

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Thursday, 9:00 A.M.**  
**July 22, 2021**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

---

I 9:00 A.M. SDAB-D-21-115

To construct a Single Detached House with Unenclosed Front Porch, rear uncovered deck (7.62 metres by 3.66 metres), balcony, Basement development (NOT to be used as an additional Dwelling) and fireplace

9322 - 75 Avenue NW  
Project No.: 385087763-002

---

II 10:30 A.M. SDAB-D-21-116

To construct a Single Detached House with front attached Garage, Unenclosed Front Porch, front balcony, rear balcony, rear uncovered deck (7.62 metres by 3.45 metres), fireplace, and to develop a Secondary Suite in the Basement.

9501 - 99B Street NW  
Project No.: 384814819-002

---

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-21-115

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 385087763-002

APPLICATION TO: Construct a Single Detached House with Unenclosed Front Porch, rear uncovered deck (7.62 metres by 3.66 metres), balcony, Basement development (NOT to be used as an additional Dwelling) and fireplace

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 25, 2021

DATE OF APPEAL: March 1, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9322 - 75 Avenue NW

LEGAL DESCRIPTION: Plan 2262S Blk 16 Lot 11

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY(S): Mature Neighbourhood Overlay  
North Saskatchewan River Valley and Ravine System Protection Overlay

STATUTORY PLAN: Ritchie Neighbourhood Improvement Plan / Area Redevelopment Plan

---

***Grounds for Appeal***

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

This permit is being refused due to the proposed height of the home. The height is 10.89 M, which is 1.99 m above the mandated height limit. I believe that our home build should be allowed based on both qualitative and quantitative factors that cannot be summed up in a simple measurement of the height. In this appeal we will discuss our background, the reasons that the appeal should be granted, as well as the feedback from the community.

***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.

...

**(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 the decision in accordance with subsection (2.1).

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

### **Hearing and Decision**

**687(3)** In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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 140.2(8), **Single Detached Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(8), **Single Detached Housing** means:

development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

Section 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is “to provide for a mix of small scale housing.”

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 811.1 states that the **General Purpose** of the **North Saskatchewan River Valley and Ravine System Protection Overlay** is “to provide a development Setback from the North Saskatchewan River Valley and Ravine System.”

<b><i>Height</i></b>
----------------------

Section 814.3(5) states “The maximum Height shall not exceed 10.0 m in the RF5 Zone and 8.9 m in all other Zones.”

Under section 6.1, **Height** means “a vertical distance between two points.”

**Development Officer’s Determination**

**Height - The house shall not exceed a Height of 8.9m (Section 814.3.5).**

**Maximum: 8.9m**

**Proposed: 10.9m**

**Exceeds by: 2.0m**

[unedited]

<b><i>Community Consultation</i></b>
--------------------------------------

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a 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 requires 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 11.3 and 11.4.

Section 814.5(2) states:

<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay to be Varied</b>

<b>Tier 1</b>	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each Community League	814.3(5) – Height
---------------	--	--	----------------------


---

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.

---



	<h2 style="margin: 0;">Application for Minor Development Permit</h2>	Project Number: <b>385087763-002</b> Application Date: JAN 28, 2021 Printed: June 25, 2021 at 3:52 PM Page: 1 of 1																																			
This document is a Development Permit Decision for the development application described below.																																					
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 9322 - 75 AVENUE NW Plan 22625 Blk 16 Lot 11																																				
<b>Scope of Application</b> To construct a Single Detached House with Unenclosed Front Porch, rear uncovered deck (7.62m x 3.66m), front and rear balcony, fireplace and Basement development (NOT to be used as an additional Dwelling).																																					
<b>Permit Details</b> <table style="width: 100%; font-size: x-small;"> <tr> <td style="width: 50%;">                     # of Dwelling Units Add/Remove: 1                      # of Secondary Suite Dwelling Units To Construct:                      Client File Reference Number:                      Minor Dev. Application Fee: Single Detached House                      Secondary Suites Included?: N                 </td> <td style="width: 50%;">                     # of Primary Dwelling Units To Construct: 2                      Class of Permit: Class B                      Lot Grading Needed?:                      New Sewer Service Required: Y                      Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay                 </td> </tr> </table>			# of Dwelling Units Add/Remove: 1 # of Secondary Suite Dwelling Units To Construct: Client File Reference Number: Minor Dev. Application Fee: Single Detached House Secondary Suites Included?: N	# of Primary Dwelling Units To Construct: 2 Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																																	
# of Dwelling Units Add/Remove: 1 # of Secondary Suite Dwelling Units To Construct: Client File Reference Number: Minor Dev. Application Fee: Single Detached House Secondary Suites Included?: N	# of Primary Dwelling Units To Construct: 2 Class of Permit: Class B Lot Grading Needed?: New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																																				
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jun 25, 2021 <b>Development Authority:</b> NICHOLAS, CAROLYN <b>Reason for Refusal</b> Height - The house shall not exceed a Height of 8.9m (Section 814.3.5). Maximum: 8.9m Proposed: 10.9m Exceeds by: 2.0m <b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																																					
<b>Fees</b> <table style="width: 100%; font-size: x-small; border-top: 1px solid black;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$211.00</td> <td style="text-align: right;">\$211.00</td> <td>054268029510001</td> <td>Jan 29, 2021</td> </tr> <tr> <td>Sanitary Sewer Trunk Fund</td> <td style="text-align: right;">\$1,746.00</td> <td style="text-align: right;">\$1,746.00</td> <td>055377001301001</td> <td>Feb 01, 2021</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$298.00</td> <td style="text-align: right;">\$298.00</td> <td>055377001301001</td> <td>Feb 01, 2021</td> </tr> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$502.00</td> <td style="text-align: right;">\$502.00</td> <td>054268029510001</td> <td>Jan 29, 2021</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$2,755.00</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$2,755.00</b></td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Development Permit Inspection Fee	\$211.00	\$211.00	054268029510001	Jan 29, 2021	Sanitary Sewer Trunk Fund	\$1,746.00	\$1,746.00	055377001301001	Feb 01, 2021	Lot Grading Fee	\$298.00	\$298.00	055377001301001	Feb 01, 2021	Dev. Application Fee	\$502.00	\$502.00	054268029510001	Jan 29, 2021	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	<b>\$2,755.00</b>	<b>\$2,755.00</b>		
	Fee Amount	Amount Paid	Receipt #	Date Paid																																	
Development Permit Inspection Fee	\$211.00	\$211.00	054268029510001	Jan 29, 2021																																	
Sanitary Sewer Trunk Fund	\$1,746.00	\$1,746.00	055377001301001	Feb 01, 2021																																	
Lot Grading Fee	\$298.00	\$298.00	055377001301001	Feb 01, 2021																																	
Dev. Application Fee	\$502.00	\$502.00	054268029510001	Jan 29, 2021																																	
Total GST Amount:	\$0.00																																				
<b>Totals for Permit:</b>	<b>\$2,755.00</b>	<b>\$2,755.00</b>																																			
THIS IS NOT A PERMIT																																					



ITEM II: 10:30 A.M.

FILE: SDAB-D-21-116

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 384814819-002

APPLICATION TO: Construct a Single Detached House with front attached Garage, Unenclosed Front Porch, front balcony, rear balcony, rear uncovered deck (7.62 metres by 3.45 metres), fireplace, and to develop a Secondary Suite in the Basement

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 28, 2021

DATE OF APPEAL: June 28, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9501 - 99B Street NW

LEGAL DESCRIPTION: Plan 3313EO Blk 1 Lot 1

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY(S): Mature Neighbourhood Overlay  
North Saskatchewan River Valley and Ravine System Protection Overlay

STATUTORY PLAN: Strathcona Area Redevelopment Plan

---

***Grounds for Appeal***

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

We were refused because of height, a condition that is consistent with the rest of the neighborhood and not allowed as a variance by the development officer.

***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.

...

**(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 the decision in accordance with subsection (2.1).

**Appeals**

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

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

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and Decision**

**687(3)** In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

- (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 140.2(8), **Single Detached Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(8), **Single Detached Housing** means:

development consisting of a building containing one principal Dwelling which is separate from any other principal Dwelling or building. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

Section 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is “to provide for a mix of small scale housing.”

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 811.1 states that the **General Purpose** of the **North Saskatchewan River Valley and Ravine System Protection Overlay** is “to provide a development Setback from the North Saskatchewan River Valley and Ravine System.”

<b><i>Height</i></b>
----------------------

Section 814.3(5) states “The maximum Height shall not exceed 10.0 m in the RF5 Zone and 8.9 m in all other Zones.”

Under section 6.1, **Height** means “a vertical distance between two points.”

**Development Officer’s Determination**

- 1. Midpoint Height - The house shall not exceed a Height of 8.9m (Section 814.3.5).  
Maximum: 8.9m**

**Proposed: 12.6m**  
**Exceeds by: 3.7m**

[unedited]

***Height and Grade***

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 1.7 m above the maximum permitted building Height of the Zone or overlay, or in the case of a Garden Suite the maximum permitted building Height in accordance with Section 87 of this Bylaw.

**Development Officer's Determination**

**2. Peak Height - The house roof ridge line shall not extend more than 1.5m above the permitted building Height of 8.9m (Section 52.2.c).**  
**Maximum ridge height: 10.6m (8.9m + 1.7m)**  
**Proposed ridge height: 13.2m**  
**Exceeds by: 2.6m**

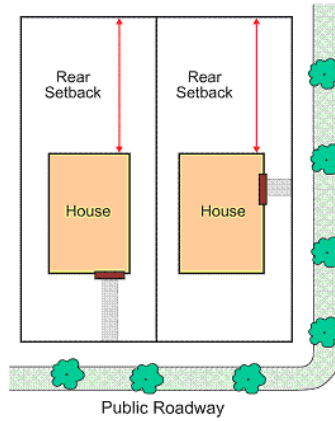
[unedited]

***Rear Setback***

Section 814.3(4) states "The minimum Rear Setback shall be 40% of Site Depth, [...]"

Under section 6.1, **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**

**3. Reduced Rear Setback - The minimum Rear Setback shall be 40% of Site Depth (Section 814.3.4).  
 Required: 15.2m (40% of Site Depth)  
 Proposed: 9.4m (25% of Site Depth)  
 Deficient by: 5.8m**

[unedited]

***Site Coverage***

Section 140.4(7)(a) states the Maximum Site Coverage shall be as follows:

	Principal Dwelling / building	Accessory building	Principal building with attached Garage	Total Site Coverage
Single Detached, Semi-detached and Duplex Housing	28%	14%	42%	42%

Under section 6.1, **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.8 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a



horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.8 m above Grade.

**Development Officer's Determination**

**4. Site Coverage - Maximum Site Coverage shall be 42% for a Principal building with attached Garage. The maximum total Site Coverage shall be 42%. (Section 140.4.7.a)  
Maximum: 42% house and total Site Coverage  
Proposed: 44% house and total Site Coverage  
Exceeds by: 2%**

[unedited]

***Projection into Setbacks and Separation Spaces***

Section 44.3 states the following features may project into a required Setback or Separation Spaces as provided for below:

- b. Platform Structures provided such projections do not exceed 2.0 m into any other Setbacks or Separation Spaces with a depth of at least 4.0 m;

Under section 6.1, **Platform Structure** means:

an elevated structure intended for use as outdoor Amenity Area that may project and/or be recessed from the wall of a building, may be surrounded by guardrails, parapet walls or similar features. Common examples include: balconies, raised terraces and decks. This definition does not include a Rooftop Terrace.

**Development Officer's Determination**

**5. Rear Projection - Platform Structures may project into a required rear Setback provided such projections do not exceed 2.0m into any other Setbacks or Separation Spaces with a depth of at least 4.0m (Section 44.3.b)  
Minimum: 13.2m (15.2m - 2.0m) from rear property line to the Platform Structure.**

**Proposed: 8.2m**  
**Exceeds by: 5.0m**

[unedited]

***Community Consultation***

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a 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 11.3 and 11.4.

Section 814.5(2) states:

<b>Tier #</b>	<b>Recipient Parties</b>	<b>Affected Parties</b>	<b>Regulation of this Overlay to be Varied</b>
<b>Tier 1</b>	The municipal address and assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the	The assessed owners of the land wholly or partially located within a distance of 60.0 m of the Site of the proposed development and the President of each	814.3(5) – Height


	President of each Community League	Community League	
<b>Tier 2</b>	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


---

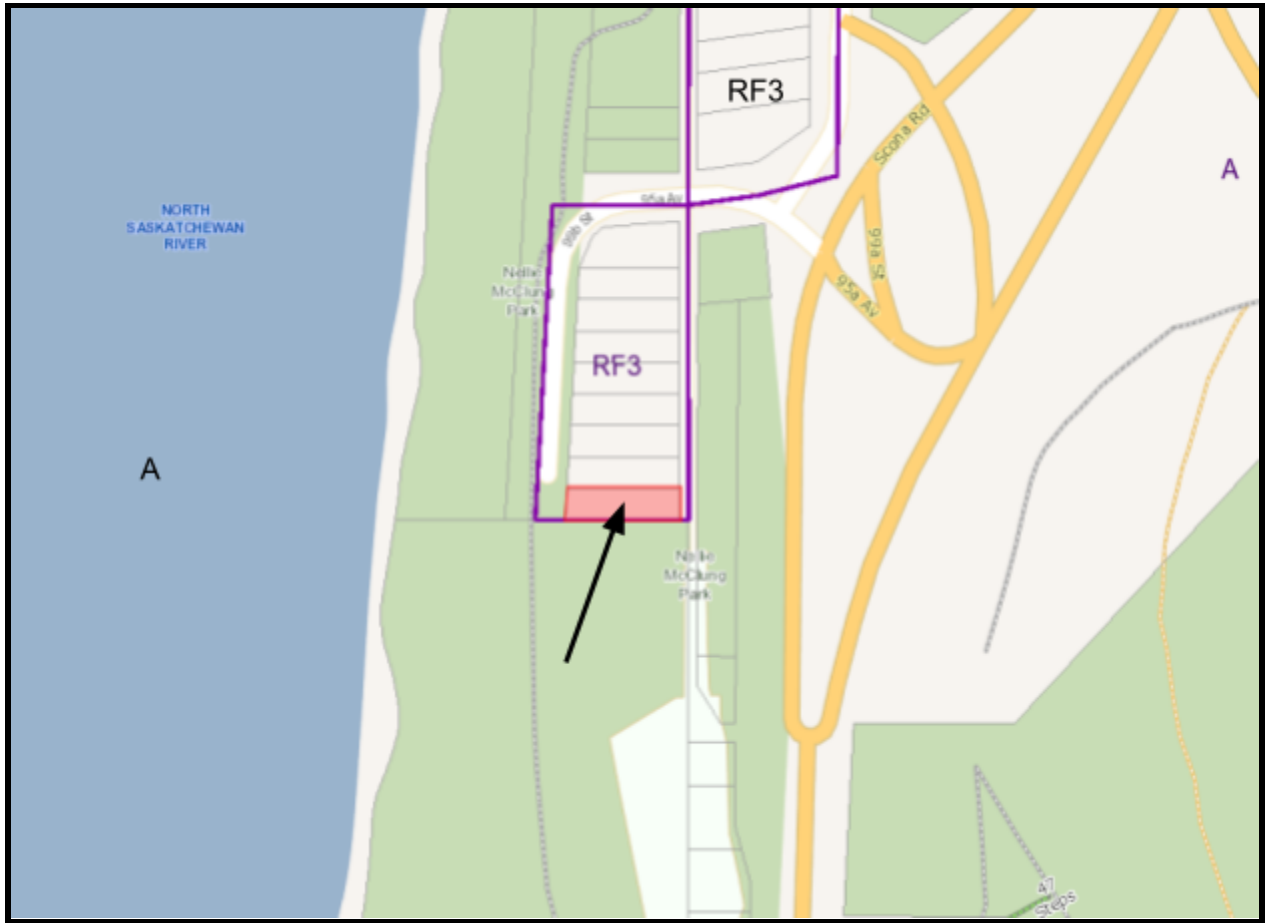
Notice to Applicant/Appellant

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.

---

	<p><b>Application for Minor Development Permit</b></p>		<p>Project Number: <b>384814819-002</b>          Application Date: JAN 26, 2021          Printed: June 28, 2021 at 8:47 AM          Page: 1 of 2</p>	
<p>This document is a Development Permit Decision for the development application described below.</p>				
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b>          9501 - 99B STREET NW          Plan 3313EO Blk 1 Lot 1</p> <p><b>Specific Address(es)</b>          Suite: 9501 - 99B STREET NW          Suite: BSMT, 9501 - 99B STREET NW          Entryway: 9501 - 99B STREET NW          Building: 9501 - 99B STREET NW</p>			
<p><b>Scope of Application</b>          To construct a Single Detached House with front attached Garage, Unenclosed Front Porch, front balcony, rear balcony, rear uncovered deck (7.62m x 3.45m), fireplace, and to develop a Secondary Suite in the Basement.</p>				
<p><b>Permit Details</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p># of Dwelling Units Add/Remove: 1                      # of Secondary Suite Dwelling Units To Construct: 1                      Client File Reference Number:                      Minor Dev. Application Fee: Single Detached House                      Secondary Suite Included?: Y</p> </td> <td style="width: 50%; vertical-align: top;"> <p># of Primary Dwelling Units To Construct: 1                      Class of Permit: Class B                      Lot Grading Needed?: Y                      New Sewer Service Required: Y                      Stat. Plan Overlay/Amex Area: Mature Neighbourhood Overlay</p> </td> </tr> </table>			<p># of Dwelling Units Add/Remove: 1                      # of Secondary Suite Dwelling Units To Construct: 1                      Client File Reference Number:                      Minor Dev. Application Fee: Single Detached House                      Secondary Suite Included?: Y</p>	<p># of Primary Dwelling Units To Construct: 1                      Class of Permit: Class B                      Lot Grading Needed?: Y                      New Sewer Service Required: Y                      Stat. Plan Overlay/Amex Area: Mature Neighbourhood Overlay</p>
<p># of Dwelling Units Add/Remove: 1                      # of Secondary Suite Dwelling Units To Construct: 1                      Client File Reference Number:                      Minor Dev. Application Fee: Single Detached House                      Secondary Suite Included?: Y</p>	<p># of Primary Dwelling Units To Construct: 1                      Class of Permit: Class B                      Lot Grading Needed?: Y                      New Sewer Service Required: Y                      Stat. Plan Overlay/Amex Area: Mature Neighbourhood Overlay</p>			
<p><b>Development Application Decision</b>          Refused  <b>Issue Date:</b> Jun 28, 2021 <b>Development Authority:</b> ZHOU, ROWLEY</p>				
<p><b>THIS IS NOT A PERMIT</b></p>				

	<h2 style="margin: 0;">Application for Minor Development Permit</h2>	Project Number: <b>384814819-002</b> Application Date: JAN 26, 2021 Printed: June 28, 2021 at 8:47 AM Page: 2 of 2																																			
<p><b>Reason for Refusal</b></p> <ol style="list-style-type: none"> <li>1. Midpoint Height - The house shall not exceed a Height of 8.9m (Section 814.3.5).                      Maximum: 8.9m                      Proposed: 12.6m                      Exceeds by: 3.7m</li>   <li>2. Peak Height - The house roof ridge line shall not extend more than 1.5m above the permitted building Height of 8.9m (Section 52.2.c).                      Maximum ridge height: 10.6m (8.9m + 1.7m)                      Proposed ridge height: 13.2m                      Exceeds by: 2.6m</li>   <li>3. Reduced Rear Setback - The minimum Rear Setback shall be 40% of Site Depth (Section 814.3.4).                      Required: 15.2m (40% of Site Depth)                      Proposed: 9.4m (25% of Site Depth)                      Deficient by: 5.8m</li>   <li>4. Site Coverage - Maximum Site Coverage shall be 42% for a Principal building with attached Garage. The maximum total Site Coverage shall be 42%. (Section 140.4.7.a)                      Maximum: 42% house and total Site Coverage                      Proposed: 44% house and total Site Coverage                      Exceeds by: 2%</li>   <li>5. Rear Projection - Platform Structures may project into a required rear Setback provided such projections do not exceed 2.0m into any other Setbacks or Separation Spaces with a depth of at least 4.0m (Section 44.3.b)                      Minimum: 13.2m (15.2m - 2.0m) from rear property line to the Platform Structure.                      Proposed: 8.2m                      Exceeds by: 5.0m</li> </ol> <p><b>Rights of Appeal</b>                      The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>																																					
<p><b>Fees</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$502.00</td> <td style="text-align: right;">\$502.00</td> <td>06909720</td> <td>Feb 19, 2021</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$148.00</td> <td style="text-align: right;">\$148.00</td> <td>06909720</td> <td>Feb 19, 2021</td> </tr> <tr> <td>Sanitary Sewer Trunk Fund (Secondary/Garden Suite)</td> <td style="text-align: right;">\$773.00</td> <td style="text-align: right;">\$773.00</td> <td>06909720</td> <td>Feb 19, 2021</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$211.00</td> <td style="text-align: right;">\$211.00</td> <td>06909720</td> <td>Feb 19, 2021</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$1,634.00</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$1,634.00</b></td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$502.00	\$502.00	06909720	Feb 19, 2021	Lot Grading Fee	\$148.00	\$148.00	06909720	Feb 19, 2021	Sanitary Sewer Trunk Fund (Secondary/Garden Suite)	\$773.00	\$773.00	06909720	Feb 19, 2021	Development Permit Inspection Fee	\$211.00	\$211.00	06909720	Feb 19, 2021	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	<b>\$1,634.00</b>	<b>\$1,634.00</b>		
	Fee Amount	Amount Paid	Receipt #	Date Paid																																	
Dev. Application Fee	\$502.00	\$502.00	06909720	Feb 19, 2021																																	
Lot Grading Fee	\$148.00	\$148.00	06909720	Feb 19, 2021																																	
Sanitary Sewer Trunk Fund (Secondary/Garden Suite)	\$773.00	\$773.00	06909720	Feb 19, 2021																																	
Development Permit Inspection Fee	\$211.00	\$211.00	06909720	Feb 19, 2021																																	
Total GST Amount:	\$0.00																																				
<b>Totals for Permit:</b>	<b>\$1,634.00</b>	<b>\$1,634.00</b>																																			
<p><b>THIS IS NOT A PERMIT</b></p>																																					



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←

▲  
**N**

File: SDAB-D-21-116