

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

**Wednesday, 9:00 A.M.**  
**March 11, 2026**

**Virtual Hearings**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
VIRTUAL HEARING**

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I 9:00 A.M. SDAB-D-26-049

Construct exterior alterations to a Backyard House (increase height and facade changes), existing without permits  
9302 - 90 STREET NW  
Project No.: 633042836-002

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II 10:00 A.M. SDAB-D-26-050

Construct exterior alterations to a Residential Use building (Driveway extension, left: 1.17 m x 6.78 m; right: 1.22 m x 6.78 m), existing without permits  
6507 - 174 AVENUE NW  
Project No.: 628926670-002

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III 11:00 A.M. SDAB-D-26-051

Install a Minor Digital Sign in the form of a Ground Sign limited to On-premises Advertising (All West)  
6415 - 75 STREET NW  
Project No.: 636770678-002

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IV 1:00 P.M. SDAB-D-26-052

Install a Fascia Sign in the form of a Window Sign limited to On-premises Advertising (Cold Ones Liquor Discounter)  
8303 - ARGYLL ROAD NW  
Project No.: 633976224-002

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**TO BE RAISED**

V 2:00 P.M. SDAB-D-26-026

Construct an Accessory building (Mutual detached Garage, 12.6m x 5.9m)  
10711 - 60A AVENUE NW  
Project No.: 639698523-002

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

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 633042836-002

APPLICATION TO: Construct exterior alterations to a Backyard House (increase height and facade changes), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

**DECISION DATE: January 20, 2026**

**DATE OF APPEAL: February 11, 2026**

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9302 - 90 Street NW

LEGAL DESCRIPTION: Plan 1742NY Blk A Lot 26A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

While the maximum permitted height is 6.8 m, the proposed height is 8.0 m, resulting in a 1.2 m variance. The additional height was undertaken without obtaining the required permit; however, this was not done with the

intention of bypassing regulations. Home Improvement permit was submitted and the fee was also paid. The structure is otherwise compliant with all applicable zoning and development regulations, aside from the height variance.

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

...

**(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).

**(3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

**Appeals**

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

- (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 any applicable 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 Zoning Bylaw 20001:**

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

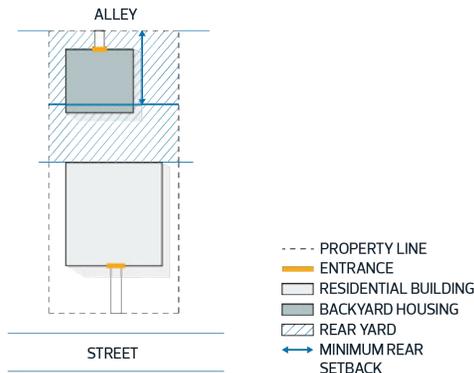
Under section 8.20, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



Under section 8.20, **Backyard Housing** means:

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and

commercial development are permitted to provide services to local residents.

***Backyard Housing - Height***

Section 6.10.1 states:

Backyard Housing must comply with Table 1:

<b>Table 1. Building Regulations</b>			
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>Height</b>			
<b>1.1</b>	Maximum Height	6.8 m	-

Under section 8.20, **Height** means:

a vertical distance between 2 points.

Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.

**Development Planner’s Determination**

- 1. The maximum Height for Backyard Housing is 6.8 m. (Section 6.10.1.1)**
- Required: 6.8 m**
- Proposed: 8.0 m**
- Deficient by 1.2 m**

[unedited]

***Previous Subdivision and Development Appeal Board Decision***

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-23-165	To construct a Semi-detached House and Unenclosed Front Porches.	November 23, 2023; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is

		GRANTED as applied for to the Development Authority
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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.

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	<h2 style="margin: 0;">Application for Alterations Permit</h2>	Project Number: <b>633042836-002</b> Application Date: OCT 15, 2025 Printed: January 20, 2026 at 11:54 AM Page: 1 of 2		
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> 9302 - 90 STREET NW Plan 1742NY Blk A Lot 26A			
	<b>Location(s) of Work</b> Suite: 9302G - 90 STREET NW Entryway: 9302G - 90 STREET NW Building: 9302G - 90 STREET NW			
<b>Scope of Application</b> To construct exterior alterations to a Backyard House (increase height and facade changes), existing without permits.				
<b>Details</b>				
Development Category: Site Area (sq. m.): 628.97	Overlay: Statutory Plan:			
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jan 20, 2026 <b>Development Authority:</b> POTTER, CHRISTINA				
<b>Reason for Refusal</b> 1. The maximum Height for Backyard Housing is 6.8 m. (Section 6.10.1.1) Required: 6.8 m Proposed: 8.0 m Deficient by 1.2 m				
<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>Building Permit Decision</b> No decision has yet been made.				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Existing Without Permit Dev Application Penalty Fee	\$190.00	\$190.00	10049818	Dec 22, 2025
Safety Codes Fee	\$4.80	\$4.80	015447001001717	Oct 15, 2025
Existing Without Permit Building Penalty Fee	\$120.00	\$120.00	10049818	Dec 22, 2025
Building Permit Fee (Construction Value)	\$120.00	\$120.00	015447001001717	Oct 15, 2025
Development Application Fee	\$190.00	\$190.00	015447001001717	Oct 15, 2025
Total GST Amount:	\$0.00			
<b>Totals for Permit:</b>	<b>\$624.80</b>	<b>\$624.80</b>		
THIS IS NOT A PERMIT				
PG702003				



Project Number: **633042836-002**  
Application Date: OCT 15, 2025  
Printed: January 20, 2026 at 11:54 AM  
Page: 2 of 2

## Application for Alterations Permit

[Empty application area]

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←                      **File: SDAB-D-26-049**                      ▲  
**N**

ITEM II: 10:00 A.M.

FILE: SDAB-D-26-050

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 628926670-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extension, left: 1.17 m x 6.78 m; right: 1.22 m x 6.78 m), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 22, 2026

DATE OF APPEAL: February 11, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6507 - 174 Avenue NW

LEGAL DESCRIPTION: Plan 1520589 Blk 15 Lot 7

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

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

DISTRICT PLAN: Northeast District Plan

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***Grounds for Appeal***

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

I am appealing the refusal of the Development Permit for the property located at 6507 174 avenue nw, Edmonton, AB, T5Y3R2, which was

refused based on driveway configuration, width, and the interpretation of front yard parking.

The primary driveway on the site provides direct access from the street to the garage and fully complies with the intent of Section 5.80.2.1.3 of the Zoning Bylaw. The additional hard-surfaced areas extending 1.16 m on one side and 1.1 m on the other are not intended for vehicle access or parking. These areas function solely as pedestrian walkways, providing safe and direct access to the front entrance and the basement entrance of the dwelling respectively.

The 2.26 m of additional hard-surfaced area is an essential variance to the standard maximum driveway width. This extension functions exclusively as critical pedestrian access for safety and accessibility, rather than vehicle access or parking, thereby maintaining the intent of the Zoning Bylaw regarding front yard parking (Subsection 5.80.2.1.5.1).

I respectfully request that the Board consider:

The health-related hardship affecting a senior resident,  
It is used as pedestrian access to reduce safety risks and improve accessibility, particularly during winter conditions.

The clearly demonstrated pedestrian-only purpose of the driveway extension.

The walkways are necessary to safely accommodate daily use by two young children and a senior family member with significant health limitations. Requiring pedestrians to cross landscaped or uneven areas would increase the risk of falls and create unnecessary hardship.

With respect to Subsection 5.80.2.1.5.1, the driveway extensions are not used as vehicle parking spaces and do not function as front yard parking. Vehicles are not stored or parked in these areas at any time. The residential character of the front yard is maintained, and the proposal does not negatively affect neighbouring properties, streetscape appearance, or traffic conditions.

The intent of the Zoning Bylaw is to regulate vehicle access, parking, and neighbourhood character. That intent is fully maintained in this proposal. The current street parking situation, with neighbouring vehicles routinely parked on the street, supports the position that the proposed variances will not negatively impact neighbourhood parking or traffic flow. I have photographic evidence to support this observation. The requested variances are minor and reasonable, do not create safety concerns, and support safe pedestrian access for the household without introducing front yard parking or excessive vehicle use.

For these reasons, which address a critical need for safe and accessible pedestrian access without compromising the intent of the Zoning Bylaw, I

respectfully request that the Subdivision and Development Appeal Board allow the appeal and approve the Development Permit, or grant the necessary variances as deemed appropriate.

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

...

**(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).

**(3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

**Appeals**

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

- (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 any applicable 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 Zoning Bylaw 20001:**

Under section 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex Residential Zone**.

Under section 8.10, a **Residential Use** means:

Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.”

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

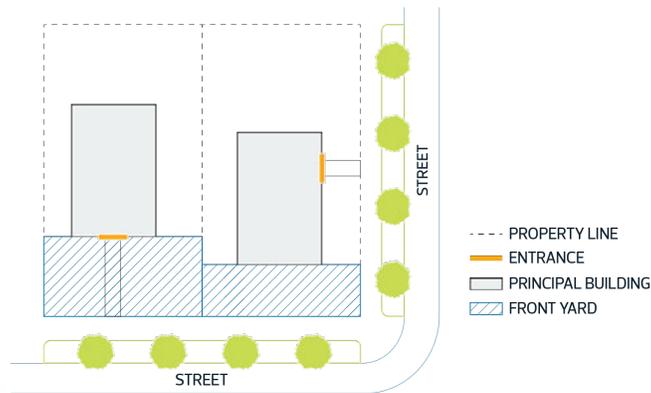
Under section 8.20, **Driveway** means:

means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



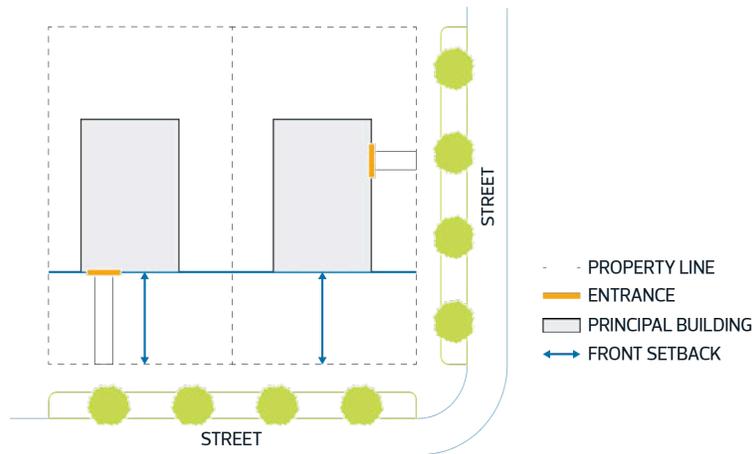
Under section 8.20, **Front Yard** means:

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



Under section 8.20, **Front Setback** means:

means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.”



Under section 8.20, **Parking Area** means “means an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle.”

Under section 8.20, **Pathway** means “a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.”

Section 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

***Site Circulation and Parking Regulations for Small Scale Residential Development***

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

**Site Circulation**

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal

Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

- 2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.
- 2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

### **Driveways**

- 2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.
- 2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.**
- 2.1.5 A Driveway provided from a Street must comply with the following:
  - 2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:
    - 2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.
  - 2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:**
    - 2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied

by 3.7 m, whichever is less.

**2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:**

**2.1.6.1. a Front Yard;**

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

**Development Planner's Determination**

**1. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Reference Section 5.80.2.1.3.)**

**Proposed: Driveway extensions do not lead to the Garage.**

**2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.4.2.)**

**Maximum width: 6.1 m**

**Proposed: 8.5 m**

**Exceeds by: 2.4 m**

**3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.5.1.).**

**Proposed: Driveway extensions are located within the Front Yard.**

[unedited]

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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.

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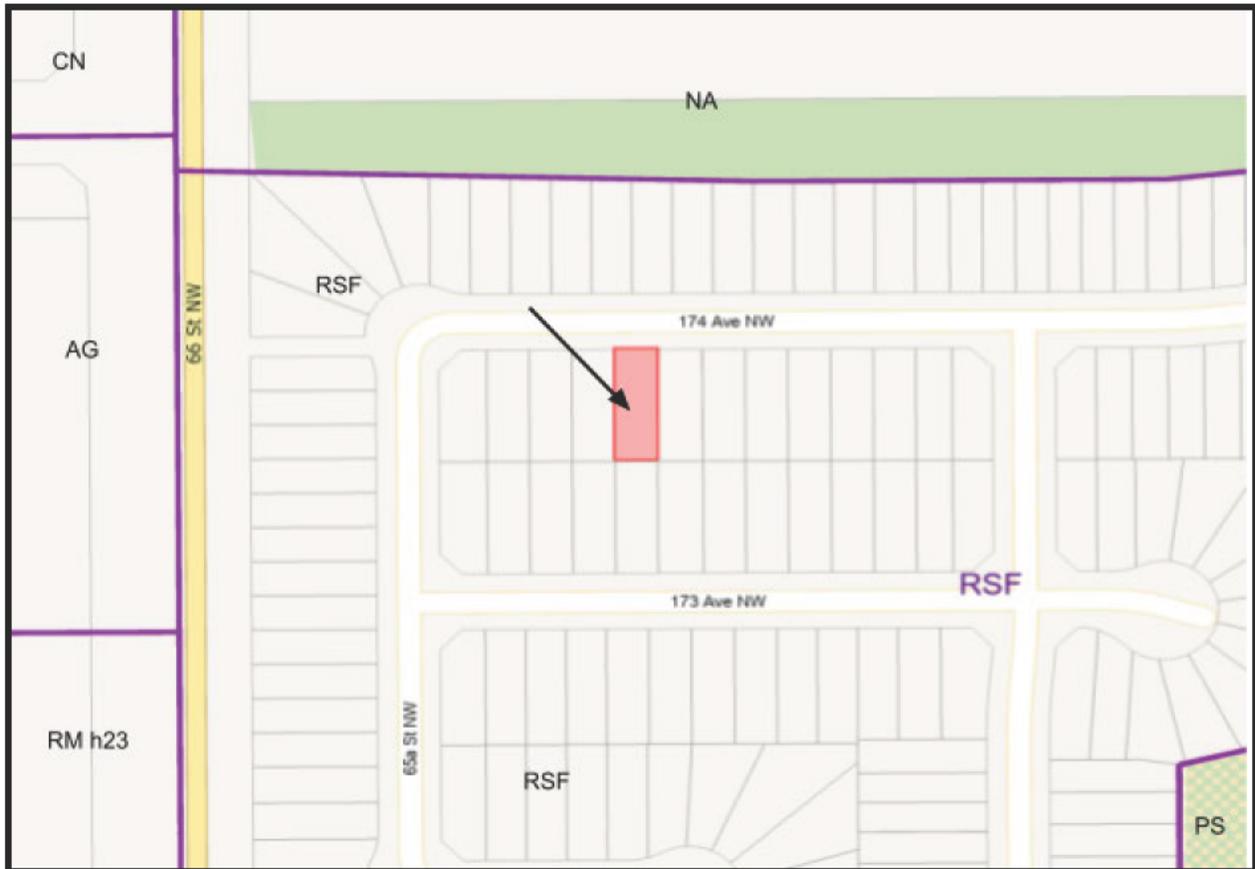
## Application for Driveway Extension Permit

Project Number: **628926670-002**  
Application Date: SEP 11, 2025  
Printed: January 22, 2026 at 6:50 PM  
Page: 2 of 2

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$190.00	\$190.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←                      **File: SDAB-D-26-050**                      ▲  
**N**

ITEM III: 11:00 A.M.

FILE: SDAB-D-26-051

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 636770678-002

APPLICATION TO: Install a Minor Digital Sign in the form of a Ground Sign limited to On-premises Advertising (All West)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 10, 2026

DATE OF APPEAL: February 12, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6415 - 75 Street NW

LEGAL DESCRIPTION: Plan 9720496 Lot 2A

ZONE: IH - Heavy Industrial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

Written reasons for the appeal have not been submitted.

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

...

**(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).

**(3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

**Appeals**

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

- (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 any applicable 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 Zoning Bylaw 20001:**

Under section 2.140.2.9, a **Minor Digital Sign** is a **Permitted Use** in the **IH - Heavy Industrial Zone**.

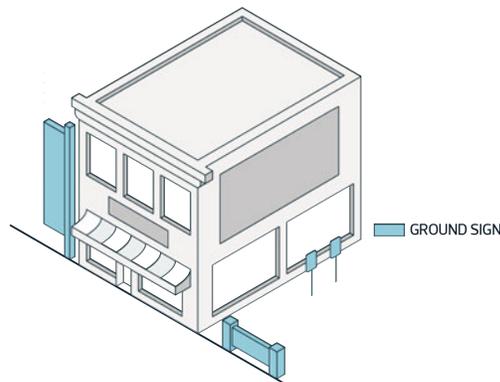
Under section 8.10, a **Minor Digital Sign** means:

a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.

Typical examples include: digital billboards, digital posters, and junior panels.

Under section 8.10, a **Ground Sign** means:

a Sign supported independently of a building.



Under section 8.20, **On-premises Advertising** means “Copy that relates only to a business, activity or organization that has a Development Permit to operate on the Site where the Sign is located.”

Section 2.140.3.3 states “Signs must comply with Section 6.90.”

Section 2.140.1 states that the **Purpose** of the **IH - Heavy Industrial Zone** is:

To allow for heavy industrial developments that may have the potential to create Nuisance conditions that extend beyond the boundaries of the

Site, and to allow for industrial operations that have large land requirements. This Zone is generally located in the interior of industrial areas or other locations where it does not present a major risk to the health and safety of the general public, the enjoyment of Abutting developments, or the integrity of the natural environment.

**6.90.3.16 - Separation Distance Regulations**

Section 6.90.3.16 states:

To minimize Sign proliferation, the following regulations apply:

3.16.3 Signs with a Digital Copy area greater than 8.0 m<sup>2</sup> and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m<sup>2</sup> or a Sign with Off-premises Advertising in compliance with Table 3.16.3:

**Table 3.16.3. Separation Distance**

<b>Subsection</b>	<b>Sign Area</b>	<b>Minimum separation distance</b>
<b>3.16.3.1</b>	<b>Less than 20.0 m<sup>2</sup></b>	<b>100 m</b>
3.16.3.2	20.0 m <sup>2</sup> to 40.0 m <sup>2</sup>	200 m
3.16.3.3	Greater than 40.0 m <sup>2</sup>	300 m

Under section 8.20, **Digital Copy** means “the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.”

Under section 8.20, **Sign Area** means “the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.”

**Development Planner’s Determination**

**1. Subsection 6.90.3.16.3. - Signs with a Digital Copy area greater than 8.0 m<sup>2</sup> and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m<sup>2</sup> or a Sign with Off-premises Advertising in compliance with Table**

**3.16.3:**

**Required: 100 m**

**Existing Sign 6504 - 75 STREET NW 158942333-004 (To install a Minor Digital Off-premises Freestanding Sign (2-digital panels 3m x 6.1m facing N/S) (AD MART | MEDIA CITY).)**

**Proposed Separation: 75 m**

**Required Separation: 100 m**

**Deficient By: 25 m**

**Existing Sign 6405 - 75 STREET NW 87-090512 (To Construct a 10' x 20' Freestanding double sided billboard.**

**Proposed Separation: 93 m**

**Required Separation: 100 m**

**Deficient By: 7 m**

[unedited]

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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.

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	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: <b>636770678-002</b> Application Date: NOV 13, 2025 Printed: February 10, 2026 at 2:15 PM Page: 1 of 2															
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> 6415 - 75 STREET NW Plan 9720496 Lot 2A																
<b>Scope of Application</b> To install a Minor Digital Sign in the form of a Ground Sign limited to On-premises Advertising (All West)																	
<b>Details</b>																	
ASA Sticker No./Name of Engineer: Development Category: Discretionary Development	Construction Value: 35000 Expiry Date:																
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Feb 10, 2026 <b>Development Authority:</b> MERCIER, KELSEY <b>Reason for Refusal</b> 1. Subsection 6.90.3.16.3. - Signs with a Digital Copy area greater than 8.0 m <sup>2</sup> and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m <sup>2</sup> or a Sign with Off-premises Advertising in compliance with Table 3.16.3: Required: 100 m  Existing Sign 6504 - 75 STREET NW 158942333-004 (To install a Minor Digital Off-premises Freestanding Sign (2-digital panels 3m x 6.1m facing N/S) (AD MART   MEDIA CITY).) Proposed Separation: 75 m Required Separation: 100 m Deficient By: 25 m  Existing Sign 6405 - 75 STREET NW 87-090512 (To Construct a 10' x 20' Freestanding double sided billboard. Proposed Separation: 93 m Required Separation: 100 m Deficient By: 7 m  <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%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Sign Development Application Fee - Digital Signs</td> <td style="text-align: right;">\$1,880.00</td> <td style="text-align: right;">\$1,880.00</td> <td style="text-align: right;">04132J001001947</td> <td style="text-align: right;">Nov 13, 2025</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: right;">\$470.00</td> <td style="text-align: right;">\$470.00</td> <td style="text-align: right;">06327J000001199</td> <td style="text-align: right;">Feb 02, 2026</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Sign Development Application Fee - Digital Signs	\$1,880.00	\$1,880.00	04132J001001947	Nov 13, 2025	Variance Fee	\$470.00	\$470.00	06327J000001199	Feb 02, 2026
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<b>THIS IS NOT A PERMIT</b>																	
P0702003																	



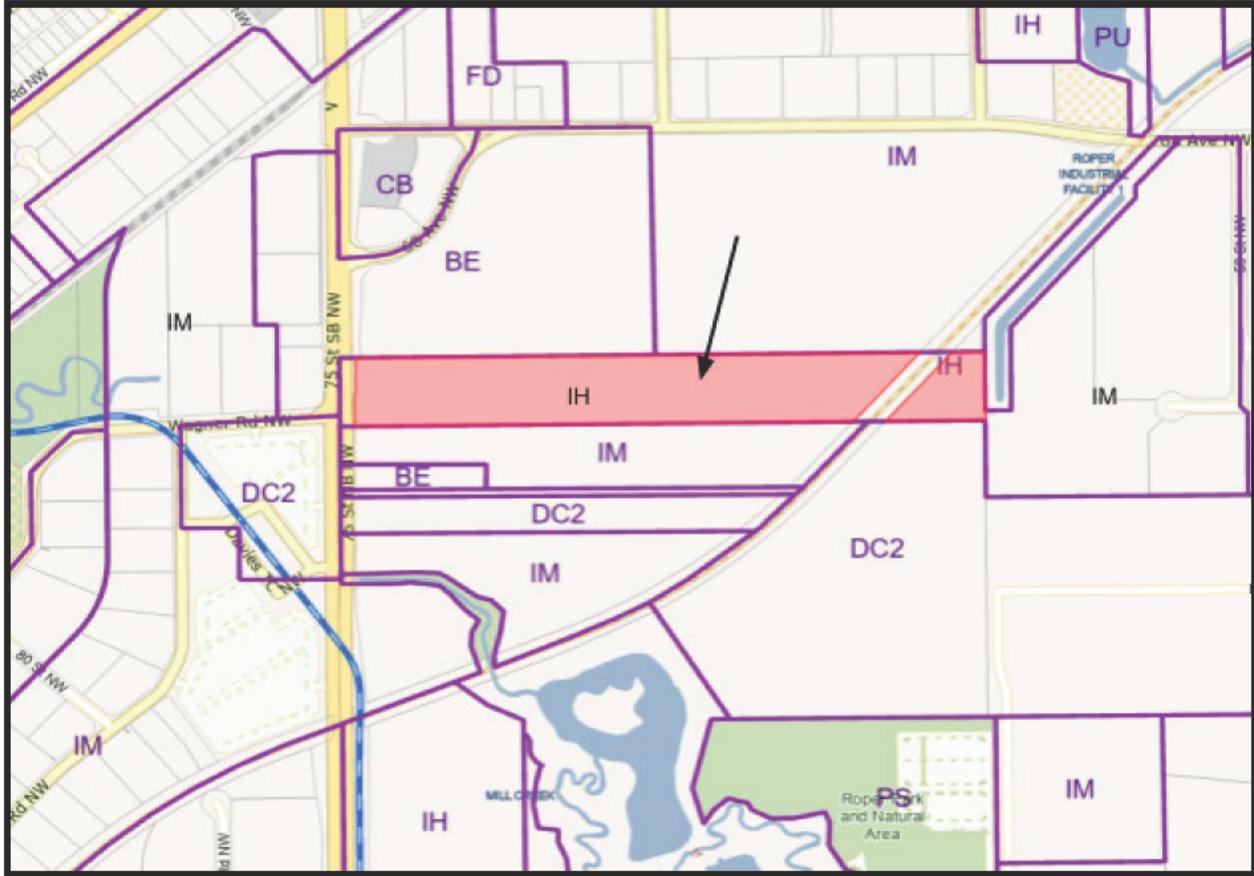
# Application for Sign Permit

Project Number: **636770678-002**  
Application Date: NOV 13, 2025  
Printed: February 10, 2026 at 2:15 PM  
Page: 2 of 2

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,350.00	\$2,350.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-051

▲  
N

ITEM IV: 1:00 P.M.

FILE: SDAB-D-26-052

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 633976224-002

APPLICATION TO: Install a Fascia Sign in the form of a Window Sign limited to On-premises Advertising (Cold Ones Liquor Discounter)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 26, 2026

DATE OF APPEAL: February 16, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8303 - Argyll Road NW

LEGAL DESCRIPTION: Plan 7520341 Blk 3 Lot 5A

ZONE: BE - Business Employment Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

I am writing in regard to my liquor store permit application and the requirement stating that a maximum of 10% of ground-floor windows

facing a street or surface parking lot may be covered by non-transparent material.

My business currently has exterior window decals covering more than 10% of the glazing. I understand the intent of this regulation; however, I respectfully request consideration for an exemption or variance based on safety and security concerns specific to my business.

As a liquor store, we face a higher risk of theft, vandalism, and attempted break-ins. The window coverings are an important measure to help deter theft, reduce visibility of high-value merchandise, and protect staff by limiting outside observation into the store. They also help reduce the risk of glass breakage and related safety hazards.

Additionally, I would like to note that the two neighboring businesses immediately beside my unita daycare and a gymhave window coverings that appear to cover close to 100% of their ground-floor glazing. Given this context, I am seeking clarification on why similar coverage would not be permitted for my business, or alternatively, consideration for an exemption under comparable circumstances.

I am happy to discuss potential compromises or alternative solutions if required, and I appreciate your time and consideration of this request. Please let me know if further information or documentation is needed to support my application.

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

...

(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).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

### **Appeals**

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

- (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 any applicable 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.

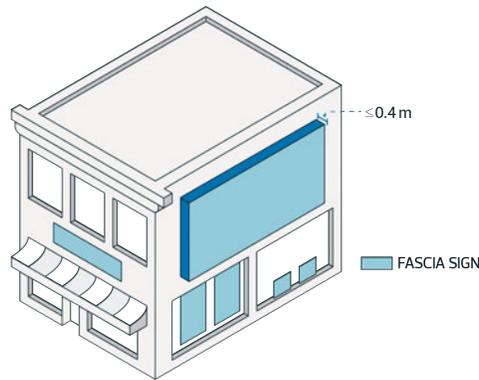
**General Provisions from the Zoning Bylaw 20001:**

Under section 2.120.2.26, a **Fascia Sign** is a **Permitted Use** in the **BE - Business Employment Zone**.

Under section 8.10, a **Fascia Sign** means:

a Wall Sign or a Window Sign that does not contain Digital Copy.

Typical examples include: business identification signs, window signs, billboards, posters, or Mural Signs.



Under section 8.20, **On-premises Advertising** means “Copy that relates only to a business, activity or organization that has a Development Permit to operate on the Site where the Sign is located.”

Under section 8.20, **Window Sign** means:

a Sign that is painted on, attached to, displayed on, or displayed behind the inside or outside of a window, so that it is intended to be viewed from outside the premises. Window Signs do not include merchandise on display.”

Section 2.120.3.17 states “Signs must comply with Section 6.90.”

Section 2.120.1 states that the **Purpose** of the **BE - Business Employment Zone** is:

To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial and Collector Roads, or along mass transit routes.

***BE - Business Employment Zone - Safe Urban Environment***

Section 2.120.5.3 states:

In addition to the regulations in Section 5.110, developments must incorporate design elements that promote a safe urban environment for

portions of development accessible to the public, including the following:

5.3.2. A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.

Under section 8.20, **Ground Floor** means “ the first Storey.”

**Development Planner’s Determination**

**1. Subsection 2.120.5.3.2. - A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction.**

**Proposed: 57% Coverage**

**Exceeds by: 47% Coverage**

[unedited]

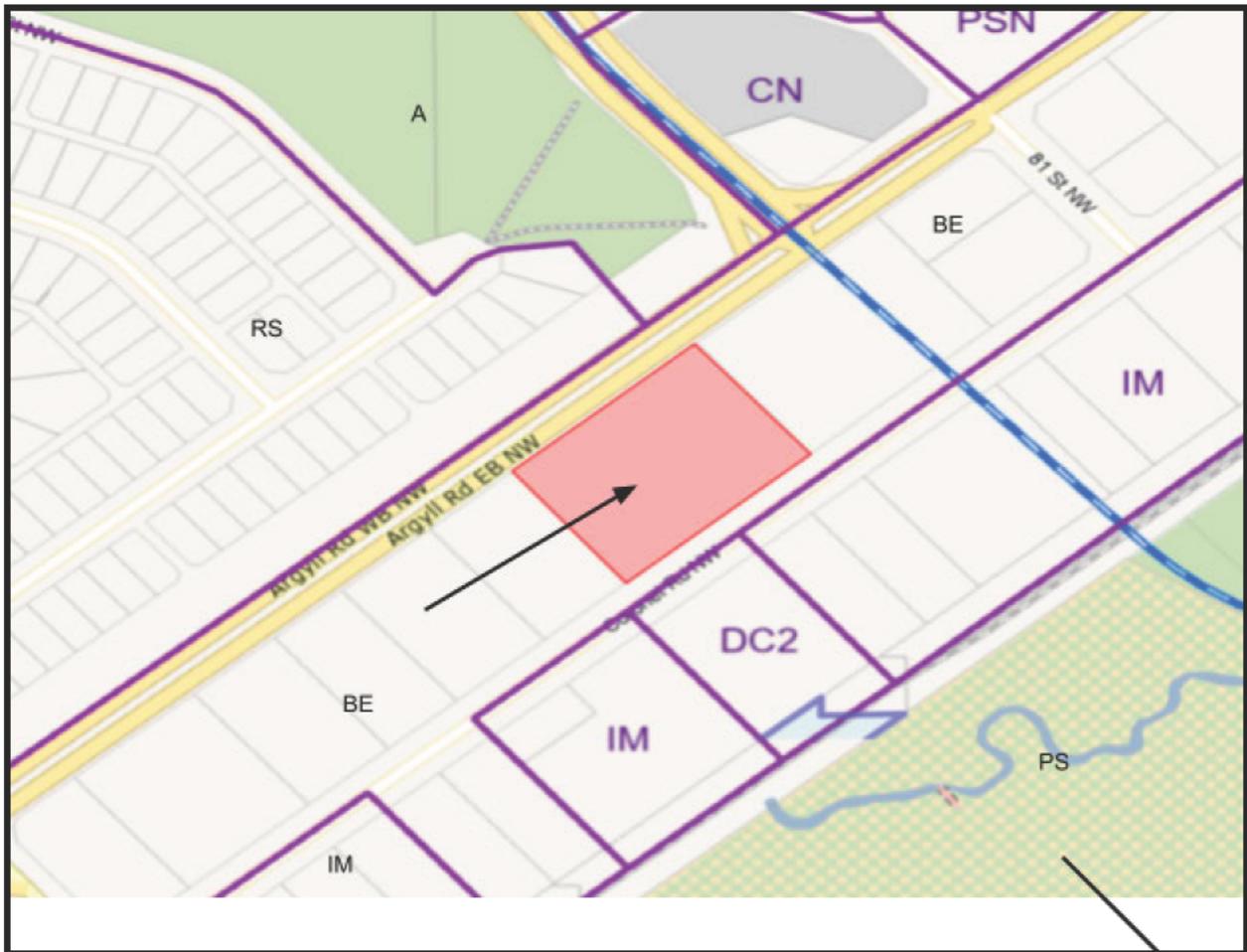
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**Notice to Applicant/Appellant**

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.

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	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: <b>633976224-002</b> Application Date: OCT 22, 2025 Printed: January 26, 2026 at 3:25 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> 8303 - ARGYLL ROAD NW Plan 7520341 Blk 3 Lot 5A  <b>Location(s) of Work</b> Suite: 8305 - ARGYLL ROAD NW Entryway: 8305 - ARGYLL ROAD NW Building: 8303 - ARGYLL ROAD NW																										
<b>Scope of Application</b> To install a Fascia Sign in the form of a Window Sign limited to On-premises Advertising (Cold Ones Liquor Discounter).																											
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<b>Development Application Decision</b> Refused  <b>Issue Date:</b> Jan 26, 2026 <b>Development Authority:</b> MERCIER, KELSEY  <b>Reason for Refusal</b> 1. Subsection 2.120.5.3.2. - A maximum of 10% of Ground Floor windows facing a Street or Surface Parking Lot may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction. Proposed: 57% Coverage Exceeds by: 47% Coverage  <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.																											
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THIS IS NOT A PERMIT																											
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**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←      **File: SDAB-D-26-052**      **N** ▲

**TO BE RAISED**

ITEM V: 2:00 P.M.

FILE: SDAB-D-26-026

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 639698523-002

APPLICATION TO: Construct an Accessory building (Mutual detached Garage, 12.6m x 5.9m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 16, 2026

DATE OF APPEAL: January 17, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10711 - 60A Avenue NW

LEGAL DESCRIPTION: Plan 3756HW Blk 14 Lot 62

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

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***Grounds for Appeal***

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

Market feedback for comparable multi-unit developments consistently indicates that four on-site parking stalls are increasingly necessary to meet tenant demand and reduce reliance on on-street parking. The subject lot has

sufficient size and configuration to accommodate the additional parking without impacting setbacks, access, neighboring properties, or overall site circulation.

Granting this variance supports the intent of the bylaw by providing adequate on-site parking, reducing pressure on public street parking, and improving the long-term usability and livability of the development.

**General Matters**

**Appeal Information:**

The hearing is postponed to **March 11, 2026** to properly notify property owners within a 60 metre radius of the subject property that the proposed development does not comply with the following regulations of the *Zoning Bylaw 20001*:

*1. Site Coverage: The maximum Site Coverage is 45% (Subsection 2.10.4.1.6).*

*Proposed: 48% (Exceeds by 3%).*

*2. Landscaping: A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).*

*Proposed: 28% (Deficiency of 2%).*

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 the decision in accordance with subsection (2.1).

...

**(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).

**(3)** Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

**Appeals**

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

- (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 any applicable 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 *Zoning Bylaw 20001*:**

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

Under section 8.20, **Garage** means “an Accessory building, or part of a principal building, designed and used primarily to store vehicles and includes carports. A Garage does not contain a Drive Aisle.”

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

<i><b>Site Coverage</b></i>
-----------------------------

Section 2.10.4.1.7 states:

4.1. Development must comply with Table 4.1:

<b>Table 4.1 Site and Building Regulations</b>			
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>Site Coverage</b>			
<b>4.1.7</b>	Maximum Site Coverage	45%	-

Under section 8.20, **Site Coverage** means:

the total horizontal area on a Site:

- a. covered by buildings and structures that are 1.8 m or more in Height above Grade; or
- b. covered by a Parkade that is 1.0 m or more in Height above Grade.

This definition includes cantilevers, but does not include steps, eaves, cornices, or other similar projections.

**Development Planner's Determination**

**1. Site Coverage - The maximum Site Coverage is 45% (Subsection 2.10.4.1.6).**

**Proposed: 48%**

**Exceeds by: 3%**

[unedited]

***Landscaping for Small Scale Residential Development***

Section 5.60.3.2 states:

A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for:

- 3.2.1. all development within the RS and RSF Zones;

Under section 8.20, **Soft Landscaping** means:

Landscape materials that allow water infiltration and absorption into the ground to reduce stormwater runoff and to be capable of supporting living plants, such as trees, shrubs, flowers, grass, or other perennial ground cover. This does not include materials that prevent water infiltration or materials such as artificial turf, decking, bricks, and pavers.

Under section 8.20, **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, gardens, and ornamental plantings;

- b. decorative Hard Surfacing elements in the form of patios, Pathways, and paths consisting of materials such as bricks, pavers, shale, crushed rock, or other suitable materials, excluding monolithic concrete and asphalt; and
- c. architectural elements such as decorative Fencing, walls, and sculpture.

Landscaping does not include decorative Hard Surfacing used for, or contained within, Parking Areas, Driveways, or vehicle access areas.

**Development Planner's Determination**

**2. Landscaping: A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).**

**Proposed: 28% (Deficiency of 2%).**

[unedited]

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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.

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	<h2 style="margin: 0;">Application for Accessory Building Permit</h2>	Project Number: <b>639698523-002</b> Application Date: DEC 05, 2025 Printed: January 16, 2026 at 8:53 AM Page: 1 of 2																									
This document is a Development Permit Decision for the development application described below.																											
<b>Applicant</b>  <b>Project Name:</b> 10711-60a Ave (Change 3-car to 4-car garage + add sidewalk for unit A)	<b>Property Address(es) and Legal Description(s)</b> 10711 - 60A AVENUE NW Plan 3756HW Blk 14 Lot 62  <b>Location(s) of Work</b> Suite: 1, 10711 - 60A AVENUE NW Suite: 2, 10711 - 60A AVENUE NW Suite: 3, 10711 - 60A AVENUE NW Suite: 4, 10711 - 60A AVENUE NW Entryway: 1, 10711 - 60A AVENUE NW Entryway: 2, 10711 - 60A AVENUE NW Entryway: 3, 10711 - 60A AVENUE NW Entryway: 4, 10711 - 60A AVENUE NW Building: 1, 10711 - 60A AVENUE NW																										
<b>Scope of Application</b> To construct an Accessory building (Mutual detached Garage, 12.6m x 5.9m).																											
<b>Details</b>  <table style="width: 100%; font-size: x-small;"> <tr> <td style="width: 50%;">Development Category: Discretionary Development</td> <td style="width: 50%;">Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 648.09</td> <td>Statutory Plan:</td> </tr> </table>			Development Category: Discretionary Development	Overlay:	Site Area (sq. m.): 648.09	Statutory Plan:																					
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Site Area (sq. m.): 648.09	Statutory Plan:																										
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jan 16, 2026 <b>Development Authority:</b> OBERT, WILLIAM  <b>Reason for Refusal</b> 1. Site Coverage - The maximum Site Coverage is 45% (Subsection 2.10.4.1.6). Proposed: 48% Exceeds by: 3%  <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>Building Permit Decision</b> No decision has yet been made.																											
<b>Fees</b> <table style="width: 100%; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$4.80</td> <td style="text-align: right;">\$4.80</td> <td style="text-align: right;">091937001001628</td> <td style="text-align: right;">Dec 05, 2025</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$145.00</td> <td style="text-align: right;">\$145.00</td> <td style="text-align: right;">091937001001628</td> <td style="text-align: right;">Dec 05, 2025</td> </tr> <tr> <td>Building Permit Fee (Accessory Building)</td> <td style="text-align: right;">\$120.00</td> <td style="text-align: right;">\$120.00</td> <td style="text-align: right;">091937001001628</td> <td style="text-align: right;">Dec 05, 2025</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: right;">\$36.25</td> <td style="text-align: right;">\$36.25</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.80	\$4.80	091937001001628	Dec 05, 2025	Development Application Fee	\$145.00	\$145.00	091937001001628	Dec 05, 2025	Building Permit Fee (Accessory Building)	\$120.00	\$120.00	091937001001628	Dec 05, 2025	Variance Fee	\$36.25	\$36.25		
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## Application for Accessory Building Permit

Project Number: **639698523-002**  
Application Date: DEC 05, 2025  
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### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$306.05	\$306.05		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←                      **File: SDAB-D-26-026**                      ▲  
**N**