

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
August 21, 2025**

**Hearing Room No. 3  
Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**HEARING ROOM NO. 3**

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I 9:00 A.M. SDAB-D-25-121

Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basement and on the main floor

10615 - 130 Street NW  
Project No.: 595568832-002

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II 10:30 A.M. SDAB-D-25-111  
**TO BE RAISED**

Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and 4 Secondary Suites in the Basements

10434 - 138 Street NW  
Project No.: 595374793-002

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III 1:30 P.M. SDAB-D-25-100  
**TO BE RAISED**

Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, DIAMOND PARKING LTD and 360373 ALBERTA LTD are hereby ordered to complete the following actions:

1. Immediately cease the Use of the property as a Standalone Parking Facility by removing all vehicles from the site.
2. Immediately restrict access to the site by closing and locking the main gate. No public access to the property is permitted until a valid Development Permit is approved.
3. Remove all signage from the site advertising public parking services at the property by July 13, 2025.
4. Remove any online advertising of public parking services for this property by July 13, 2025.

10524 - 100 Avenue NW  
Project No.: 602071507-001

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

ITEM I: 9:00 A.M.FILE: SDAB-D-25-121AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 595568832-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basement and on the main floor

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with ConditionsDECISION DATE: **June 26, 2025**DATE OF APPEAL: **July 22, 2025**

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10615 - 130 Street NW

LEGAL DESCRIPTION: Plan 3875P Blk 52 Lot 11

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

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<i>Grounds for Appeal</i>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

I am appealing the development approval on the following grounds:  
- the proposed development does not comply with the zoning bylaw;

- the proposed development will negatively impact neighbouring properties;
- the proposed development will negatively impact the character and historic nature of the community, including but not limited to eliminating historic trees on the site of the development property; and
- such further and other grounds as may be raised at the hearing of the appeal.

### ***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, **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, **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.

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

Application Number	Description	Decision
SDAB-D-06-243	Construct an Accessory Building (Detached Garage 7.32 metres by 7.32 metres) and to demolish the existing Accessory Building (Detached Garage 4.34 metres by 6.78 metres)	<p>October 6, 2006; that the appeal be ALLOWED and the DEVELOPMENT GRANTED and the excess of 0.26 metres in the maximum allowable Height for an Accessory Building or Structure be permitted subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. eaves, including eavestroughing may project a maximum of 0.46 metres (1.5 feet) into required yards or separation spaces of less than 1.2 metres (four feet);</li> <li>2. eavestroughing be installed and drainage to take place entirely on subject property;</li> <li>3. exterior finish of the garage to be made compatible with that of the</li> </ol>

		existing principal dwelling; 4. the access to the garage shall be hardsurfaced. Hardsurfacing shall mean the provision of a durable, dust-free material constructed of concrete, asphalt or similar pavement capable of withstanding expected vehicle loads.
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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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Project Number: 595568832-002  
 Application Date: MAY 08, 2025  
 Printed: June 26, 2025 at 1:18 PM  
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## Minor Development Permit

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.

<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b>			
	10615 - 130 STREET NW Plan 3875P Blk 52 Lot 11			
<b>Specific Address(es)</b>				
Suite: 1, 10615 - 130 STREET NW				
Suite: 2, 10615 - 130 STREET NW				
Suite: 3, 10615 - 130 STREET NW				
Suite: 4, 10615 - 130 STREET NW				
Suite: 5, 10615 - 130 STREET NW				
Suite: 6, 10615 - 130 STREET NW				
Suite: 7, 10615 - 130 STREET NW				
Suite: 8, 10615 - 130 STREET NW				
Entryway: 1, 10615 - 130 STREET NW				
Entryway: 2, 10615 - 130 STREET NW				
Entryway: 3, 10615 - 130 STREET NW				
Entryway: 4, 10615 - 130 STREET NW				
Entryway: 5, 10615 - 130 STREET NW				
Entryway: 6, 10615 - 130 STREET NW				
Entryway: 7, 10615 - 130 STREET NW				
Entryway: 8, 10615 - 130 STREET NW				
Building: 1, 10615 - 130 STREET NW				
<b>Scope of Permit</b>				
To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basement and on the main floor.				
<b>Details</b>				
1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development			
<b>Development Permit Decision</b>				
Approved				
<b>Issue Date:</b> Jun 26, 2025 <b>Development Authority:</b> ANGELES, JOSELITO				
<b>Subject to the Following Conditions</b>				
GENERAL CONDITIONS:				
This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with				
POT02003				



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unenclosed front porches and 4 secondary suites in the basement and on the main floor.

The development must be constructed in accordance with the approved drawings.

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).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5).

Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

Outdoor lighting must be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.

Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

### TRANSPORTATION PLANNING SERVICES CONDITIONS::

1 - Access is proposed to the alley and does not require a crossing permit. The area between the east property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed a slope of 8%.

2 - Permanent objects including concrete steps, retaining walls, ramps, railings, fencing, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

3 - A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.

4 - There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

5 - Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.



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6 - Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required; and
- to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

[https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

### EPCOR WATER SERVICES CONDITIONS:

- Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

- The proposed development must comply with any requirements identified in the IFPA.

NOTE: The IFPA review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.

- Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

### 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.

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](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 this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.



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A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit [epcor.com/newconnection](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval.

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

Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

### FIRE RESCUE SERVICES ADVISEMENTS:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following conditions for your implementation and information.

A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit upon commencement of construction.  
 Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:  
<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

- 1) Hydrants on construction, alteration, or demolition site shall
  - a) be clearly marked with a sign,
  - b) be accessible, and
  - c) have an unobstructed clearance of not less than 2 m at all times.

NBC (2023-AE) 9.10.20.3. Fire Department Access to Building

- 1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
- 2) Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.



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Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m. in distance.

[https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1632115800](https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800)

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

### During Construction

To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

[https://www.edmonton.ca/programs\\_services/fire\\_rescue/fire-safety-planning-for-const](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const)  
 Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building

1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

Protection of Adjacent Buildings During Construction and Demolition  
<https://open.alberta.ca/dataset/4ac126d2-ccb2-455d-b215-7bcb75827924/resource/27dc6f1b-2bbe-451b-8a3f-618013413608/download/ma-standata-interpretation-fire-building-19-fci-005-19-bci-016.pdf>

Kind regards,

William Heng

FSCO Group B, Level II

Please send ALL FRS DP review inquiries to [cmsfpts@edmonton.ca](mailto:cmsfpts@edmonton.ca)

### EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20 mm copper water service (N21697) located 54.9 m north of the north property line of 106 Avenue off of the lane east of 130 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.

2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.

3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 130 Street adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass.drainage@epcor.com](mailto:wass.drainage@epcor.com) or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.

4a. For information and to apply for a new water service please go to [www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html).

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at



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wass.drainage@epcor.com or at 780-496-5444.

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [EWInspections@epcor.com](mailto:EWInspections@epcor.com) or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA-005-11b for permitted water service configurations.
9. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Also, hydrant spacing adjacent to the site is 317 m. Water network capacity and hydrant spacing do not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).  
 NOTE: The IFPA review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.
10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates ([www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html)).
- 10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.
- 10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.
11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.
12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).
13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.
14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.
15. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at [schileen@epcor.com](mailto:schileen@epcor.com).

### WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-04-30 and has no concerns to identify during this review.

Edmonton

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## Minor Development Permit

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:  
 Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.

Please note:

Residents would be required to share their food scraps carts.

Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.

Residents would use blue bags for recycling.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers. If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently. For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

If you require any further clarifications, please contact us.

Sincerely,  
 Abdullah Elsherif  
 Development Planning Assessor

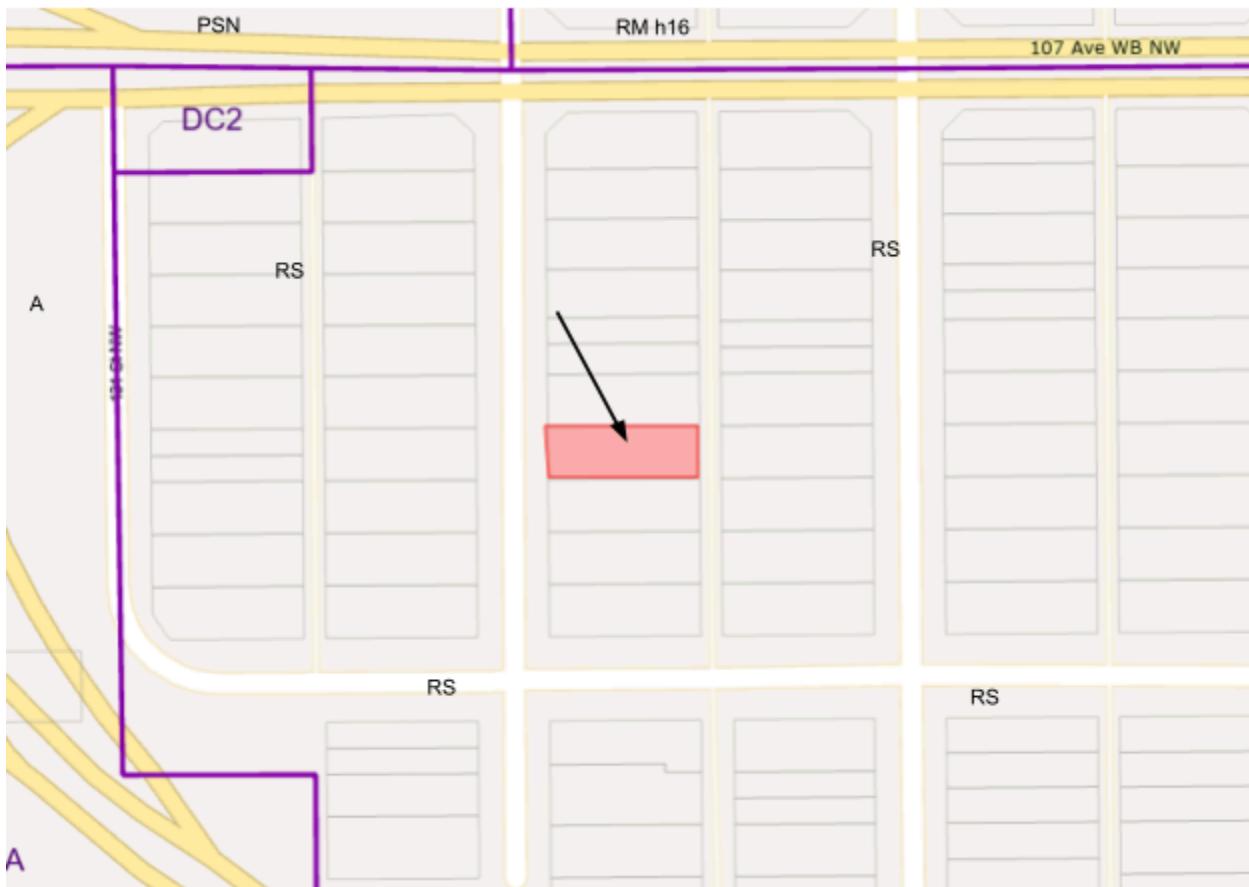
### Rights of Appeal

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.

#### Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,020.00	\$1,020.00	012297001001410	May 12, 2025
Lot Grading Fee	\$490.00	\$490.00	012297001001410	May 12, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	012297001001410	May 12, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		

P0702003



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-121



N

**TO BE RAISED**ITEM II: 10:30 A.M.FILE: SDAB-D-25-111**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 595374793-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and 4 Secondary Suites in the Basements

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 26, 2025

DATE OF APPEAL: July 9, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10434 - 138 Street NW

LEGAL DESCRIPTION: Plan 3875P Blk 73 Lot 9

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

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***Grounds for Appeal***

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

To the Subdivision and Development Appeal Board,

I am writing to formally appeal the approval of the proposed nine-dwelling unit development located immediately adjacent to my property. While I understand the importance of infill and urban development, I have serious concerns about the planning and design impacts of this specific development on my home, my property, and the broader character of our neighbourhood. I respectfully submit the following grounds for appeal for your consideration:

**1. Incompatibility with Existing Neighbourhood Character**

The proposed development introduces a level of density, scale, and intensity of use that is not in keeping with the surrounding area, which is comprised primarily of single-family homes. The height, size, and number of dwelling units are incompatible with the established streetscape and undermine the cohesion and character of our neighbourhood.

**2. Excessive Massing and Siting Concerns**

The buildings massing and its close proximity to my property create an overwhelming visual presence. The structure significantly reduces the open feel between properties and will likely have a crowding effect on my lot. The siting does not appear to mitigate this massing, with little consideration given to minimizing overlook or preserving privacy for adjacent homeowners.

**3. Sun-Shadowing Impact**

Due to its height and orientation, the proposed building will cast substantial shadows on my property, particularly in the winter months. This will reduce natural light into my home and yard and impact how I currently enjoy my outdoor space. Loss of sunlight is a material change in the enjoyment of my property.

**4. Privacy Loss**

The design of the building, including windows facing directly onto my yard and windows, will result in a significant loss of privacy. This will affect how I use my home and yard, and diminish the sense of personal space I currently enjoy.

**5. Traffic and Safety Concerns**

The development will bring a notable increase in vehicular and pedestrian traffic to our quiet residential street. This street also functions as a major corridor for several nearby institutions, including St. Vincent Elementary School, Glenora Daycare, and Westminster Junior High School. Increased traffic near these educational facilities raises serious safety concerns for children, caregivers, and pedestrians. The additional vehicle flow could also strain local infrastructure and compromise the safety of intersections and crossings frequently used by families.

#### 6. Parking Overflow

Given the number of proposed units, I am concerned the development will not provide sufficient on-site parking. This may cause overflow parking on the street, making it harder for current residents to find parking near their homes and potentially creating congestion and safety issues.

#### 7. Noise and Activity Levels

A multi-dwelling unit will inevitably generate more noise and activity, including from vehicles, communal areas, garbage and recycling facilities, and daily comings and goings. This increase in ambient noise will negatively affect the quiet, residential nature of the neighbourhood.

#### Conclusion

In summary, I believe this development will unduly interfere with the amenities of the neighbourhood and materially affect my use, enjoyment, and value of my property. While I support thoughtful urban development, I respectfully ask the Board to reconsider this permit and request that greater attention be given to neighbourhood compatibility, scale, privacy impacts, and livability for existing residents. I would support a thoughtful fourplex that mitigates some of the above concerns; the primary concern is the sheer volume of density being proposed in the area, which is already stressed during the school year. There is a public safety issue that this development is creating.

### ***General Matters***

#### **Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on July 23, 2025:**

**“That the appeal hearing be postponed to August 21, 2025.”**

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, **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.

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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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Edmonton	Project Number: <b>595374793-002</b> Application Date: <b>MAY 07, 2025</b> Printed: <b>June 26, 2025 at 12:43 PM</b> Page: <b>1 of 8</b>
<b>Minor Development Permit</b>	
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.	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 10434 - 138 STREET NW Plan 3875P Blk 73 Lot 9
<b>Specific Address(es)</b>	Suite: 1, 10434 - 138 STREET NW Suite: 2, 10434 - 138 STREET NW Suite: 3, 10434 - 138 STREET NW Suite: 4, 10434 - 138 STREET NW Suite: BSMT1, 10434 - 138 STREET NW Suite: BSMT2, 10434 - 138 STREET NW Suite: BSMT3, 10434 - 138 STREET NW Suite: BSMT4, 10434 - 138 STREET NW Entryway: 1, 10434 - 138 STREET NW Entryway: 2, 10434 - 138 STREET NW Entryway: 3, 10434 - 138 STREET NW Entryway: 4, 10434 - 138 STREET NW Building: 1, 10434 - 138 STREET NW
<b>Scope of Permit</b> To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and 4 Secondary Suites in the Basements.	
<b>Details</b>	
1. Titled Lot Zoning: RS 3. Overlay: 5. Surveyor Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
<b>Development Permit Decision</b>	
Approved	
Issue Date: Jun 26, 2025      Development Authority: LAI, ECHO	
<b>Subject to the Following Conditions</b>	
CONDITIONS:	
1. ZONING/DEVELOPMENT CONDITIONS:	
This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and 4 Secondary Suites in the Basements.	
The development must be constructed in accordance with the approved drawings.	
P0702003	

Edmonton

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## Minor Development Permit

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).

Landscaping must be installed and maintained in accordance with Section 5.60.

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

Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

### 2. LANDSCAPING CONDITIONS:

Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.

Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

### 3. TRANSPORTATION CONDITIONS:

1). Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.

2). Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

3). A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at



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## Minor Development Permit

citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

4). There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

5). Any alley, sidewalk, and/or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

6). Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:  
 a. the start/finish date of the project;  
 b. accommodation of pedestrians and vehicles during construction;  
 c. confirmation of lay down area within legal road right of way if required;  
 d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

[https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

### 4. EPCOR CONDITIONS:

1). Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

1a. The proposed development must comply with any requirements identified in the IFPA.

1b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.

2). Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

### ADVISEMENTS:

#### 1. ZONING/DEVELOPMENT 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



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## Minor Development Permit

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.

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](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 this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit [epcor.com/newconnection](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval.

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

Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

### 2. FIRE RESCUE SERVICES ADVISEMENTS:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following conditions for your implementation and information.

A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:  
<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during



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## Minor Development Permit

construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

- 1) Hydrants on construction, alteration, or demolition site shall
  - a) be clearly marked with a sign,
  - b) be accessible, and
  - c) have an unobstructed clearance of not less than 2 m at all times.

NBC (2023-AE) 9.10.20.3. Fire Department Access to Building

- 1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
- 2) Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m. in distance.

[https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1632115800](https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800)

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

### During Construction

To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

[https://www.edmonton.ca/programs\\_services/fire\\_rescue/fire-safety-planning-for-const](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const)

Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building

- 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

Protection of Adjacent Buildings During Construction and Demolition

<https://open.alberta.ca/dataset/4ac126d2-ccb2-455d-b215-7bcb75827924/resource/27dc6f1b-2bbe-451b-8a3f-618013413608/download/ma-standata-interpretation-fire-building-19-fci-005-19-bci-016.pdf>

Please send ALL FRS DP review inquiries to [cmsfpts@edmonton.ca](mailto:cmsfpts@edmonton.ca)

### 3. WASTE MANAGEMENT ADVISEMENTS:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 4/29/25 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

- Access to containers and removal of obstructions.
- Container set out, and
- The responsibility for wear and tear or damages.

Edmonton	Project Number: <b>595374793-002</b> Application Date: <b>MAY 07, 2025</b> Printed: <b>June 26, 2025 at 12:43 PM</b> Page: <b>6 of 8</b>
<h2 style="margin: 0;">Minor Development Permit</h2>	
<p>The green cart equivalency program (and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc.) has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts: 8 x 240 L for garbage 4 x 240 L for food scraps.</p> <p><b>Please note:</b>          Residents would be required to share their food scraps carts.          Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.          Residents would use blue bags for recycling.</p> <p>A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p> <p>If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently. For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.</p> <p>If you require any further clarifications, please contact us.</p> <p><b>4. EPCOR ADVISEMENTS:</b></p> <ol style="list-style-type: none"> <li>1). The site is currently serviced by a 20 mm copper water service (N21693) located 25 m south of the south property line of 105 Avenue off of the lane west of 138 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.</li> <li>1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.</li> <li>2). EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.</li> <li>3). A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along the lane west of 138 Street adjacent to the subject site.</li> <li>4). For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.</li> <li>4a. For information and to apply for a new water service please go to <a href="http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html">www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html</a>.</li> <li>5). For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444.</li> <li>6). For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at <a href="mailto:EWInspections@epcor.com">EWInspections@epcor.com</a> or 780-412-3850.</li> <li>7). The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water</li> </ol>	
<small>P0702003</small>	



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## Minor Development Permit

Dispatch can provide information on the tie-in and commissioning procedure.

8). In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA-005-11b for permitted water service configurations.

9). Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

10). In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates ([www.epcor.com/ca/en-ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html](http://www.epcor.com/ca/en-ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html)).

10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

11). Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

12). Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

13). The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

14). No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

15). The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at [schileen@epcor.com](mailto:schileen@epcor.com).

### 5. DRAINAGE SERVICES ADVISEMENTS:

This advice identifies the development assessments applicable to the property at 10434 - 138 Street NW (Plan 3875P Blk 73 Lot 9; Glenora).

#### APPLICABLE ASSESSMENTS

##### 1. Permanent Area Contribution (PAC)

- Storm and sanitary PACs are not applicable since the property is not in active PAC basins.

##### 2. Expansion Assessment (EA)

- Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.

##### 3. Arterial Roadway Assessment (ARA)

- Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.

##### 4. Sanitary Sewer Trunk Charge (SSTC)



Project Number: **595374793-002**  
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## Minor Development Permit

- SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2025; therefore, SSTC is deferred for this development permit application DP#595374793-002.
- SSTC may apply at the time of the future application of subdivision, development permit, or servicing connection application.

For information purposes, the following SSTC rates are for the year 2025. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden, or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden, or garage suite): \$1,764 per dwelling  
for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

The SSTC charge should be paid when the development permit or sanitary services connection application is made.

Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above-noted PAC and SSTC assessments and will be at the developer's cost.

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate when the applicant/owner makes a payment.

### Additional Notes:

- The above assessment is based on information currently available to our department. If such information changes, a new assessment may be made.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
- More information about the above charges can be found on the City of Edmonton's website:
  - o Permanent Area Contributions  
[https://www.edmonton.ca/city\\_government/utilities/permanent-area-contributions.aspx](https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx)
  - o Sanitary Servicing Strategy Expansion Assessment  
[https://www.edmonton.ca/city\\_government/utilities/expansion-assessment-charge-ea.aspx](https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx)
  - o Arterial Roadway Assessment  
[https://www.edmonton.ca/projects\\_plans/roads/design\\_planning/arterial-roadway-assessments.aspx](https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx)
  - o Sanitary Sewer Trunk Charge  
[https://www.edmonton.ca/city\\_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx](https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx)

### 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.

<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$1,020.00	\$1,020.00	019881001001327	May 08, 2025
Lot Grading Fee	\$490.00	\$490.00	019881001001327	May 08, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	019881001001327	May 08, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		
P0702003				



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-111



N

**TO BE RAISED**ITEM III: 1:30 P.M.FILE: SDAB-D-25-100**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT COMPLIANCE  
OFFICER**

APPELLANT:

APPLICATION NO.: 602071507-001

ORDER:

Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, DIAMOND PARKING LTD and 360373 ALBERTA LTD are hereby ordered to complete the following actions:

1. Immediately cease the Use of the property as a Standalone Parking Facility by removing all vehicles from the site.
2. Immediately restrict access to the site by closing and locking the main gate. No public access to the property is permitted until a valid Development Permit is approved.
3. Remove all signage from the site advertising public parking services at the property by July 13, 2025.
4. Remove any online advertising of public parking services for this property by July 13, 2025.

DECISION OF THE  
DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: June 10, 2025

DATE OF APPEAL: June 25, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10524 - 100 Avenue NW

LEGAL DESCRIPTION: Plan NB Blk 5 Lots 51-52

ZONE: DC1 - Direct Development Control Provision (Bylaw 14553)

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

DISTRICT PLAN: Central District Plan

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***Grounds for Appeal***

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

We have completed the following actions:

1. Ceased the Use of the property as a Standalone Parking Facility and have removed all vehicles from the site.
2. Restricted access to the site by closing and locking the main gate. No public access to the property is permitted until a valid Development Permit is approved.
3. We will remove all the signage from the site advertising public parking services at the property by July 13, 2025.
4. We will remove any online advertising of public parking services for this property by July 13, 2025.

We seek your permission for the following:

5. We want to continue using the property for public parking which will be beneficial to the public, the owner of the land, and the City.
6. We request the suspension of the order and seeking your permission to continue using the public parking until the hearing on the appeal has taken place.

***General Matters***

**Appeal Information:**

**The Subdivision and Development Appeal Board made and passed the following motion on July 16, 2025:**

**“That the appeal hearing be scheduled for August 20 or 21, 2025.”**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Stop order**

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or

(b) a development permit or subdivision approval,

the development authority may act under subsection (2).

**(2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

(a) stop the development or use of the land or building in whole or in part as directed by the notice,

(b) demolish, remove or replace the development, or

(c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

**(2.1)** A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

**(3)** A person who receives a notice referred to in subsection (2) may appeal the order in the notice in accordance with section 685.

### **Permit**

**683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

### **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 4 Uses:**

- a. Apartment Hotels
- b. Apartment Housing
- c. Bars and Neighbourhood Pubs, limited to less than 200 occupants and 240m<sup>2</sup> of Public Space.
- d. Boarding and Lodging Houses
- e. Business Support Services
- f. Child Care Services
- g. Commercial Schools

- h. Community Recreation Services
- i. General Retail Store
- j. Government Services
- k. Hotels
- l. Indoor Participant Recreation Services
- m. Major and Minor Home Based Business
- n. Minor Alcohol Sales
- o. Mobile Catering Food Services
- p. Personal Service Shops
- q. Professional, Financial and Office Support Services
- r. Private Clubs
- s. Private and Public Education Services
- t. Public Libraries and Cultural Exhibits
- u. Residential Sales Centre
- v. Restaurants, limited to less than 200 occupants and 240m<sup>2</sup> of Public Space
- w. Specialty Food Services, limited to less than 100 occupants and 120m<sup>2</sup> of Public Space

Under section 8.10, a **Standalone Parking Facility** means:

a development consisting of vehicle parking, which does not have another principal Use on the Site other than Signs. This can be on the ground or within a structure.

Typical examples include: Parkades and Surface Parking Lots.

Under section 8.20, **Surface Parking Lot** means:

an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.

Section 2 states that the **General Purpose** of the **DC1** is:

This Provision is designed to accommodate the use, preservation and redevelopment of the Arlington Apartment building and site. The Provision preserves three facades of the historic Arlington Apartment building, allows the development of a high rise apartment building provided the three remaining facades of the Arlington Apartment are incorporated into the new building, allows an appropriate mix of residential and commercial uses, and includes regulations that ensure development of the site is both sensitive to the adjacent development and sympathetic to the original historic characteristics of the Arlington Apartment building as specified under its designation as a Municipal and Provincial Historic Resource.

<b>7.110 Approvals Required and Development</b>
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Section 7.110.1 states:

**1.1. No person may:**

- 1.1.1. undertake, or cause or allow to be undertaken, a development; or
- 1.1.2. carry on, or cause or allow to be carried on, a development, without a Development Permit issued under this Section.

***7.200 Inspections, Enforcement and Penalties***

2.1. It is an offence for any person to:

- 2.1.1. contravene; or
- 2.1.2. cause, allow or permit a contravention of, any provisions of this Bylaw.

2.2. If a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:

- 2.2.1. construct a building or structure;
- 2.2.2. make an addition or alteration to a building or structure;
- 2.2.3. commence or undertake a Use or change of intensity of Use; or
- 2.2.4. place a Sign on land, or on a building or structure.

2.3. It is an offence for any person to undertake development in contravention of a Development Permit, including any conditions of approval.

---

**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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City of Edmonton  
Development Services Branch  
Development Approvals & Inspections Section  
Development Compliance & Inquiries Unit

10111 - 104 Ave NW  
Edmonton, AB T5J 0J4  
Canada  
[edmonton.ca/developmentcompliance](http://edmonton.ca/developmentcompliance)



June 10, 2025

Our File: 602071507-001

### **MUNICIPAL GOVERNMENT ACT ORDER**

Dear Sir/Madam:

An Alberta Land Titles search identifies 360373 ALBERTA LTD as the registered owner(s) of the property located at 10524 - 100 AVENUE NW in Edmonton, Alberta, legally described as Plan NB Blk 5 Lots 51-52.

This Property was inspected by Development Compliance Officer Brendan Bolstad on June 3, 2025. City of Edmonton Development Compliance Officers have the authority to conduct site inspections and exercise development powers under Section 542 of the Municipal Government Act. This property is zoned Arlington Apartment DC1 Historic Designation in accordance with Bylaw 14553.

#### **ZONING BYLAW INFRACTION:**

Our investigation revealed that a **Standalone Parking Facility** has been developed without a Development Permit, which is contrary to Subsections 7.110.1 and 7.200.2.2 of Edmonton Zoning Bylaw 20001, and Section 683 of the Municipal Government Act.

Standalone Parking Facility is not a listed Use in the DC1 14553 Zone. It is not possible to approve a Development Permit for this Use at this location.

**Subsection 7.110.1 of Edmonton Zoning Bylaw 20001 states:**

#### **Approval Required for Development**

1.1. No person may:

- 1.1.1. undertake, or cause or allow to be undertaken, a development; OR
- 1.1.2. carry on, or cause or allow to be carried on, a development, without a Development Permit issued under this Section.



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Subsection 7.200.2.2 of Edmonton Zoning Bylaw 20001 states:

2.2. If a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:

- 2.2.1. construct a building or structure;
- 2.2.2. make an addition or alteration to a building or structure;
- 2.2.3. commence or undertake a Use or change of intensity of Use; or
- 2.2.4. place a Sign on land, or on a building or structure.

**Standalone Parking Facility** means a development consisting of vehicle parking, which does not have another principal Use on the Site other than Signs. This can be on the ground or within a structure.

Typical examples include: Parkades and Surface Parking Lots.

**Surface Parking Lot** means an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.

**ORDER:**

Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, DIAMOND PARKING LTD and 360373 ALBERTA LTD are hereby ordered to complete the following actions:

1. Immediately cease the Use of the property as a Standalone Parking Facility by removing all vehicles from the site.
2. Immediately restrict access to the site by closing and locking the main gate. No public access to the property is permitted until a valid Development Permit is approved.
3. Remove all signage from the site advertising public parking services at the property by **July 13, 2025**.
4. Remove any online advertising of public parking services for this property by **July 13, 2025**.



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**CONSEQUENCES FOR NON-COMPLIANCE:**

In the event that a person fails to comply with this Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter the land and take any action necessary to carry out the Order. Section 646 authorizes the City to register a caveat under the Land Titles Act.

Section 553(1)(h.1) of the Municipal Government Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to 566(2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

Affected persons may appeal this Order by filing within **21 calendar days** to the Subdivision and Development Appeal Board. Visit the website at <https://sdab.edmonton.ca> or call 780-496-6079 for more information on how to file an appeal.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, RSA 2000, c M-26, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

If you have any questions in regards to this matter, please contact the writer.

Regards,

Brendan Bolstad  
Development Compliance Officer  
780-405-6284  
[brendan.bolstad@edmonton.ca](mailto:brendan.bolstad@edmonton.ca)



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Site photographs:





### Adding amounts owing to tax roll

**553(1)** A council may add the following amounts to the tax roll of a parcel of land:

- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
- (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
- (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
- (d), (e) repealed 1999 c11 s35; (f) costs associated with tax recovery proceedings related to the parcel;
- (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
- (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
- (h) unpaid costs awarded by a composite assessment review board under section 468.1 or the Land and Property Rights Tribunal under section 501, if the composite assessment review board or the Land and Property Rights Tribunal has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Land and Property Rights Tribunal was related to the parcel;
  - (h.1) the expenses and costs of carrying out an order under section 646;
  - (i) any other amount that may be added to the tax roll under an enactment.
- (2) Subject to section 659, when an amount is added to the tax roll of a parcel of land under subsection (1), the amount
  - (a) is deemed for all purposes to be a tax imposed under Division 2 of Part 10 from the date it was added to the tax roll, and
  - (b) forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

### Stop order

**645(1)** Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
- (b) a development permit or subdivision approval,



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the development authority may act under subsection (2).

**(2)** If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

**(2.1)** A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

**(3)** A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

#### Enforcement of stop order

**646(1)** If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.

**(2)** A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.

**(3)** If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with.

#### Permit

**683** Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

#### 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).

**(1.1)** A decision of a development authority must state whether an appeal lies to a subdivision and



development appeal board or to the Land and Property Rights Tribunal.

**(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).

**(2.1)** An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application

(A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,  
(B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

(C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

(D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks,

or

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or

(b) in all other cases, to the subdivision and development appeal board.

**(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).

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

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal 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.

## 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,



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(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.

**(1.1)** Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

(a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

(b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board 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.

**(2)** The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

**(3)** The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,  
(b) to the development authority whose order, decision or development permit is the subject of the appeal, and  
(c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

**(4)** The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or (b) the order under section 645.

**(4.1)** Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

**(5)** In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



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## Subdivision and Development Appeal Board

### File your appeal online at:

**[https://sdab.edmonton.ca](http://sdab.edmonton.ca)**

The Subdivision and Development Appeal Board (SDAB) hears appeals from people who have been affected by a decision of the Development Authority under the Zoning Bylaw and the Subdivision Authority under the Subdivision Authority Bylaw. The board is appointed by City Council and consists of citizens living in the city of Edmonton.

The SDAB normally meets every Wednesday and Thursday. If required, the Board may set additional dates for hearings.

Once you have met requirements and filed a proper appeal, this Board presides over your hearing.

The SDAB is an independent, quasi-judicial body established by City Council, and its decisions are final and cannot be overturned unless the board makes an error in some aspect of law or jurisdiction.

Agendas listing appeals and hearing times scheduled for that day are posted in the hearing waiting area. Hearings do not start before the time listed on the schedule.

### For more information:

**Subdivision and Development Appeal Board**

Telephone 780-496-6079

Fax 780-577-3537

Email [sdab@edmonton.ca](mailto:sdab@edmonton.ca)

