



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, May 6, 2020**
TIME: **6:00 p.m.**
PLACE: **Via Zoom**
FILE: **B02**

AGENDA

- 1. Adoption of Agenda**
- 2. Radius Notifications**
- 3. Appeals**

a) 21 Kingsmoor Close

The Appellant is appealing the decision of the Development Officer in refusing a development permit application to leave an existing deck and shed as built.

Shed Conditions:

Development Permit application to leave a shed in the side yard as built is REFUSED.

As per Section 8.2(c) of Land Use Bylaw 9/2005, a shed located in a side yard must be located at least 1.2m from a side property line, and 1.5m from the principal building (Dwelling).

As built, the shed is located at the side property line, and is located 0.8m from the dwelling. The variances required to leave the shed in the side yard as built exceeds the capacity of the Development Officer to grant (Section 3.14.3).

Shed:

Required side yard setback: 1.2m

As built side yard setback: 0.0m

Variance required: 1.2m (100%)

Required separation from principal building (dwelling): 1.5m

As built dwelling separation: 0.8m

Variance required: 0.7m (46.6%)

Deck Conditions:

Development Permit application to leave a deck in the rear yard as built is REFUSED.

As per Section 8.9(1)(c) of Land Use Bylaw 9/2005, a deck must be located at least 3m from a rear property line.

As built, the deck is located 2.09m from the rear property line. The variances required to leave the deck as built exceed the capacity of the Development Officer to grant (Section 3.14.3).

Deck:

Required rear yard setback: 3.0m

As built side yard setback: 2.09m

Variance required: 0.91m (30%)

4. Adjournment