

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
August 27, 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-25-122

To construct exterior alterations (Driveway extension - 1.2m x 6.8m)

6528 - 172 Avenue NW  
Project No.: 594164037-002

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**TO BE RAISED**

II      10:30 A.M.      SDAB-D-25-123

To change the use of an Indoor Sales and Service to a Cannabis Retail Store, and construct interior alterations

103 - Kinglet Boulevard NW  
Project No.: 608693889-002

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III     1:30 P.M.      SDAB-D-25-124

To convert a Single Detached House to a Child Care Service for up to 58 children, to demolish an existing detached Garage, and to construct interior and exterior alterations (outdoor play space and development of Surface Parking Lot)

6603 - Delwood Road NW  
Project No.: 528590410-002

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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-25-122AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 594164037-002

APPLICATION TO: Construct exterior alterations (Driveway extension - 1.2m x 6.8m)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 11, 2025

DATE OF APPEAL: July 31, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 6528 - 172 Avenue NW

LEGAL DESCRIPTION: Plan 1520589 Blk 14 Lot 23

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

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

DISTRICT PLAN: Northeast District Plan

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

The driveway was already extended when we bought the house  
Would like to appeal to extended it

***General Matters*****Appeal Information:**

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

**Grounds for Appeal****685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

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

**Appeals**

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

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

that period under section 684, within 21 days after the date the period or extension expires,

or

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

### **Hearing and Decision**

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

...

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

(ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

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

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

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

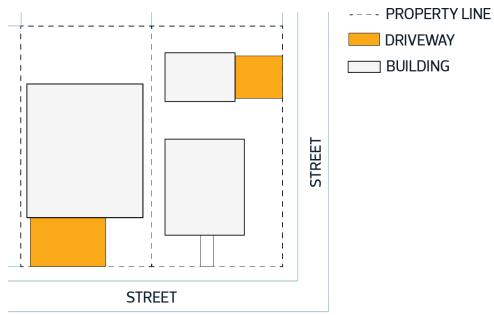
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

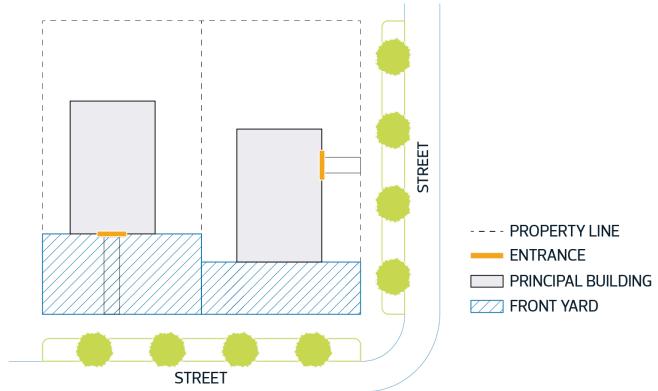
Under section 8.20, **Driveway** means:

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



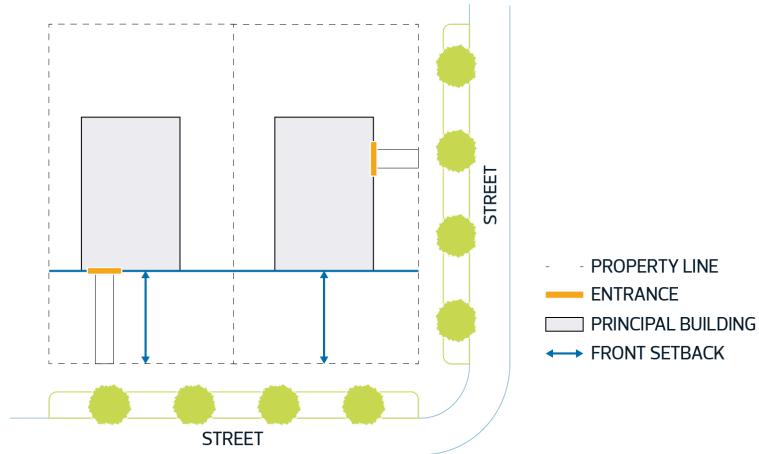
Under section 8.20, **Front Yard** means:

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



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

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



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

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

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

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

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

Section 5.80.2.1 states:

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

#### **Site Circulation**

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

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

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

### **Driveways**

2.1.2. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

**2.1.3. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.**

2.1.4 A Driveway provided from a Street must comply with the following:

2.1.4.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:

2.1.4.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

**2.1.4.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:**

2.1.4.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

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

**2.1.5.1. a Front Yard;**

- 2.1.5.2. a Flanking Side Yard; or
- 2.1.5.3 a Flanking Side Setback.

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

**Development Planner's Determination**

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

**Proposed:** The driveway does not lead directly from the roadway to the garage.

**2) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the driveway shall have a maximum width of 7.4m, or the width of the Garage or Parking Area, whichever is less. (Subsection 5.80.2.1.4.2)**

**Proposed:** The driveway is 7.6 m wide.

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

**Proposed:** The additional concrete provides vehicle parking space in the front yard.

[unedited]

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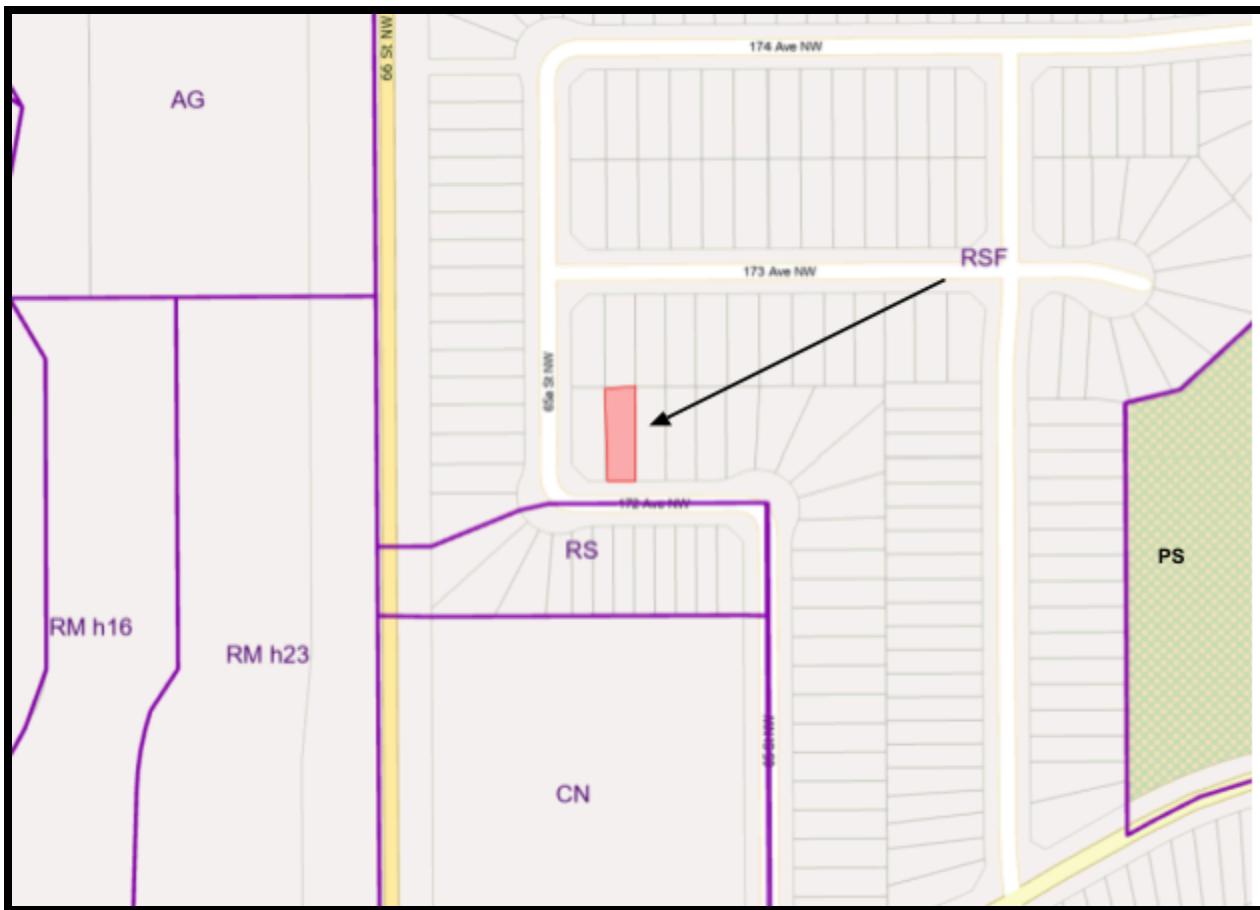
**Notice to Applicant/Appellant**

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

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	Project Number: <b>594164037-002</b> Application Date: <b>MAY 09, 2025</b> Printed: <b>July 11, 2025 at 11:30 AM</b> Page: <b>1 of 2</b>					
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Driveway Extension Permit</h3>						
<p>This document is a Development Permit Decision for the development application described below.</p>						
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 6528 - 172 AVENUE NW Plan 1520589 Blk 14 Lot 23					
<b>Scope of Application</b> To construct exterior alterations (Driveway extension - 1.2m x 6.8m).						
<b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Development Category:  Site Area (sq. m.): 383.89 </td> <td style="width: 50%; padding: 5px;"> Overlay:  Statutory Plan: </td> </tr> </table>		Development Category: Site Area (sq. m.): 383.89	Overlay: Statutory Plan:			
Development Category: Site Area (sq. m.): 383.89	Overlay: Statutory Plan:					
<b>Development Application Decision</b> Refused						
<b>Issue Date:</b> Jul 11, 2025 <b>Development Authority:</b>						
<b>Reason for Refusal</b> <p>1) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.3)</p> <p>Proposed: The driveway does not lead directly from the roadway to the garage.</p> <p>2) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the driveway shall have a maximum width of 7.4m, or the width of the Garage or Parking Area, whichever is less. (Subsection 5.80.2.1.4.2)</p> <p>Proposed: The driveway is 7.6 m wide.</p> <p>3) Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard. (Subsection 5.80.2.1.5.1)</p> <p>Proposed: The additional concrete provides vehicle parking space in the front yard.</p>						
<b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.						
<b>Building Permit Decision</b> No decision has yet been made.						
<b>Fees</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%; text-align: left; padding: 5px;">Fee</th> <th style="width: 20%; text-align: left; padding: 5px;">Fee Amount</th> <th style="width: 20%; text-align: left; padding: 5px;">Amount Paid</th> <th style="width: 20%; text-align: left; padding: 5px;">Receipt #</th> <th style="width: 20%; text-align: left; padding: 5px;">Date Paid</th> </tr> </thead> </table>		Fee	Fee Amount	Amount Paid	Receipt #	Date Paid
Fee	Fee Amount	Amount Paid	Receipt #	Date Paid		
<b>THIS IS NOT A PERMIT</b>						
<small>P0702003</small>						

	Project Number: <b>594164037-002</b>			
	Application Date: <b>MAY 09, 2025</b>			
	Printed: <b>July 11, 2025 at 11:30 AM</b>			
	Page: <b>2 of 2</b>			
<b>Application for</b> <b>Driveway Extension Permit</b>				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Development Application Fee	\$190.00	\$190.00	011592001001782	May 09, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$190.00</u>	<u>\$190.00</u>		
<b>THIS IS NOT A PERMIT</b>				
P0702003				



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-122



N

**TO BE RAISED**ITEM II: 10:30 A.M.FILE: SDAB-D-25-123**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 608693889-002

APPLICATION TO: Change the use of an Indoor Sales and Service to a Cannabis Retail Store, and construct interior alterations

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 15, 2025

DATE OF APPEAL: July 24, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 103 - Kinglet Boulevard NW

LEGAL DESCRIPTION: Plan 2220074 Blk 1 Lot 1

ZONE: CG - General Commercial Zone

OVERLAY: N/A

STATUTORY PLAN(S): Big Lake Area Structure Plan  
Kinglet Gardens Neighbourhood Structure Plan

DISTRICT PLAN: West Henday District Plan

***Grounds for Appeal***

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

1. The PSN Zoned site is greater than 100m away from the proposed Cannabis Retail use when considering practical reality and the ability to walk between the two sites.

2. Additional factors such as the orientation and location of buildings, functional use areas of the park space, and significant visual or physical barriers further contribute to the separation distance between the two uses, such that the intent of the separation distance is still achieved.
3. We do believe this proposed use will not affect the use, enjoyment, or value of the neighbouring parcels of land in the area, nor interfere with the use of the PSN Zoned site (an existing amenity).
4. This proposal complies with all other statutory plans, where the proposed location has been identified as an area intended to serve the commercial needs of the neighbourhood, surrounding neighbourhoods and the travelling public (Kinglet Gardens NSP, 2024, p. 33). Furthermore, aside from the singular deficiency, this use complies with all other Zoning Bylaw requirements and separation distances outlined by the Alberta Gaming, Liquor and Cannabis Regulation.

### ***General Matters***

#### **Appeal Information:**

**The Subdivision and Development Appeal Board made and passed the following motion on July 28, 2025:**

**“That the appeal be scheduled for August 27 or 28, 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 2.100.2.3, a **Cannabis Retail Store** is a **Permitted Use** in the **CG - General Commercial Zone**.

Under section 8.10, a **Cannabis Retail Store** means:

a development where a business sells Cannabis to be consumed off-Site as permitted by Provincial or Federal legislation. This may include sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.

Under section 2.100.3.2 states “Cannabis Retail Stores must comply with Section 6.30.”

Under section 8.20, **Site** means “an area of land consisting of 1 or more Abutting Lots.”

Section 2.100.1 states that the **Purpose of the CG - General Commercial Zone** is:

To allow for a variety of commercial businesses that range from low impact commercial and office activities with limited opportunities for Residential Uses, to higher impact activities including larger shopping centres and malls in areas generally outside of the Nodes and Corridors, as directed by statutory plans.

***Cannabis Retail Stores***

Section 6.30 states the following with respect to **Cannabis Retail Stores**:

1. At the time a Development Permit application is submitted, a Cannabis Retail Store must be located to provide minimum separation distances in compliance with Table 1:

**Table 1. Minimum Separation Distance**

Subsection	From approved or existing:	200 m (from store to store)	200m (from Site to Site)	100 m (from Site to Site)
<b>1.1.</b>	Cannabis Retail Stores	x		
<b>1.2.</b>	Libraries		x	
<b>1.3.</b>	Schools		x	
<b>1.4.</b>	Community recreation facilities			x
<b>1.5.</b>	Provincial Health Care Facilities			x
<b>1.6.</b>	Sites designated as School Reserves			x
<b>1.7.</b>	Sites designated as Municipal and School			x

	Reserves			
	<b>From Sites zoned:</b>			
<b>1.8.</b>	PS, PSN, or A			x

2. For the purposes of Subsection 1, when measuring separation distances:

- 2.1. from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
- 2.2. from store to store, the distance is measured from the closest point of the Cannabis Retail Store to the closest point of another Cannabis Retail Store.

**Diagram for Subsection 2**



3. For the purposes of Subsection 1:

- 3.1. the term "School" means a school as defined in subsection 1(1)(x)(i) to (iv) and (vi) of the Education Act;
- 3.2. the term "community recreation facilities" means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as defined by the Municipal Government Act; and

- 3.3. the term “Provincial Health Care Facility” means a provincial health care facility as defined in Subsection 105(1)(e) of the Gaming, Liquor and Cannabis Regulation.
4. The Development Planner may vary the minimum separation distance in Subsection 1.1 by up to 20.0 m. No other variance to Subsection 1 is permitted.
5. For Sites greater than 2.0 ha that are Zoned CG, CB, MU, or a Direct Control Zone, and do not contain a Library at the time a Development Permit application for a Cannabis Retail Store is submitted:
  - 5.1. Subsection 1.1 does not apply; and
  - 5.2. the distances specified in Section 105(3) of the Gaming, Liquor and Cannabis Regulation are expressly varied to 0 m.
6. Section 105(3) of the Gaming, Liquor and Cannabis Regulation is expressly varied by Subsections 1.3, 1.5, 1.6, 1.7, 2, and 5.2.

**Development Planner's Determination**

**1. Subsection 6.30.1.8 - a Cannabis Retail Store must be located to provide minimum separation distances to a Site zoned PSN**

**1315 SISKIN WYND NW (Zone PSN):**  
**Required Separation Distance: 100m**  
**Proposed Separation Distance: 89m**  
**Deficient by 11m**

**Note: Under Subsection 6.30.4 of the Zoning Bylaw, the Development Officer is prohibited from granting the necessary variances to allow for the proposed Cannabis Retail Store.**

[unedited]

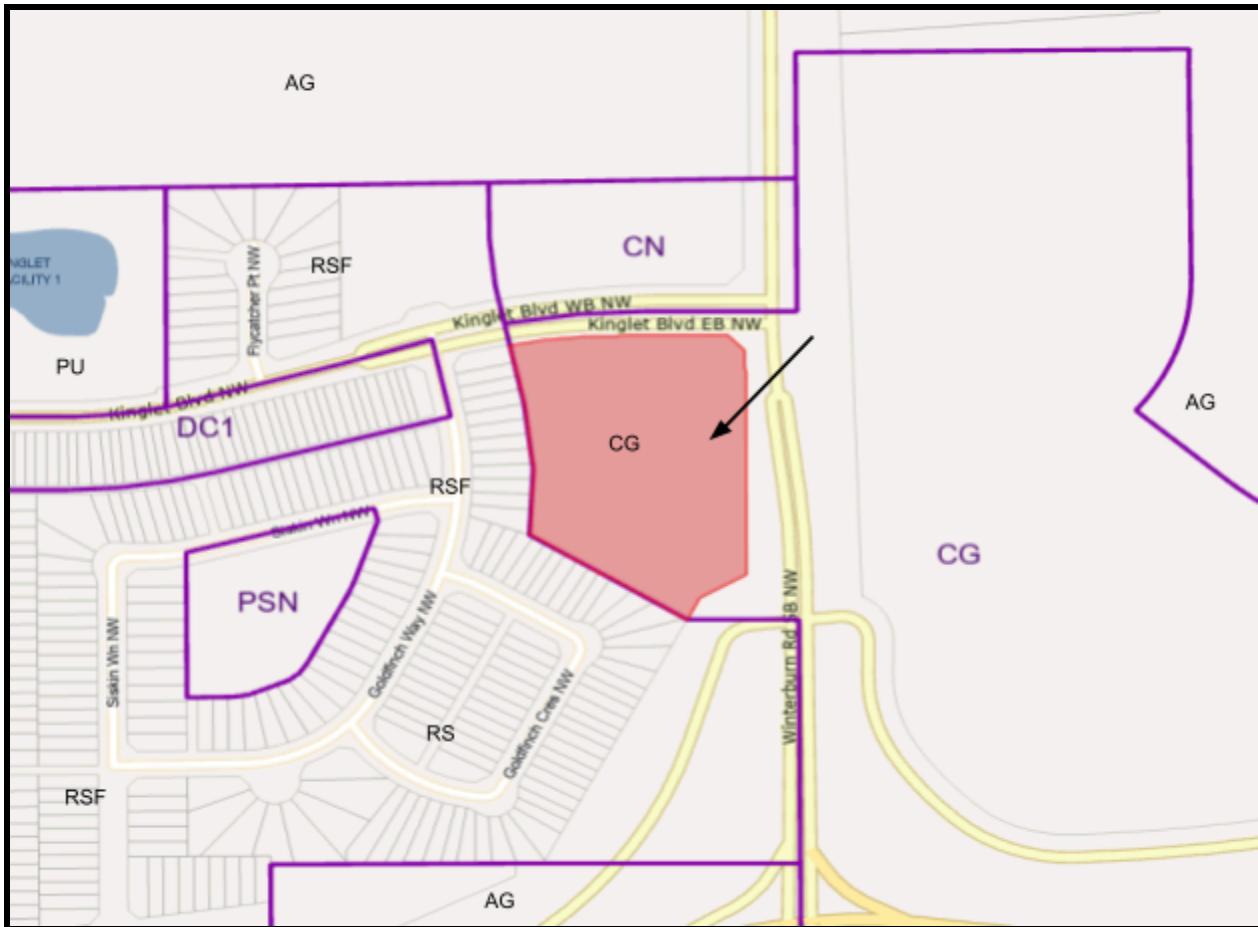
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**Notice to Applicant/Appellant**

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

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Edmonton	Project Number: <b>608693889-002</b> Application Date: JUN 11, 2025 Printed: July 15, 2025 at 2:46 PM Page: 1 of 1																
<h2>Application for Major Development Permit</h2>																	
This document is a Development Permit Decision for the development application described below.																	
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 103 - KINGLET BOULEVARD NW Plan 2220074 Blk 1 Lot 1																
	<b>Specific Address(es)</b> Suite: 4, 109 - KINGLET BOULEVARD NW Entryway: 4, 109 - KINGLET BOULEVARD NW Building: 2, 109 - KINGLET BOULEVARD NW																
<b>Scope of Application</b> To change the use of an Indoor Sales and Service to a Cannabis Retail Store, and construct interior alterations.																	
<b>Details</b>																	
Development Category: Permitted Development Lot Grading Needed?: N/A Number of Main Floor Dwellings: Site Area (sq. m.):	Gross Floor Area (sq.m.): New Sewer Service Required: Overlay: Statutory Plan:																
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jul 15, 2025 <b>Development Authority:</b> ZHANG, LAILAI																	
<b>Reason for Refusal</b> 1. Subsection 6.30.1.8 - a Cannabis Retail Store must be located to provide minimum separation distances to a Site zoned PSN  1315 SISKIN WYND NW (Zone PSN): Required Separation Distance: 100m Proposed Separation Distance: 89m Deficient by 11m																	
Note: Under Subsection 6.30.4 of the Zoning Bylaw, the Development Officer is prohibited from granting the necessary variances to allow for the proposed Cannabis Retail Store.																	
<b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																	
<b>Fees</b>																	
Major Dev. Application Fee Total GST Amount: Totals for Permit:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">Fee Amount</th> <th style="text-align: left; width: 30%;">Amount Paid</th> <th style="text-align: left; width: 30%;">Receipt #</th> <th style="text-align: left; width: 30%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>\$410.00</td> <td>\$410.00</td> <td>033570001001274</td> <td>Jun 24, 2025</td> </tr> <tr> <td>\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>\$410.00</td> <td>\$410.00</td> <td></td> <td></td> </tr> </tbody> </table>	Fee Amount	Amount Paid	Receipt #	Date Paid	\$410.00	\$410.00	033570001001274	Jun 24, 2025	\$0.00				\$410.00	\$410.00		
Fee Amount	Amount Paid	Receipt #	Date Paid														
\$410.00	\$410.00	033570001001274	Jun 24, 2025														
\$0.00																	
\$410.00	\$410.00																
<b>THIS IS NOT A PERMIT</b>																	
P0702003																	



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-123



N

ITEM III: 1:30 P.M.FILE: SDAB-D-25-124APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 528590410-002

APPLICATION TO: Convert a Single Detached House to a Child Care Service for up to 58 children, to demolish an existing detached Garage, and to construct interior and exterior alterations (outdoor play space and development of Surface Parking Lot)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 16, 2025

DATE OF APPEAL(S): July 30, 2025 and August 11, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 6603 - Delwood Road NW

LEGAL DESCRIPTION: Plan 6338MC Blk 2 Lot 1

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

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*Grounds for Appeal*

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

### **APPELLANT NO. 1**

There is already a daycare across the street

### **APPELLANT NO. 2**

Placing up to 54 young children in a high-traffic danger zone is not safe. Yet that is exactly what will happen if the proposed childcare facility at 6603 Delwood Road proceeds in its current form. As long-time residents of this neighbourhood, we have seen first-hand the hazards at the corner of Delwood Road and 66th Street — speeding vehicles, congestion during peak hours, and limited visibility. Adding a large childcare operation here would place both the children and surrounding community at unnecessary risk.

#### **Unsafe Traffic Conditions**

Delwood Road was built as a residential street, but in recent years it has become a busy connector for drivers entering or exiting 66th Street. Many do not observe the 40 km/h speed limit for a full two blocks racing east and west, often hoping to ‘make the lights’ on 66th Street, or having raced across 66th Street westbound, to quickly cross north-south traffic. At peak hours (6–9 a.m. and 3–6 p.m.), the pedestrian-controlled intersection at Delwood Road and 66th Street already causes long traffic queues. Introducing as many as 54 and as few as 18 (1-3 child(ren) per family) additional vehicle trips during each of these times for daycare drop-off and pick-up will intensify congestion and increase the likelihood of accidents.

#### **Inadequate Parking and Risky Drop-Offs**

The proposed five parking stalls are for short-term use only and do not address parking needs for employees, a daycare bus, or visitors. Presumably one of those five requires a handicapped designation, leaving four stalls to be used by most clients. Overflow and/or staff vehicles will inevitably line both sides of Delwood Road. Parents parked across the street will likely cross midblock with children, between other parked vehicles, creating dangerous situations that no traffic plan can fully mitigate. One only has to observe drop off and pick up times at either Delwood Elementary School or Belvedere Elementary School to know that far too many parents do not observe adequate traffic safety rules with their children. In winter months, during residential snow removal periods, Delwood Road is lined on both sides with large, cumbersome, often dangerous windrows. Parking alongside these will dangerously narrow the existing roadway, and encouraging children to cross over them will become treacherous both for pedestrians and east/west traffic.

### **Outdoor Play Area Risks**

The proposed fenced play space is directly beside 66th Street and a public bus stop, exposing children to constant traffic noise, exhaust, and putting them in close proximity with minimal protection from large and quickly moving vehicles. On more than one occasion, collisions at that intersection have resulted in at least one impacted vehicle ‘landing’ on a corner residential lawn space. In addition, the space itself appears too small for the number of children proposed (preschool:15, kinder:15, out-of-school:15) even if accessing the space at different times, further compromising quality safe play.

### **Neighbourhood Strain and Construction Impacts**

Residents already contend with power fluctuations, worsened by the existing commercial daycare directly across the street. Another large childcare facility, especially one that will likely install central air conditioning, will further tax the electrical system. Additionally, months of demolition, construction, and landscaping will block access, create noise, and add more traffic to an already congested area.

If the Project Proceeds If the Board decides to approve this development, we urge you to make these safety improvements a condition of approval:

- 1. Relocate the proposed outdoor play space to the west side of the building, adjacent to the alley.**
- 2. Install a properly controlled traffic light (timed, or ‘weight triggered’, not pedestrian/activated) at 66th Street and Delwood Road.**
- 3. Construct/install a raised intersection at Delwood Road and 67th Street to slow and deter speeders.**
- 4. Designate the north and south sides of Delwood Road, between 66th and 67th streets, as ‘windrow free’ zones.**

While we understand the need for additional childcare spaces, they must be located and designed with the safety of children, residents, and commuters as the first priority. In its current form, this project fails that standard.

### ***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 2.90.2.17, a **Child Care Service** is a **Permitted Use** in the **CN - Neighbourhood Convenience Zone**.

Under section 8.10, a **Child Care Service** means:

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

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

Under section 8.20, a **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 2.90.1 states that the **Purpose of the CN - Neighbourhood Convenience Zone** is:

To allow for small scale activity centres to support Local Nodes, as directed by statutory plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian oriented developments.

***Passenger pick-up and drop-off spaces for Child Care Services***

Section 5.80.6.10 states:

6.10. Passenger pick-up and drop-off spaces for Child Care Services must:

6.10.1. not be located more than 100 m from the entrance used by the Child Care Service;

6.10.2. contain signage indicating a maximum duration for parking of 30 minutes or less; and

6.10.3. comply with Table 6.10.3:

**Table 6.10.3. Minimum Passenger Pick-up and Drop-off Spaces for Child Care Services**

Subsection	Number of Children	Passenger Pick-up and Drop-off Spaces
<b>6.10.3.1.</b>	Less than or equal to 10	2
<b>6.10.3.2.</b>	Each additional 10	1

6.11. Despite Table 6.10.3, passenger pick-up and drop-off spaces for Child Care Services are not required:

6.11.1. within the boundary of Appendix I, or the boundaries of the Capital City Downtown Plan; or

6.11.2. where Child Care Services are on the same Site as a School.

6.12. Despite Table 6.10.3, an on-Street loading zone may satisfy a portion of the required passenger pick-up and drop-off spaces without a variance, subject to the approval of the Development Planner in consultation with the City department responsible for transportation planning.

**Development Planner's Determination**

**1) Passenger pick up and drop off - the development has 5 passenger pick up and drop off instead of 7 (Subsection 5.80.6.10).**

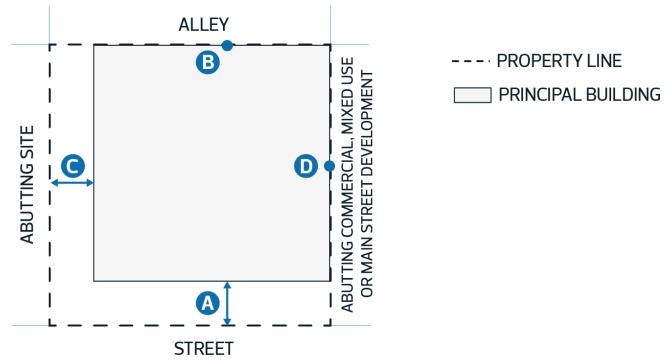
[unedited]

***Setback***

Section 2.90.4.1.9 states the following with respect to **Setbacks Abutting Sites**:

<b>4.1.9</b>	Minimum Setback	3 m	<b>C</b>
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**Diagram for Subsection 4.1**



Under section 8.20, **Setback** means:

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

#### **Development Planner's Determination**

**2) Setback Abutting Site: the Setback Abutting the Site to the south is 2.0 m instead of 3.0 m (Subsection 2.90.4.1.9).**

[unedited]

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#### **Notice to Applicant/Appellant**

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

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Edmonton	Project Number: <b>528590410-002</b> Application Date: SEP 03, 2024 Printed: July 17, 2025 at 3:18 PM Page: 1 of 6								
<b>Major Development Permit</b>									
<p>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.</p>									
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 6603 - DELWOOD ROAD NW Plan 6338MC Blk 2 Lot 1								
	<b>Specific Address(es)</b> Suite: 6603 - DELWOOD ROAD NW Entryway: 6603 - DELWOOD ROAD NW Building: 6603 - DELWOOD ROAD NW								
<b>Scope of Permit</b> To convert a Single Detached House to a Child Care Service for up to 58 children, to demolish an existing detached Garage, and to construct interior and exterior alterations (outdoor play space and development of Surface Parking Lot)									
<b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Development Category: Discretionary Development</td> <td style="width: 50%; padding: 2px;">Gross Floor Area (sq.m.):</td> </tr> <tr> <td>Lot Grading Needed?: Y</td> <td>New Sewer Service Required:</td> </tr> <tr> <td>Number of Main Floor Dwellings:</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 677.68</td> <td>Statuary Plan:</td> </tr> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.):	Lot Grading Needed?: Y	New Sewer Service Required:	Number of Main Floor Dwellings:	Overlay:	Site Area (sq. m.): 677.68	Statuary Plan:
Development Category: Discretionary Development	Gross Floor Area (sq.m.):								
Lot Grading Needed?: Y	New Sewer Service Required:								
Number of Main Floor Dwellings:	Overlay:								
Site Area (sq. m.): 677.68	Statuary Plan:								
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Jul 16, 2025 <b>Development Authority:</b> BUCCINO, SAMANTHA									
<b>Subject to the Following Conditions:</b> Zoning Conditions: 1) This Development Permit authorizes the conversion of a Care Service for up to 58 children, to demolish an existing detached Garage, and to construct interior and exterior alterations (outdoor play space and development of Surface Parking Lot). 2) The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 3) The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1). 4) This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 5) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054). 6) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$23,375.03 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms: -Cheque -Irrevocable letter of credit -Development bond Please contact <a href="mailto:dplandscaping@edmonton.ca">dplandscaping@edmonton.ca</a> to submit the required Landscape Security. 7) Landscaping must be installed and maintained in accordance with Section 5.60.									
<small>P0702003</small>									



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## Major Development Permit

8) Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets (Subsection 5.60.4.7, Subsection 5.60.5.4).

9) Provided parking spaces must include wheel stops to prevent vehicle overhang, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).

10) The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1).

11) All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).

12) 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. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).

13) The on-site outdoor playspace for Child Care Services at ground level must be Fenced on all sides and all gates must be self-latching (Subsection 6.40.3.3).

14) The 5 on-site passenger pick-up and drop-off spaces must contain signage indicating a maximum duration of 30 minutes or less (Subsection 5.80.6.10.2).

**Landscaping Conditions:**

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

16) 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 (Section 5.60.9). To request a landscape inspection, visit [www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest).

17) If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

18) If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

**Applicants MUST adhere to the following:**

19) 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.

20) 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.

Edmonton

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## Major Development Permit

The City of Edmonton Public Tree Bylaw  
<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit  
<https://www.edmonton.ca/treepermits>

**Transportation Conditions:**

21) The existing approximate 2.5 m wide remnant concrete driveway to the alley located in the Delwood Road boulevard must be removed, from the back of the existing sidewalk to the property line, and the area must be restored to a grassed boulevard to the City of Edmonton Complete Streets Design and Construction Standards.

22) 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%.

23) The owner/applicant shall install a permanent barrier, fence or landscaping feature within property lines, between the northern most proposed parking stalls and the north property line, to prevent vehicles from parking within the boulevard adjacent to Delwood Road NW.

24) There is an existing wooden power pole with street light adjacent to the site that will interfere with access to the proposed on-site parking stall. The applicant is responsible to contact EPCOR Electricity at [ces@epcor.com](mailto:ces@epcor.com) about the conflict and to resolve the issue as required. The applicant is responsible for all costs associated with any required mitigative action (including but not limited to: removal / relocation / modification associated with the conflict).

Should it be determined that the existing wood power pole with streetlight requires relocation, there is a separate process required in order to relocate the streetlight.

All costs associated with permanent street light installations, relocations, removals or any other related work on street light infrastructure, including street light infrastructure on wood poles, is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To Initiate the Engineering Drawing review process and Servicing Agreement process, please contact [Development.Coordination@edmonton.ca](mailto:Development.Coordination@edmonton.ca). Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements. For further information regarding the streetlight relocation process, please contact Shawn Jacobs at [shawn.jacobs@edmonton.ca](mailto:shawn.jacobs@edmonton.ca).

25) Permanent objects including concrete steps, 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.

26) 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://utilitiesafety.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.

27) 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.

28) 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;



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## Major Development Permit

b) accommodation of pedestrians and vehicles during construction;  
 c) confirmation of laydown area within the legal road right-of-way if required;  
 and d) 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)

### Subject to the Following Advisements

Zoning Advisements:

1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning 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).
4. Any proposed change from the original issued Development Permit is 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.
5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.
6. 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.
7. 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.
8. 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 lot 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.
9. Signs require separate Development Permit application(s).
10. The City of Edmonton does not collect waste from non-Residential (Child Care Services) developments. The Child Care Service provider or property owner is responsible for managing their waste collections through the private commercial waste collection agencies. The business operator or property owner is advised to ensure that they have adequate waste disposal services to serve the development.



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## Major Development Permit

### Fire Rescue Services Advisements:

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

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection 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>

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.

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:

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

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

### Variances

1) Passenger pick up and drop off - the development has 5 passenger pick up and drop off instead of 7 (Subsection 5.80.6.10).

2) Setback Abutting Site: the Setback Abutting the Site to the south is 2.0 m instead of 3.0 m (Subsection 2.90.4.1.9).

### 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.

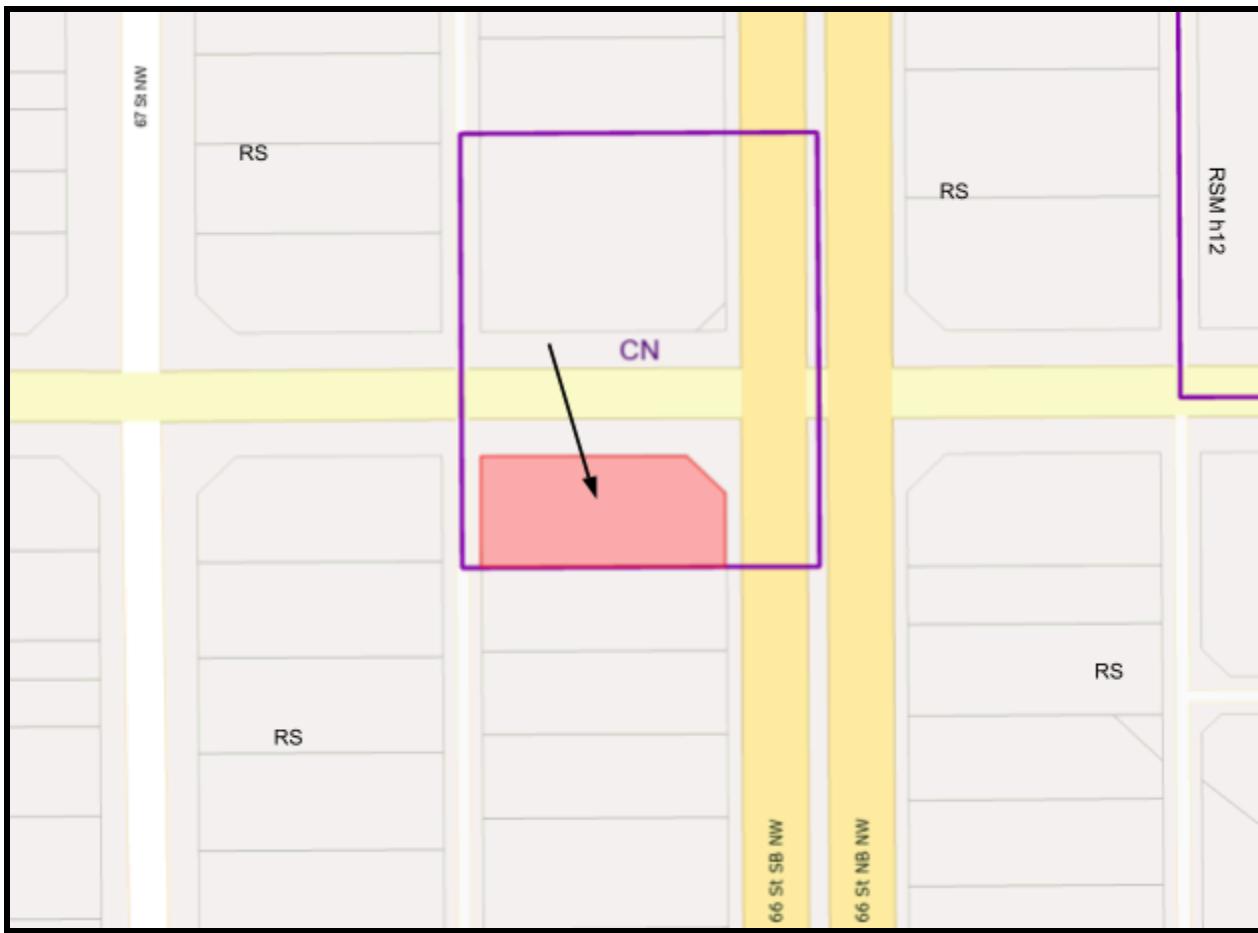
Notice Period Begins: Jul 22, 2025

Ends: Aug 12, 2025

Fees					
	Fee	Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee		\$480.00	\$480.00	07383J001001146	Nov 16, 2024
Major Dev. Application Fee		\$400.00	\$400.00	04732J001001983	Nov 06, 2024
Development Permit Inspection Fee		\$550.00	\$550.00	00405I001001679	Jul 15, 2025
Variance Fee		\$100.00	\$100.00	00405I001001679	Jul 15, 2025

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Edmonton	Project Number: <b>528590410-002</b> Application Date: SEP 03, 2024 Printed: July 17, 2025 at 3:18 PM Page: 6 of 6															
<b>Major Development Permit</b>																
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left; padding: 5px;"><b>Fees</b></th><th style="text-align: center; padding: 5px;"><b>Fee Amount</b></th><th style="text-align: center; padding: 5px;"><b>Amount Paid</b></th><th style="text-align: center; padding: 5px;"><b>Receipt #</b></th><th style="text-align: center; padding: 5px;"><b>Date Paid</b></th></tr></thead><tbody><tr><td style="padding: 5px;">Total GST Amount:</td><td style="text-align: center; padding: 5px;">\$0.00</td><td style="text-align: center; padding: 5px;"></td><td style="text-align: center; padding: 5px;"></td><td style="text-align: center; padding: 5px;"></td></tr><tr><td style="padding: 5px;">Totals for Permit:</td><td style="text-align: center; padding: 5px;">\$1,530.00</td><td style="text-align: center; padding: 5px;">\$1,530.00</td><td style="text-align: center; padding: 5px;"></td><td style="text-align: center; padding: 5px;"></td></tr></tbody></table>		<b>Fees</b>	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>	Total GST Amount:	\$0.00				Totals for Permit:	\$1,530.00	\$1,530.00		
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Total GST Amount:	\$0.00															
Totals for Permit:	\$1,530.00	\$1,530.00														
PO702003																



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-124

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