

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Friday, 9:00 A.M.
March 6, 2026

River Valley Room
City Hall, 1 Sir Winston Churchill Square NW

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM**

TO BE RAISED

I 9:00 A.M. SDAB-D-26-047

To construct a Child Care Service building for up to 180 children with outdoor play space, BLDG #11, The Shoppes at Stillwater

19901 - MASKÊKOSIHK TRAIL NW
Project No.: 637135295-002

II 10:30 A.M. SDAB-D-26-048

To demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage)

9547 - 146 STREET NW
Project No.:620811025-002

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-047

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 637135295-002

APPLICATION TO: Construct a Child Care Service building for up to 180 children with outdoor play space, BLDG #11, The Shoppes at Stillwater

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 9, 2026

DATE OF APPEAL: January 19, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 19901 - MASKÊKOSIHK TRAIL NW

LEGAL DESCRIPTION: Plan 2522222 Blk 1 Lot 3

ZONE: DC - Direct Control Zone (Bylaw 21145)

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: West Henday District Plan

Grounds for Appeal

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

I would like to appeal to the Development Authority’s decision to refuse a children’s outdoor play area within the setbacks based on the interpretation

of the area being a Service Area. The decision rests on errors of bylaw interpretation and should be overturned.

First, the proposed play area is an Amenity Area as defined in the Land Use Bylaw. “Amenity Area” means space provided for the active or passive recreation and enjoyment of occupants or the public, as applicable, and it “may include indoor or outdoor spaces, Platform Structures, Rooftop Terraces, and Accessory structures.” The Bylaws' typical examples include a Common Amenity Area, a Private Outdoor Amenity Area, or a Public Amenity Area. A children's outdoor play space is plainly a space for recreation and enjoyment and therefore falls squarely within the definition and examples. Refusing it on the premise that it is not an Amenity Area misapplies the bylaw’s plain language.

Second, the Development Authority’s position on variance authority within a Direct Control (DC) Zone is incorrect. Section 4.3 states that a variance must not be granted for a Development Permit application within a DC Zone except where the ability to grant a variance is specified, including “within an applicable regulation of this Bylaw.” This Bylaw provides general variance authority in Section 7.100.5, subject to the limitations in Section 7.100.6. Both are “applicable regulation[s] of this Bylaw” and therefore satisfy the exception in section 4.3. The assertion that there is “no variance power” is therefore an error: the authority exists, constrained by 7.100.6, and must be considered and applied lawfully.

For these reasons, the proposed development should be approved on the basis that the play space is an Amenity Area under the bylaw and therefore not subject to the setback. Alternatively, the SDAB should vary the setback regulation, using the variance framework in Sections 7.100.5 and 7.100.6, as permitted by Section 4.3.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on January 29, 2026:

“That the appeal hearing be scheduled for March 6, 2026.”

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.

685(4) Despite subsections (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (b) is made by a development authority, the appeal may only be made to the subdivision and development appeal board and is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

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;

...

Zoning Bylaw 20001 - Part 7 - Administrative and Interpretative Clauses

Section 7.10, *Repeal, Enactment and Transition Procedures*, states the following:

1. Edmonton Zoning Bylaw 12800, as amended, is repealed.
2. The regulations of this Bylaw come into effect on January 1, 2024 (the "effective date").
3. The regulations of this Bylaw apply from the effective date onward:

- 3.1 subject to the regulations for non-conforming Uses as outlined in the Municipal Government Act; and
- 3.2 despite the effect it might have on rights, vested or otherwise.
4. Regulations for zoning, land use, or development in any other Bylaw must not apply to any part of the city described in this Bylaw except as otherwise provided for in this Bylaw.
5. Development Permit applications must be evaluated under the regulations of this Bylaw as of the effective date, even if the application was received before this date.
6. Any Direct Control Zone regulations that were in effect immediately prior to the effective date of this Bylaw will continue to be in full force and effect and are hereby incorporated into Part 4 of this Bylaw.

Section 7.20.4, *General Rules of Interpretation - Direct Control Zones and Existing Development Permits*, states the following:

4.1. For the purpose of any Direct Control Zone passed on or before December 31, 2023:

4.1.1. the definitions of the listed Uses in the Direct Control Zone must be interpreted in compliance with either Land Use Bylaw 5996 as it appeared on June 13, 2001, or Zoning Bylaw 12800 as it appeared on December 31, 2023, whichever is applicable;

4.1.2. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and

4.1.3. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on December 31, 2023.

4.2. For the purpose of any Direct Control Zone passed on or after January 1, 2024:

4.2.1. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and

4.2.2. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the

specific Zone or Overlay of the land use bylaw that was in effect on the date of decision for the Development Permit application.

4.3. Where there is a discrepancy between this Bylaw and any previous land use bylaw, the existing Direct Control Zone must not be interpreted to provide any additional rights than are otherwise contemplated in the Direct Control Zone.

4.4. For the purpose of any Development Permit issued on or before December 31, 2023, the Use identified in the permit is interpreted to have the same Use definition as set out in the applicable previous land use bylaw on the date on which the Development Permit was issued.

...

4.6. For all Direct Control Zones created prior to August 24, 1998, that contain Single Detached Housing, Semi-detached Housing, Duplex Housing or Secondary Suite as a listed Use:

4.6.1. the maximum number of Single Detached Housing Dwellings per Lot is 1;

4.6.2. the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site is 2; and

4.6.3. the maximum number of Secondary Suites per principal Dwelling is 1,

unless specifically noted otherwise in the Direct Control Zone.

Section 7.40, *Application of General and Specific Development Regulations*, states the following:

1. General Development Regulations

1.1 The General Development Regulations in Part 5 apply to all developments on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.

2. Specific Development Regulations

2.1 The Specific Development Regulations in Part 6 apply to specific developments on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.

Section 7.80, *Application of Direct Control Zones*, states the following:

5.1 Unless specifically excluded or modified by a regulation of a Direct Control Zone, all regulations in the Zoning Bylaw apply to development in a Direct Control Zone. Site plans and building elevations cannot exclude or modify regulations of the Zoning Bylaw.

Section 7.100, *Authority and Responsibility of the Development Planner, Variance to Regulations*, states the following:

4.3 A variance must not be granted for a Development Permit application within a Direct Control Zone except where the ability to grant a variance is specified:

4.3.1. within the Direct Control Zone;

4.3.2. within an applicable regulation of a previous land use bylaw where such regulation has been referred to in the Direct Control Zone; or

4.3.3. within an applicable regulation of this Bylaw.

4.4. In the case of a conflict between Subsection 4.3 and the applicable Direct Control Zone, the Development Planner must comply with the provisions of the applicable Direct Control Zone.

General Provisions from the DC - 21145 - Direct Control Zone (“DC”)

Under section 3.19, **Child Care Services** is a **Listed Use** in the DC.

Section 1 states that the **Purpose** of the DC is:

To allow for a variety of commercial businesses, the development of a human scaled main street area and limited residential opportunities within the Riverview area, that provides a sensitive transition to the natural area to the south of the site while allowing for a welcoming interface that promotes natural surveillance and connectivity.

Section 6 of the DC states the following with respect to **Site and Building Regulations**:

...

6.6 The minimum Setback Abutting Maskêkosihk Trail, 199 Street NW, a Site in a residential Zone, or the Natural Area is 6.0 m.

6.7. Despite Subsection 6.6, in the area identified as “Stand Alone Multi-Unit Housing Allowed” in Appendix I, the minimum Setback from the property line along the right-of-way that includes a Shared Use Path Abutting the Site Zoned residential to the South is 1.5 m.

6.8. Minimum Setback Abutting Stillwater Boulevard NW is 4.5 m, except that:

6.8.1. The minimum Setback Abutting Stillwater Boulevard in the area identified as “Stand Alone Multi-unit Housing Allowed” in Appendix I is 3.5 m

Section 12 of the DC states the following with respect to **Parking, Loading, Storage and Access Regulations**::

...

12.3 Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback.

...

General Provisions from the *Edmonton Zoning Bylaw 20001*:

Under section 8.10, **Child Care Services** means:

a development that provides temporary care and supervision of children. This Use includes facility-based early learning and child care programs. This Use does not include a Home Based Business operating as Home Based Child Care.

Typical examples include: daycares, out-of-school care, and preschools.

Under section 8.20, **Setback** means:

the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.

Development Planner’s Determination

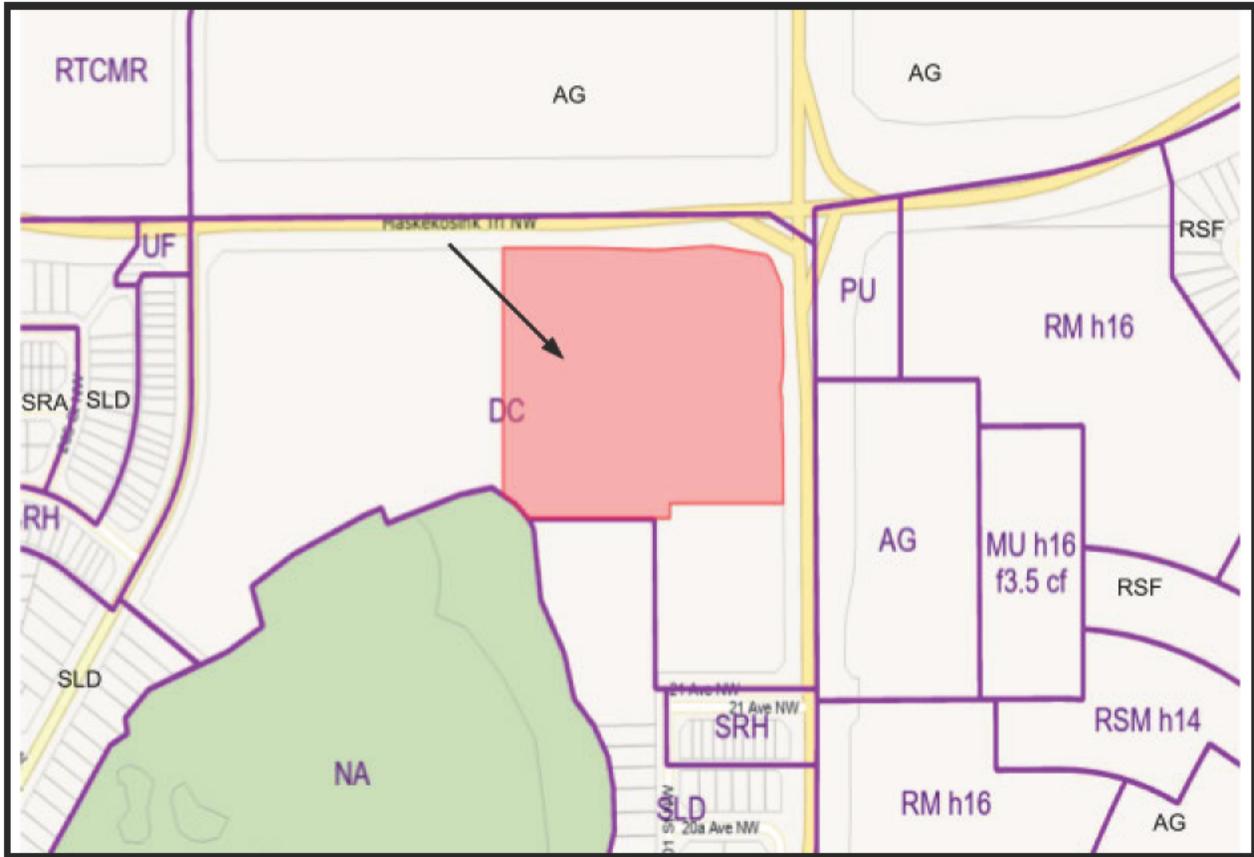
1) Service in Setback area - the outdoor play area (service area) is located in a required Setback (DC.21145.12.3.).

[unedited]

Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

	<h2 style="margin: 0;">Application for Development Permit</h2>	Project Number: 637135295-002 Application Date: NOV 17, 2025 Printed: January 9, 2026 at 3:11 PM Page: 1 of 1																																			
This document is a Development Permit Decision for the development application described below.																																					
Applicant	Property Address(es) and Legal Description(s) 19901 - MASKĒKOSIHK TRAIL NW Plan 2522222 Blk 1 Lot 3																																				
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Development Application Decision Refused Issue Date: Jan 09, 2026 Development Authority: BUCCINO, SAMANTHA Reason for Refusal 1) Service in Setback area - the outdoor play area (service area) is located in a required Setback (DC.21145.12.3.). Rights of Appeal 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.																																					
Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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>Lot Grading Fee</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">\$490.00</td> <td>263788001001791</td> <td>Dec 05, 2025</td> </tr> <tr> <td>Dev. Application Fee for GFA</td> <td style="text-align: right;">\$500.88</td> <td style="text-align: right;">\$500.88</td> <td>263788001001791</td> <td>Dec 05, 2025</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$1,195.00</td> <td style="text-align: right;">\$1,195.00</td> <td>263788001001791</td> <td>Dec 05, 2025</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$560.00</td> <td style="text-align: right;">\$560.00</td> <td>263788001001791</td> <td>Dec 05, 2025</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>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$2,745.88</td> <td style="text-align: right; border-top: 1px solid black;">\$2,745.88</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$490.00	\$490.00	263788001001791	Dec 05, 2025	Dev. Application Fee for GFA	\$500.88	\$500.88	263788001001791	Dec 05, 2025	Major Dev. Application Fee	\$1,195.00	\$1,195.00	263788001001791	Dec 05, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	263788001001791	Dec 05, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$2,745.88	\$2,745.88		
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SURROUNDING LAND USE DISTRICTS

Site Location ← **File: SDAB-D-26-047** ▲
N

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 637135295-002

APPLICATION TO: Demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: January 19, 2026

DATE OF APPEAL: February 7, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9547 - 146 STREET NW

LEGAL DESCRIPTION: Plan 6334HW Blk 86 Lot 6

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

I am appealing on the basis of:

- #1) Inadequate clearance and documentation of asbestos abatement

#2) Proceeding without a valid development permit approval, and the upcoming developments have not been approved for construction yet. There is not a valid building permit in place.

#3) The lot will be sitting empty posing numerous hazards including safety, temporary grades directing water onto adjacent properties, loss of soil structure due to removal of mature trees, leading to excess flooding risk to streets and sidewalks into an already high risk flooding zone

#4) The demolition permit should be treated as a Discretionary Use instead of a Permitted Use because it is not specifically listed in the Edmonton Zoning Bylaw. If discretionary, the permit could be revoked due to impacts like asbestos, tree removal, and the overall impact on the neighbourhood.

#5) Other concerns to be raised by nearby neighbours

<i>General Matters</i>

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:

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.

Demolition Exemptions

Section 7.120.1.1 states all development requires a Development Permit, except for those listed in Subsections 1.4 through 9.

Section 7.120.2.1 states:

Demolition of a building or structure where a Development Permit has been issued for a new development on the same Site, and the demolition of the existing building or structure is implicit in that Development Permit.

Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-25-155	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, develop 2 Secondary Suites in the Basements, Basement development (NOT to be used as an additional dwelling), and to demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage).	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.
SDAB-D-25-156	To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage).	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.

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.

		Project Number: 620811025-002 Application Date: SEP 25, 2025 Printed: January 19, 2026 at 11:39 AM Page: 1 of 2		
<h2 style="margin: 0;">Demolition Permit</h2>				
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.				
Applicant Project Name: Demo 9547	Property Address(es) and Legal Description(s) 9547 - 146 STREET NW Plan 6334HW Blk 86 Lot 6 Location(s) of Work Suite: 9547 - 146 STREET NW Entryway: 9547 - 146 STREET NW Building: 9547 - 146 STREET NW			
Scope of Permit To demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage).				
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Development Category: Permitted Development Site Area (sq. m.): 682.61 </td> <td style="width: 50%; border: none;"> Overlay: Statutory Plan: </td> </tr> </table>			Development Category: Permitted Development Site Area (sq. m.): 682.61	Overlay: Statutory Plan:
Development Category: Permitted Development Site Area (sq. m.): 682.61	Overlay: Statutory Plan:			
Development Permit Decision Approved Issue Date: Jan 19, 2026 Development Authority: BARTOLOME, LESTER Subject to the Following Conditions This Development Permit authorizes the demolition of a Residential Use building (Single Detached House) and an Accessory building (detached Garage). WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). The development must be demolished in accordance with the approved drawings. A Building Permit (for demolition) is required prior to demolition of the existing building. Immediately upon demolition of the building, the Site must be cleared of all debris. GENERAL ADVISEMENTS: Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw. An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1). Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.				
P0702003				



Project Number: **620811025-002**
 Application Date: SEP 25, 2025
 Printed: January 19, 2026 at 11:39 AM
 Page: 2 of 2

Demolition Permit

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires the site to maintain surface grades and elevations adjacent to buildings in such a way that water drains away from buildings, is contained on the subject site, and directed towards a City right-of-way.

For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

Rights of Appeal

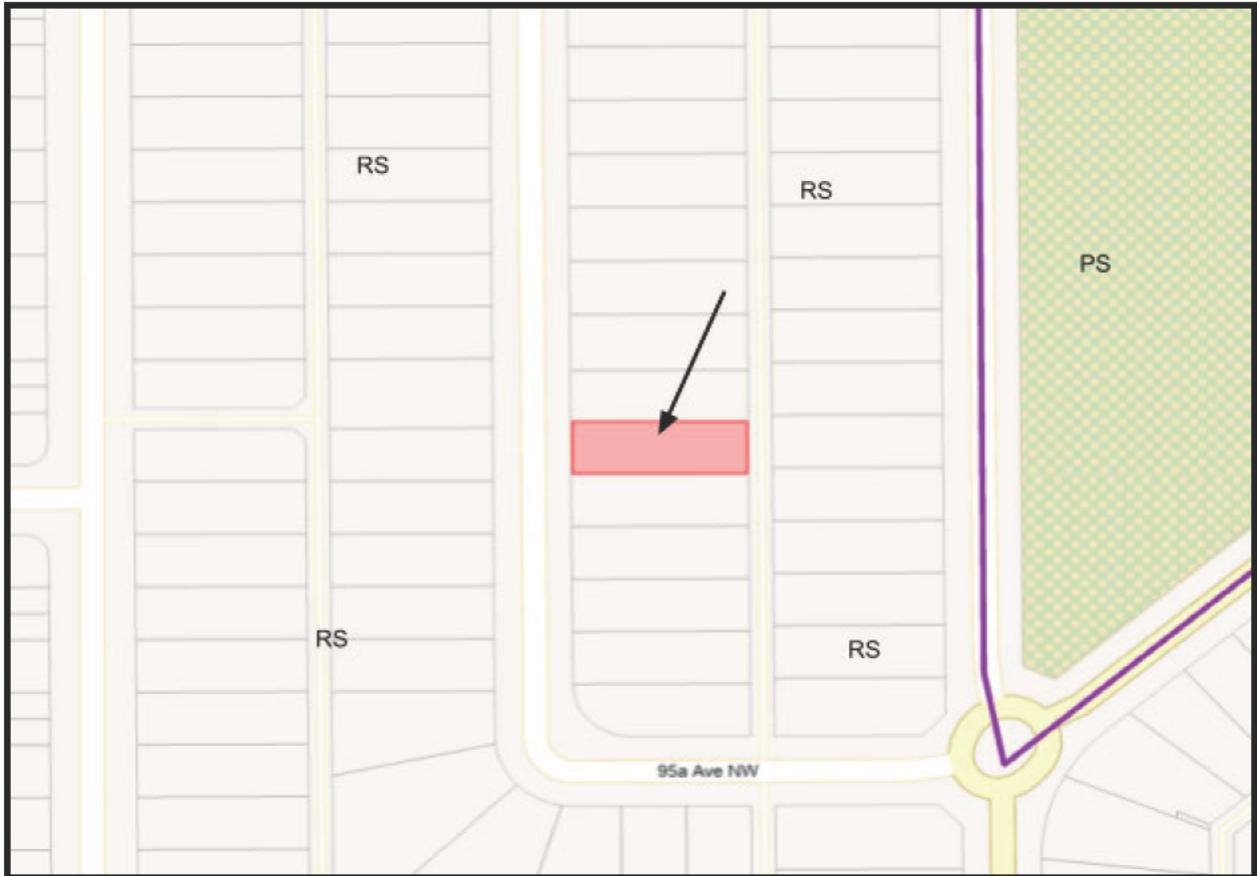
This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$4.80	\$4.80	077541001001231	Sep 30, 2025
Building Permit Fee (Demolition)	\$120.00	\$120.00	077541001001231	Sep 30, 2025
Development Application Fee	\$100.00	\$100.00		
Total GST Amount:	\$0.00			
Totals for Permit:	\$224.80	\$224.80		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-048



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