

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

**Wednesday, 9:00 A.M.**  
**September 6, 2017**

**Hearing Room No. 2**  
**Churchill Building,**  
**10019 - 103 Avenue NW,**  
**Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
HEARING ROOM NO. 2**

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I	9:00 A.M.	SDAB-D-17-161	Construct a two-Storey Accessory building (main floor Garage 8.14m x 8.57 m, second floor Garage Suite 8.76 m x 8.57 m, with balcony 1.52 m x 3.06 m on Accessory building) and to demolish a detached Garage  10665 - 69 Street NW Project No.: 254029424-001
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II	10:30 A.M.	SDAB-D-17-162	Construct exterior alterations to a Single Detached House (concrete parking extension, 2.92 m x 2.30 m) and to keep the front vehicular access to a Single Detached House in MNO area  11920 - 42 Street NW  Project No.: 219991859-013
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**NOTE:**            *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-17-161

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 254029424-001

APPLICATION TO: Construct a two-Storey Accessory building (main floor Garage 8.14m x 8.57 m, second floor Garage Suite 8.76 m x 8.57 m, with balcony 1.52 m x 3.06 m on Accessory building) and to demolish a detached Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 8, 2017

DATE OF APPEAL: August 10, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10665 - 69 Street NW

LEGAL DESCRIPTION: Plan 1843KS Blk 50 Lot 21

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:

Dear SDAB,

My name is Riall Laplante, owner of Insulated Panel Kits Inc. I have been hired by Jill and Greg Schlender, owners of the property at 10665 106 AV, to design and build a garage suite.

Earlier this week, my client’s application to build a Garage Suite was refused. The Development Officer, Benny Liang, refused the application due to two Height issues.

Both Height issues are intertwined. The main Height issue is that the midpoint Height of the garage suite exceeds the midpoint Height of the primary dwelling by more than 1.5m.

Under the current bylaws, the Height of the primary dwelling is tethered to the Height of the garage suite. This is a penalizing clause; my client has an older bungalow with a low cottage style roof. Building a garage suite that is within 1.5m of the primary dwelling's roofline midpoint is simply not possible without setting the structure deeper in the ground. This solution is not palatable for numerous reasons. It creates a negatively sloped driveway, significantly higher project costs, and challenges around water management.

The design requirement for the midpoint of the roofline to be within 1.5m of the primary dwelling was noted as being too restrictive in the recent round of bylaw revisions. Effective September 1st 2017, this requirement will be struck from the zoning bylaws.

The second Height issue relates to the primary dwelling's Height as well. The garage suite's ridgeline Height is proposed at 7.1m. The primary dwelling's midpoint Height is 5.4m (3.9m +1.5m) and therefore, the ridgeline is allowed to exceed that Height by up to a maximum of 1.5m, totalling 6.9m. We are 0.2m above the maximum allowable height.

By untethering the primary dwelling and the garage suite, the maximum Height becomes 6.5m to midpoint, with a maximum ridgeline Height of 8.0m (6.5m + 1.5m). Effective September 1st, provided there is a roof pitch of 4:12 or greater, the current proposed ridgeline Height of 7.1m is acceptable.

I also point to a precedent garage suite under construction in the same community: Project 242022741-001 / SDAB-D-17-92 which is just down the street. This garage suite faced similar challenges with restrictive 1.5m Height clause. The Development Officer refused this application which was subsequently revoked by the SDAB this past June.

The project at 10665 106 AV complies with all the requirements as outlined in Section 87 of the current bylaws, with the exception of the 1.5m Height differential. Along with my clients, I have diligently followed the bylaws, respecting setbacks, site coverage, maximum floor area, privacy glass along side yards, balcony area & placement, and limiting distance between the principal dwelling and the garage suite. I've also adhered to the requirements as outlined in the Mature Neighbourhood Overlay which state that the garage must be contained within the rear 12.8m of the site.

To the best of my understanding, Benny Liang did not find any other issues with our application.

Considering precedence in the community, and the upcoming changes to Section 87 of the zoning bylaws, I respectfully ask the SDAB to revoke the Development Officer's decision.

***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 August 8, 2017. The Notice of Appeal was filed on August 10, 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, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.3(3), **Garage Suite** is a **Discretionary Use** in the RF1 Single Detached Residential Zone.

Section 7.2(3) states:

**Garage Suite** means an Accessory Dwelling located above a detached Garage (above Grade); or a single-storey Accessory Dwelling attached to the side or rear of, a detached Garage (at Grade). A Garage Suite is Accessory to a building in which the principal Use is Single Detached Housing. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the Site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include Garden Suites, Secondary Suites, Blatchford Lane Suites, or Blatchford Accessory Suites.

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.

***Garage Suite Maximum Height***

On July 10, 2017, City Council passed Bylaw 18115, to be effective September 1, 2017. Bylaw 18115 significantly amended the regulations pertaining to Garden Suites and Garage Suites. The following table provides a comparison of the applicable pre-amendment provision with the post-amendment provision.

Pre-Amendment	Post-Amendment: Bylaw 18115
<p><b>87(2)(a)(i)</b> [T]he maximum Height shall be as follows:</p> <p>a. Garage containing a Garage Suite (above Grade):</p> <p>i. 6.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser, where the building containing the Garage Suite has a roof slope of 4/12 (18.4°) or greater.</p>	<p><b>3.2(1)(i)</b> Garage Suites is deemed to be Garden Suites</p> <p><b>87(3)(a)</b> Garden Suites shall be developed in accordance with the following regulations:</p> <p>...</p> <p>3. The maximum Height shall be as follows:</p> <p>a. 6.5 m where the Garden Suite has a roof slope of 4/12 (18.4°) or greater.</p>

**Development Officer’s Determination**

1. The maximum Height for a Garage containing a Garage Suite (above Grade) is 6.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser (Section 87.2.a.i).

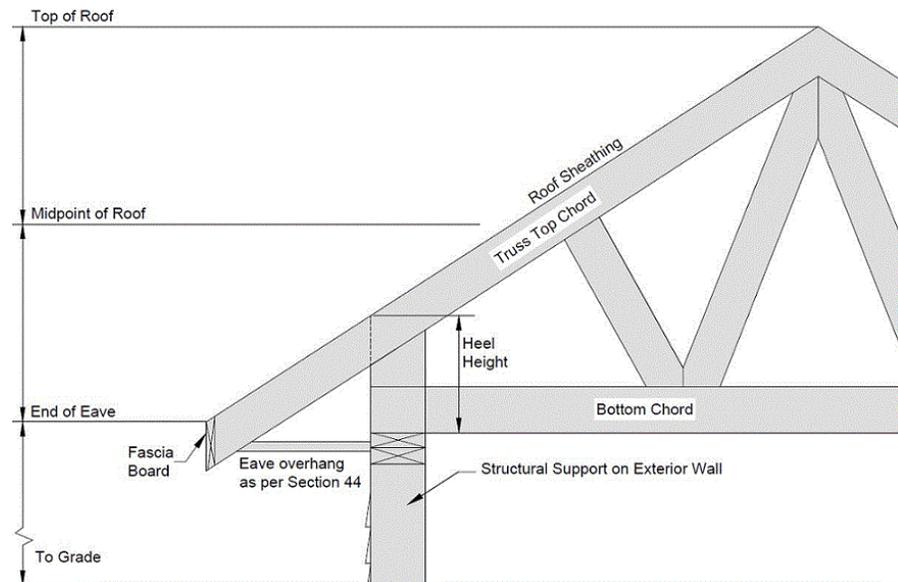
**Height Calculation**

Section 52(1)(a) provides as follows:

**52. Height and Grade**

1. The Development Officer shall calculate building Height by determining the roof type, and applying the following:

- a. For hip and gable roof types Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the end of the eave (intersection of the fascia board and the top of the roof sheathing, or less, in accordance with Section 44), and the top of the roof; or



Section 52(2)(c) states:

Where the maximum Height as determined by Section 52.1 is measured to the midpoint, the ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height of the Zone or overlay, or in the case of a Garage Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.

**Development Officer’s Determination**

Height of the principal Dwelling, measured from Grade to Midpoint = 3.9 m  
 Maximum permitted Height of the Garage Suite, measured from Grade to Midpoint = 5.4 m  
 Proposed Height of the Garage Suite, measured from Grade to Midpoint = 6.2 m  
 Garage Suite exceeds maximum permitted Height by +2.3 m

Maximum permitted Height of Garage Suite, measured from Grade to Ridge = 6.9 m  
Proposed Height of the Garage Suite, measured from Grade to Ridge = 7.1 m  
Garage Suite exceeds maximum permitted Height by +0.2 m

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Notice to Applicant/Appellant

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

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	<p style="text-align: right;">Project Number: <b>254029424-001</b>                  Application Date: JUN 09, 2017                  Printed: August 24, 2017 at 3:15 PM                  Page: 1 of 2</p>		
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>			
<p>This document is a record of a Development Permit and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code 2006 and City of Edmonton Bylaw 15894 Safety Codes Permit</p>			
<p><b>Applicant</b></p> <div style="background-color: black; width: 100%; height: 50px; margin-top: 10px;"></div>	<p><b>Property Address(es) and Legal Description(s)</b></p> <p style="text-align: center;">10665 - 69 STREET NW Plan 1843KS Blk 50 Lot 21</p>		
<p><b>Scope of Application</b></p> <p>To construct a two-Storey Accessory building (main floor Garage 8.14m x 8.57, second floor Garage Suite 8.76m x 8.57m, with balcony 1.52m x 3.06m on Accessory building) and to demolish detached garage</p>			
<p><b>Permit Details</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                 Affected Floor Area (sq. ft.): 722                  Class of Permit: Class B                  Front Yard (m):                  Rear Yard (m): 3.07                  Side Yard, left (m): 1.2                  Site Area (sq. m.): 595.13                  Site Width (m): 15.85             </td> <td style="width: 50%; border: none; vertical-align: top;">                 Building Height to Midpoint (m): 6.24                  Dwelling Type: Garage Suite                  Home Design Type:                  Secondary Suite Included?: N                  Side Yard, right (m): 3.61                  Site Depth (m):                  Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay             </td> </tr> </table>		Affected Floor Area (sq. ft.): 722 Class of Permit: Class B Front Yard (m): Rear Yard (m): 3.07 Side Yard, left (m): 1.2 Site Area (sq. m.): 595.13 Site Width (m): 15.85	Building Height to Midpoint (m): 6.24 Dwelling Type: Garage Suite Home Design Type: Secondary Suite Included?: N Side Yard, right (m): 3.61 Site Depth (m): 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><b>Development Application Decision</b></p> <p>Refused</p> <p><b>Reason for Refusal</b></p> <p>1. The maximum Height for a Garage containing a Garage Suite (above Grade) is 6.5 m or up to 1.5m greater than the Height of the principal Dwelling as constructed at the time of the Development Permit Application, whichever is the lesser (Section 87.2.a.i).</p> <p>For gable roof types, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The ridge line of the roof shall not extend more than 1.5 m above the maximum permitted building Height in accordance with Section 87 of this Bylaw (Section 52.1.a and 52.2.c)</p> <p>Height of the principal Dwelling, measured from Grade to Midpoint = 3.9 m                  Maximum permitted Height of the Garage Suite, measured from Grade to Midpoint = 5.4 m                  Proposed Height of the Garage Suite, measured from Grade to Midpoint = 6.2 m                  Garage Suite exceeds maximum permitted Height by +2.3 m</p> <p>Maximum permitted Height of Garage Suite, measured from Grade to Ridge = 6.9 m                  Proposed Height of the Garage Suite, measured from Grade to Ridge = 7.1 m                  Garage Suite exceeds maximum permitted Height by +0.2 m</p> <p><b>Rights of Appeal</b></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><b>THIS IS NOT A PERMIT</b></p>			



Project Number: **254029424-001**  
 Application Date: JUN 09, 2017  
 Printed: August 24, 2017 at 3:15 PM  
 Page: 2 of 2

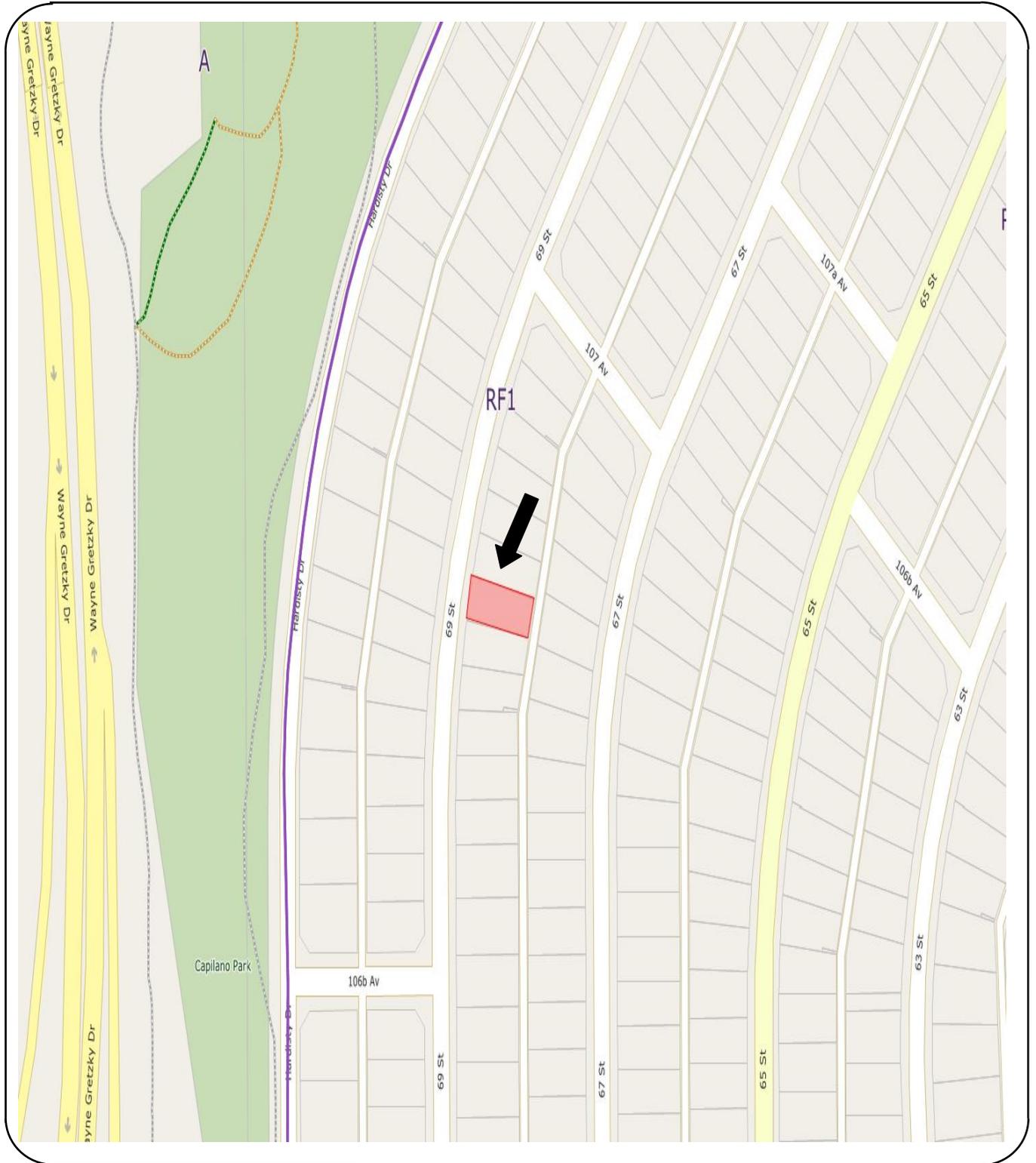
## Application for House Development and Building Permit

**Issue Date:** Aug 08, 2017    **Development Authority:** LIANG, BENNY    **Signature:** \_\_\_\_\_

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Water Usage Fee	\$25.41	\$25.41	04195493	Jun 09, 2017
Electrical Fee (Service)	\$79.00	\$79.00	04195493	Jun 09, 2017
Safety Codes Fee	\$42.56	\$42.56	04195493	Jun 09, 2017
Sanitary Sewer Trunk Fund	\$693.00	\$693.00	04195493	Jun 09, 2017
Electrical Safety Codes Fee	\$13.42	\$13.42	04195493	Jun 09, 2017
Building Permit Fee	\$1,064.00	\$1,064.00	04195493	Jun 09, 2017
Lot Grading Fee	\$140.00	\$140.00	04195493	Jun 09, 2017
Development Permit Inspection Fee	\$0.00	\$200.00	04195493	Jun 09, 2017
Electrical Fees (House)	\$223.00	\$223.00	04195493	Jun 09, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,280.39	\$2,480.39		
(overpaid by \$200.00)				

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-161



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-162

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 219991859-013

APPLICATION TO: Construct exterior alterations to a Single Detached House (concrete parking extension, 2.92 m x 2.30 m) and to keep the front vehicular access to a Single Detached House in MNO area

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 26, 2017

DATE OF APPEAL: August 9, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11920 - 42 Street NW

LEGAL DESCRIPTION: Plan 1621253 Blk 16 Lot 15B

ZONE: RF1 Single Detached Residential Zone

OVERLAY: MNO Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

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***Grounds for Appeal***

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

The driveway helps to not create any undo car parking problems. There is no access for all lots but more than half the block can enjoy parking in front of their house and I would like the same privilege.

***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
  - (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 July 26, 2017. The Notice of Appeal was filed on August 9, 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, Semi-detached Housing and Duplex Housing under certain conditions.

Under Section 110.2(4), **Single Detached House** 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 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 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.

**Mature Neighbourhood Overlay Community Consultation**

Section 814.3(24) of the Mature Neighbourhood Overlay 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.

***Vehicular Access***

Section 814.3(10) states:

Regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and

- a. a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;
- b. the Site Width is less than 15.5 m; or
- c. fewer than 50% of principal Dwellings on the blockface have vehicular access from the front or flanking roadway.

**Development Officer's Determination**

Proposed: Vehicular access from the front public roadway (42 Street NW) where an abutting lane exists, a Treed Landscape Boulevard is present along 42 Street NW and the Site Width is 9.0 m.

***Parking Space in Front Yard***

Section 54.2(2)(e)(i) states: “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”.

**Development Officer’s Determination**

Proposed: A parking space is located within the Front Yard of 11920 42 Street NW.

***Driveway***

Section 6.1(31) states: “**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.”

Section 6.1(121) states: “**Walkway** means a path for pedestrian circulation that cannot be used for vehicular parking”.

Section 54.1(4)(a) 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... ead directly from the roadway to the Garage or Parking Area”.

**Development Officer’s Determination**

Proposed: The Driveway does not lead to a Garage or compliant Parking Area.

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Notice to Applicant/Appellant

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

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	Project Number: <b>219991859-013</b> Application Date: JUN 27, 2017 Printed: August 25, 2017 at 12:19 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for Minor Development Permit</h2>			
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> 11920 - 42 STREET NW Plan 1621253 Blk 16 Lot 15B		
<b>Scope of Application</b> To construct exterior alterations to a Single Detached House (concrete parking extension, 2.92 m x 2.30 m) and to keep the front vehicular access to a Single Detached House in MNO area			
<b>Permit Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     # of Dwelling Units Add/Remove: 0                      Client File Reference Number:                      Minor Dev. Application Fee: Exterior Alterations (Res.)                      Secondary Suite Included?: N                 </td> <td style="width: 50%; border: none;">                     Class of Permit: Class B                      Lot Grading Needed?: N                      New Sewer Service Required: N                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>		# 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 B Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
# 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 B Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay		
I/We certify that the above noted details are correct.  Applicant signature: _____			
<b>Development Application Decision</b> Refused  <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Regardless of whether a Site has existing vehicular access from the front or flanking public roadway, there shall be no such access where an abutting Lane exists, and                         <ol style="list-style-type: none"> <li>a) a Treed Landscaped Boulevard is present along the roadway adjacent to the property line;</li> <li>b) the Site Width is less than 15.5 m; or</li> <li>c) fewer than 50% of principal Dwellings on the blockface have vehicular access from the front or flanking roadway (Section 814.3.10).</li> </ol> <p style="margin-left: 20px;">Proposed: Vehicular access from the front public roadway (42 Street NW) where an abutting lane exists, a Treed Landscape Boulevard is present along 42 Street NW and the Site Width is 9.0 m.</p> </li> <li>2. Parking Spaces shall not be located within a Front Yard (Section 54.2.2.e.i).                         <p style="margin-left: 20px;">Proposed: A parking space is located within the Front Yard of 11920 42 Street NW.</p> </li> <li>3. The Front Yard of any at Grade Dwelling in any Residential Zone may include a maximum of one Driveway. The Driveway shall lead directly from the roadway to the Garage or Parking Area. (Section 54.1.4.a).                         <p style="margin-left: 20px;">Proposed: The Driveway does not lead to a Garage or compliant Parking Area.</p> </li> </ol>			
<b>THIS IS NOT A PERMIT</b>			



Project Number: **219991859-013**  
Application Date: JUN 27, 2017  
Printed: August 25, 2017 at 12:19 PM  
Page: 2 of 2

## Application for Minor Development Permit

**Rights of Appeal**

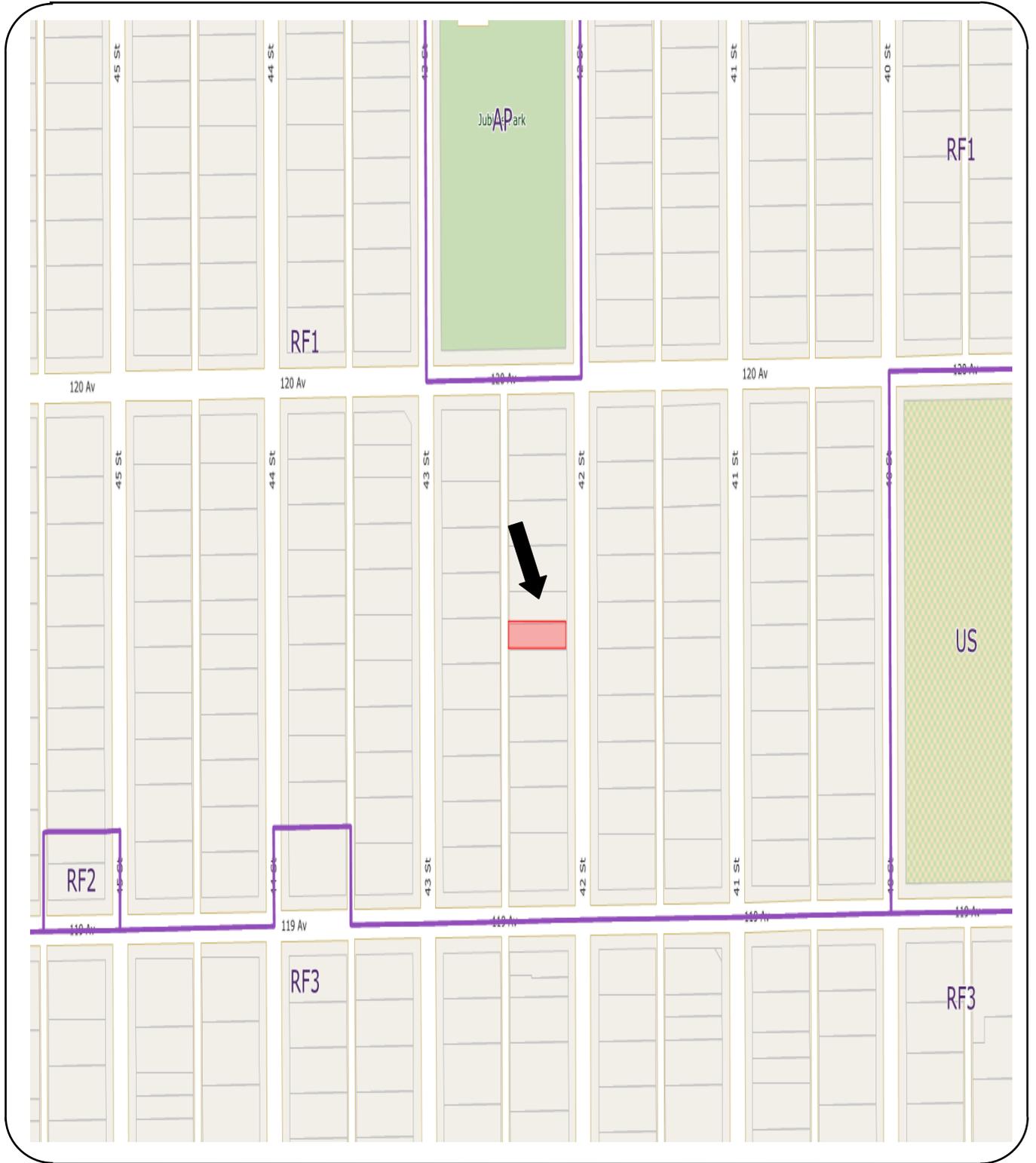
The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

**Issue Date:** Jul 26, 2017      **Development Authority:** LIANG, BENNY      **Signature:** \_\_\_\_\_

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$166.00	\$166.00	04243320	Jun 27, 2017
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$166.00	\$166.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17- 162

