

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
August 28, 2025

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

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

I 9:00 A.M. SDAB-D-25-125

Continue to operate a temporary Outdoor
Recreation Service structure (ice climbing wall)
July 1, 2025 - July 31, 2026

9565 - Grierson Hill NW
Project No.: 608605572-002

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-25-125

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT(S):

APPLICATION NO.: 608605572-002

APPLICATION TO: Continue to operate a temporary Outdoor Recreation
Service structure (ice climbing wall) July 1, 2025 - July
31, 2026

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 25, 2025

DATE OF APPEAL(S): July 23, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9565 - Grierson Hill NW

LEGAL DESCRIPTION: Plan 1521205 Blk 1 Lot 1

ZONE: A3 - Louise McKinney Riverfront Park Zone

OVERLAY(S): Floodplain Protection Overlay
North Saskatchewan River Valley and Ravine System
Protection Overlay

STATUTORY PLAN: North Saskatchewan River Valley Area Redevelopment
Plan

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

Appellant No. 1

I am writing on behalf of Edmonton River Valley Conservation Coalition (ERVCC). ERVCC is appealing the application to allow the ClimbYEG structure to remain located in Louise McKinney Park for another year.

This location obstructs the wildlife corridor on this side of the river. This area is already a pinch point for wildlife passage in the river valley, and so it is an ecologically inappropriate location for this structure. There is also often loud music played by the ClimbYEG here that echoes through the river valley, and we are concerned about the possibility of illumination when the days get shorter. We do not recall there being any public consultation on the locating of the structure here, and we oppose it staying.

We support climbing and outdoor sports but they need to be appropriately located. We would suggest that this structure be moved out of the river valley entirely perhaps to Churchill Square, or Clarke Stadium.

Appellant No. 2

Riverdale Community League's Sustainability Committee is appealing the application to allow the ClimbYEG structure to remain located in Louise McKinney Park for another year (#608605572-002 Development Permit Notice). We have concerns with the location of this structure. The physical location of the structure may not have gone through proper process with perhaps just one development officer deeming this location essential. A structure that has so much potential to disrupt our valleys ecological value should not be left to one development officer according to our RVARP.

We feel the RVARP was not properly adhered to. This structure is no where to be found in the Ribbon of Green and violates the principles and intention of the RVARP.

The RVARP ensures that all use of the river valley respects the area first and foremost as habitat and a wildlife corridor. We are facing a biodiversity and climate crisis so adhering to proper decision making around such issues is more important than ever. The structure also forces people off the main path and around the structure. Recording attached.

We do not recall there being any public consultation on the locating of the structure. We do not feel a river valley location for this structure is proper and should not be permitted. We are appealing the location not the structures existence.

<i>General Matters</i>

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 3.13.4.3, an **Outdoor Recreation Service** is a **Discretionary Use** in the **A3 - Louise McKinney Riverfront Park Zone**.

Under section 8.10, an **Outdoor Recreation Service** means:

a development that typically requires large open spaces for active recreation purposes.

Typical examples include: golf courses, ski hills, and sports fields that may require paid entry or have restricted access.

Section 3.13.1 states that the **Purpose** of the **A3 - Louise McKinney Riverfront Park Zone** is:

To allow for development of the Louise McKinney Riverfront Park, a unique, recreational, cultural and educational attraction located in the North Saskatchewan River Valley. The Environmental Protection Sectors include environmentally sensitive areas that will be preserved in their natural state. The Activity Sectors allow for development that is consistent with Council approved Master Plans.

Section 2.260.1 states that the **Purpose** of the **RVO - North Saskatchewan River Valley and Ravine System Protection Overlay** is:

To provide a development Setback from the North Saskatchewan River Valley and Ravine System and mitigate the risks associated with top-of-bank landslides, erosions, and other environmental hazards.

Section 2.250.1 states that the **FPO - Floodplain Protection Overlay** is:

To mitigate the potential negative effects of a flood event and ensure the safety of those living in lands partially or wholly contained within the

defined floodplains of the North Saskatchewan River and its tributaries.

<i>Height</i>

Section 3.13.6.2 states “The maximum Height is 10.0 m.”

Section 3.13.6.3 states:

Despite Subsection 6 of Section 7.100, the Development Planner may vary the maximum Height where:

6.3.1. features essential to the Use make the regulation unreasonable to comply with; and

6.3.2. the design of the proposed development seeks to minimize the potential impact to the North Saskatchewan River Valley and Ravine System.

Development Planner’s Determination


1. You are receiving this notice because a Discretionary Development has been approved, pursuant to Section 7.110 and 7.160 of the Zoning Bylaw.


2. The height of the temporary structure (ice climbing wall) is 21.7m instead of 10.0m (Section 3.13.6.2).

[unedited]

Notice to Applicant/Appellant

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

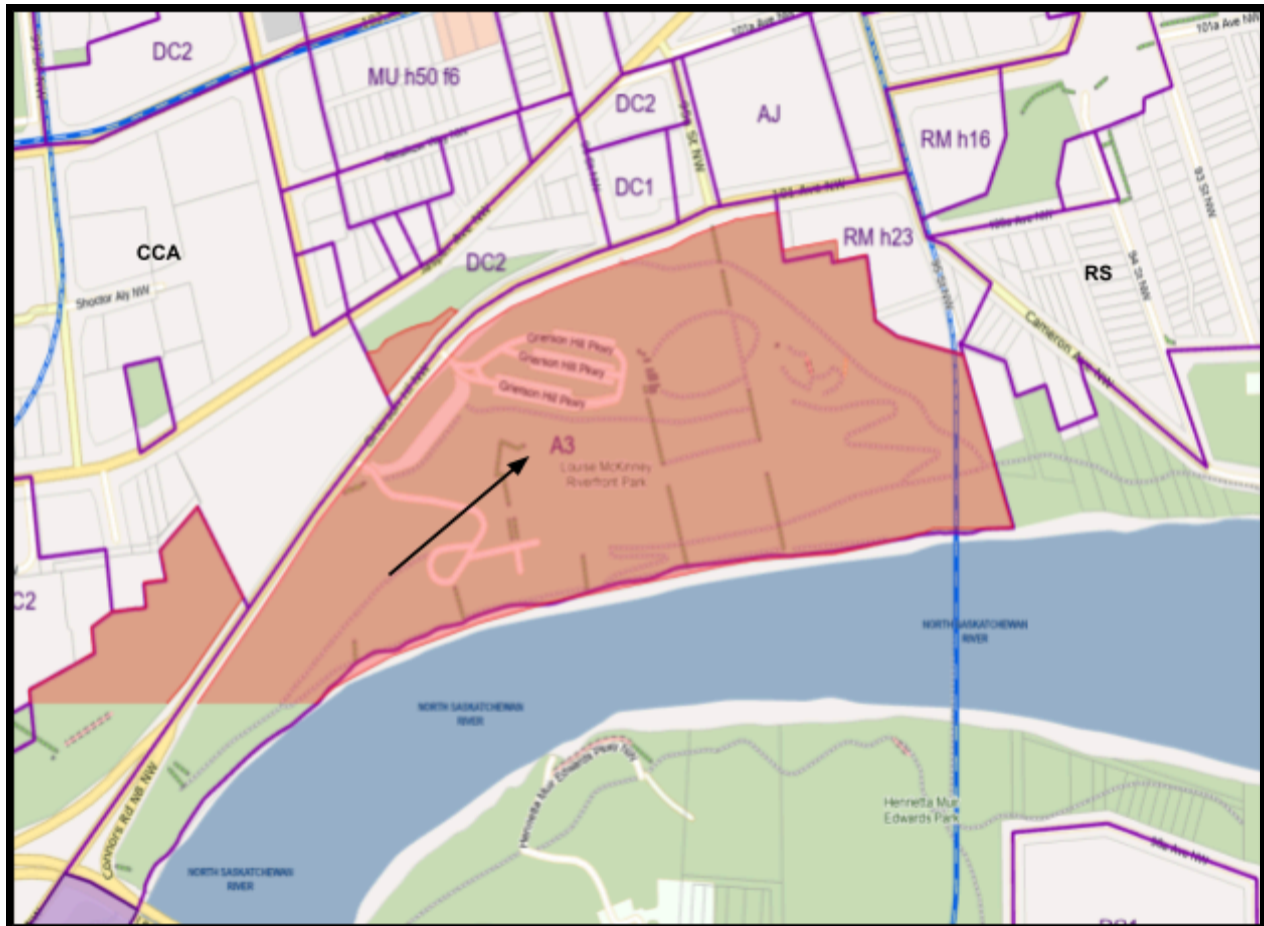
		Project Number: 608605572-002 Application Date: JUN 11, 2025 Printed: June 25, 2025 at 3:26 PM Page: 1 of 3	
		<h2>Major Development Permit</h2>	
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant		Property Address(es) and Legal Description(s) 9565 - GRIERSON HILL NW Plan 1521205 Blk 1 Lot 1	
		Specific Address(es) Suite: 9565 - GRIERSON HILL NW Entryway: 9565 - GRIERSON HILL NW Building: 9565 - GRIERSON HILL NW	
Scope of Permit To continue to operate a temporary Outdoor Recreation Service structure (ice climbing wall) July 1, 2025 - July 31, 2026.			
Details			
Development Category: Discretionary Development Lot Grading Needed?: N NumberOfMainFloorDwellings: Site Area (sq. m.):		Gross Floor Area (sq.m.): New Sewer Service Required: Overlay: RVO - River Valley and Ravine System Protection Overlay Statutory Plan: North Saskatchewan River Valley ARP Consolidation	
Development Permit Decision Approved Issue Date: Jun 25, 2025 Development Authority: TODD, ADAM			
Subject to the Following Conditions Zoning Conditions: 1. The proposed development is approved as a Temporary Development only, approved from July 1, 2025 to July 31, 2026. If the development exceeds this timeframe, a separate Development Permit application is required. 2. Immediately upon completion of the Temporary Development, the site shall be cleared of all debris and the reclaimed back to its original state. 2. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 3. Fences that contain or are constructed of hazardous materials, such as barbed wire, or which have sharp pickets extending above the top rail, are not permitted (Subsection 2.260.3.9). Planning and Environmental Services Conditions: 1. The subject development shall follow the conditions referenced in AA25-14 Extensions of Louise McKinney Park Outdoor Climbing Wall Project-Sign Off (Dated June 25, 2025). Any questions regarding these conditions may be directed to Achyut Adhikari (achyut.adhikari@edmonton.ca) with Planning and Environment Services.			
Subject to the Following Advisements Zoning Advisements: 1. 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. 2. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the			
P0702003			

	Project Number: 608605572-002 Application Date: JUN 11, 2025 Printed: June 25, 2025 at 3:26 PM Page: 2 of 3																									
<h2 style="margin: 0;">Major Development Permit</h2>																										
<p>Zoning Bylaw.</p> <p>3. 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.</p> <p>4. 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).</p> <p>5. 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.</p> <p>6. Signs require separate Development Permit application(s).</p> <p>Parkland Advisements: Parkland Management support this development with the following advisements:</p> <ol style="list-style-type: none"> 1. It is the responsibility of the project manager to ensure that notification and information is provided to the residents and key stakeholders. If needed, please contact the NRC. 2. All work is subject to the requirements of the Public Spaces Bylaw (20700). <p>Variances</p> <ol style="list-style-type: none"> 1. You are receiving this notice because a Discretionary Development has been approved, pursuant to Section 7.110 and 7.160 of the Zoning Bylaw. 2. The height of the temporary structure (ice climbing wall) is 21.7m instead of 10.0m (Section 3.13.6.2). <p>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.</p> <p>Notice Period Begins: Jul 03, 2025 Ends: Jul 24, 2025</p>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$410.00</td> <td style="text-align: right;">\$410.00</td> <td>046226001001047</td> <td>Jun 14, 2025</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: right;">\$102.50</td> <td style="text-align: right;">\$102.50</td> <td>046226001001047</td> <td>Jun 14, 2025</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$512.50</td> <td style="text-align: right; border-top: 1px solid black;">\$512.50</td> <td></td> <td></td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$410.00	\$410.00	046226001001047	Jun 14, 2025	Variance Fee	\$102.50	\$102.50	046226001001047	Jun 14, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$512.50	\$512.50		
Fees	Fee Amount	Amount Paid	Receipt #	Date Paid																						
Major Dev. Application Fee	\$410.00	\$410.00	046226001001047	Jun 14, 2025																						
Variance Fee	\$102.50	\$102.50	046226001001047	Jun 14, 2025																						
Total GST Amount:	\$0.00																									
Totals for Permit:	\$512.50	\$512.50																								
P0702003																										



Project Number: **608605572-002**
Application Date: JUN 11, 2025
Printed: June 25, 2025 at 3:26 PM
Page: 3 of 3

Major Development Permit



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-125

▲
N