Site Width (m): 16.76	Building Height to Midpoint (m): 8.31 Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 1.22 Site Depth (m): 30.48 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																							
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<p>Development Application Decision Refused</p> <p>Reason for Refusal</p> <ol style="list-style-type: none"> 1. Reduced Rear Setback - The distance from the house with rear attached Garage to the rear property line is 1.22m (4% of site depth) instead of 12.19m (40% of site depth). (Section 814.3.5) 2. Attached Garage - A rear attached Garage is allowed on Dwelling that faces the Front instead of the flanking public roadway. (Section 814.3.18) <p>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.</p>																										
<p>Issue Date: Aug 30, 2017 Development Authority: LANGILLE, BRANDON 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: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Electrical Fee (Service)</td> <td style="text-align: right;">\$79.00</td> <td style="text-align: right;">\$79.00</td> <td>353432001001132V</td> <td style="text-align: right;">May 19, 2017</td> </tr> <tr> <td>Electrical Safety Codes Fee</td> <td style="text-align: right;">\$16.66</td> <td style="text-align: right;">\$16.66</td> <td>353432001001132V</td> <td style="text-align: right;">May 19, 2017</td> </tr> <tr> <td>Water Usage Fee</td> <td style="text-align: right;">\$60.50</td> <td style="text-align: right;">\$60.50</td> <td>353432001001132V</td> <td style="text-align: right;">May 19, 2017</td> </tr> <tr> <td>Building Permit Fee</td> <td style="text-align: right;">\$2,059.00</td> <td style="text-align: right;">\$2,059.00</td> <td>353432001001132V</td> <td style="text-align: right;">May 19, 2017</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Electrical Fee (Service)	\$79.00	\$79.00	353432001001132V	May 19, 2017	Electrical Safety Codes Fee	\$16.66	\$16.66	353432001001132V	May 19, 2017	Water Usage Fee	\$60.50	\$60.50	353432001001132V	May 19, 2017	Building Permit Fee	\$2,059.00	\$2,059.00	353432001001132V	May 19, 2017
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Electrical Safety Codes Fee	\$16.66	\$16.66	353432001001132V	May 19, 2017																						
Water Usage Fee	\$60.50	\$60.50	353432001001132V	May 19, 2017																						
Building Permit Fee	\$2,059.00	\$2,059.00	353432001001132V	May 19, 2017																						
<p>THIS IS NOT A PERMIT</p>																										



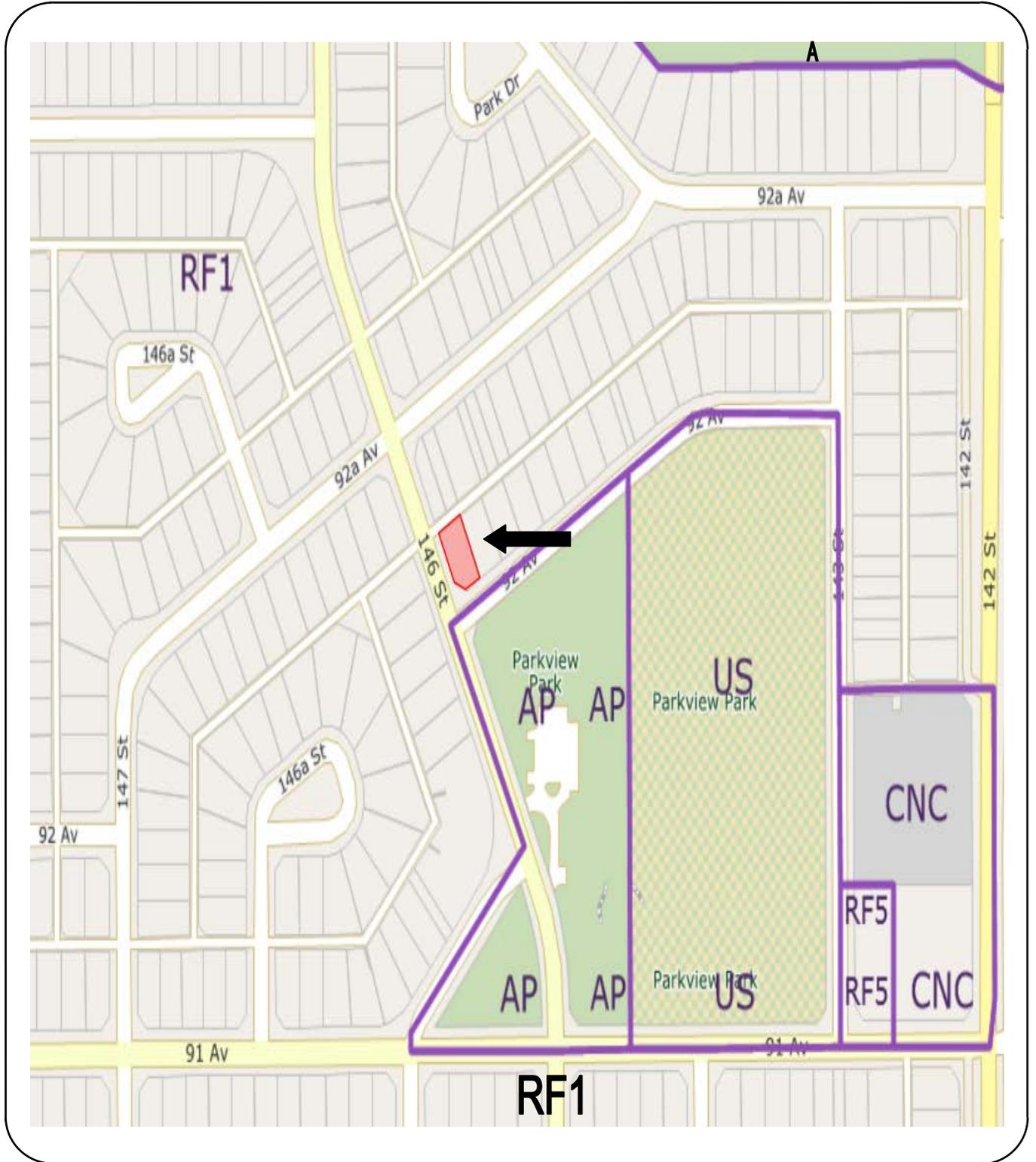
Project Number: **246474011-001**
Application Date: MAY 19, 2017
Printed: September 19, 2017 at 11:56 AM
Page: 2 of 2

Application for House Development and Building Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$140.00	\$140.00	053432001001132V	May 19, 2017
Safety Codes Fee	\$82.36	\$82.36	053432001001132V	May 19, 2017
Electrical Fees (House)	\$304.00	\$304.00	053432001001132V	May 19, 2017
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$2,741.52	\$2,741.52		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-179

