

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:15 A.M.
December 10, 2025**

**Hearing Room No. 2
Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB**

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2

TO BE RAISED

I 9:15 A.M. SDAB-D-25-170

To install (1) Minor Digital On-Premises Off-Premises Sign (Ref CSDP: 164573208-001) (14.4m x 4m facing S) [Freestanding] (SOUTH EDMONTON COMMON)

1910 - 102 Street NW
Project No.: 477451653-002

II 1:30 P.M. SDAB-D-25-174

To change the use of a Food and Drink Service to a Cannabis Retail Store, and construct interior alterations

301 / 315 - Woodvale Road West NW
Project No.: 631201552-002

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

TO BE RAISEDITEM I: 9:15 A.M.FILE: SDAB-D-25-170**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 477451653-002

APPLICATION TO: Install (1) Minor Digital On-Premises Off-Premises Sign
(Ref CSDP: 164573208-001) (14.4m x 4m facing S)
[Freestanding] (SOUTH EDMONTON COMMON)DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 21, 2025

DATE OF APPEAL: November 6, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 1910 - 102 Street NW

LEGAL DESCRIPTION: Plan 2020528 Blk 22 Lot 2

ZONE: DC2.1191 - Site Specific Development Control Provision
(Charter Bylaw 19810)

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

Grounds for Appeal

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

The Appellant respectfully appeals the sign permit refusal (Project Number: 477451653-002) on the following grounds:

- (a) The development officer misinterpreted DC2.1191.4(l.)(iii) and DC2.1191.4(l.)(v.).
- (b) The sign permit refusal was issued in error as a result of an incorrect interpretation and application of the Zoning Bylaw, and other related planning documents.
- (c) Such further and other reasons as may be presented at the hearing of this matter.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board made and passed the following motion on November 7, 2025:

“That the appeal be scheduled for December 10, 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.

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

(a) ...

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

Hearing and Decision

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

...

(a.1) must comply with any applicable land use policies;

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

...

Zoning Bylaw 20001 - Part 7 - Administrative and Interpretative Clauses

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

- 1. Edmonton Zoning Bylaw 12800, as amended, is repealed.
- 2. The regulations of this Bylaw come into effect on January 1, 2024 (the "effective date").
- 3. The regulations of this Bylaw apply from the effective date onward:
 - 3.1 subject to the regulations for non-conforming Uses as outlined in the Municipal Government Act; and
 - 3.2 despite the effect it might have on rights, vested or otherwise.
- 4. Regulations for zoning, land use, or development in any other Bylaw must not apply to any part of the city described in this Bylaw except as otherwise provided for in this Bylaw.
- 5. Development Permit applications must be evaluated under the regulations of this Bylaw as of the effective date, even if the application was received before this date.
- 6. Any Direct Control Zone regulations that were in effect immediately prior to the effective date of this Bylaw will continue to be in full force and effect and are hereby incorporated into Part 4 of this Bylaw.

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

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

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

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

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

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

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

4.2.2. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on the date of decision for the Development Permit application.

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

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

...

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

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

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

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

unless specifically noted otherwise in the Direct Control Zone.

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

1. General Development Regulations

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

2. Specific Development Regulations

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

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

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

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

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

4.3.1. within the Direct Control Zone;

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

4.3.3. within an applicable regulation of this Bylaw.

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

General Provisions from the DC2.1191 - Site Specific Development Control Provision ("DC2")

Under section 3.pp, a **Minor Digital Off-premises Sign** is a **Listed Use** in the **DC2**.

Section 1 states that the **General Purpose** of the **DC2** is:

To establish a Site Specific Development Control Provision to accommodate a range of highway commercial and general commercial uses, with site development regulations that will ensure a high standard of appearance appropriate to the site's location on a major entrance route to the City.

Section 4 of the **DC2** states the following with regard to **Development Criteria**:

...

I. Signs shall be in accordance with Section 59.2 and Schedule 59F of the Zoning Bylaw, with the following exceptions:

- i. The maximum Height of a Freestanding Sign shall be 8.0 m. The Development Officer may allow a Freestanding Sign up to 10.0 m in Height if a Residential Zone is not within 60.0 m, measured from the Sign location to the nearest Site zoned Residential.
- ii. Freestanding On-premises Signs along Gateway Boulevard may be increased to a maximum Height of 12m and a maximum copy area of 40 m².
- iii. **There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.**
- iv. Digital Signs, and Digital Sign panels that are part of the same Freestanding Sign structure shall not exceed a maximum Height of 8.0 m.
- v. **The maximum copy area for Minor Digital Signs shall be 20 m².**
- vi. The maximum copy area for Major Digital Signs shall be 12 m².

vii. **At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.**

- m. Placement of Digital Signs shall be subject to the satisfaction of the Development Officer in consultation with Transportation Services.
- n. All Digital Signs shall be processed as a Class B development

General Provisions from the *Edmonton Zoning Bylaw 12800*:

Under Section 7.9(6), **Minor Digital Off-premises Sign** means:

a Freestanding or Fascia Sign that contains Digital Copy, is a Permanent Sign, displays Off-premises Advertising, and does not include moving effects, message transition effects, video images, or animation.

Under section 6.2, **Copy** means “the letters, graphics or characters that make up the message on the Sign face.”

Under section 6.2, **Copy Area** means “the total area of one or more geometric shapes, which contain all of the Copy on a Sign.”

Under section 6.2, **Sign Area** means:

the entire area of the Sign on which Copy is intended to be placed. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy shall be used in calculating the total Sign Area;

Under section 6.2, **Digital Copy** means:

the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.

Under section 6.2, **Freestanding Sign** means “a Sign supported independently of a building.”

Development Planner's Determination

1) DC2.1191.4(l.)(iii): There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.

PROPOSED: the proposed Minor Digital On-premises Off-premises Sign contains Off-premises Advertising. This DC2 regulation limits the advertising on digital signs to On-premises advertising.

2) DC2.1191.4(l.)(v.): The maximum copy area for Minor Digital Signs shall be 20 m2.

PROPOSED: 14.4m x 4m = 57.6m2
Exceeds by: 37m2

This DC2 regulation limits the maximum Copy Area.

3) DC2.1191.4(l.)(vii.): At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.

PROPOSED: Approved Comprehensive Sign Design Plan 164573208-001 is in place on this site. The proposed sign location is NOT identified on the approved Comprehensive Sign Design Plan. The landowner has confirmed that the current Comprehensive Sign Design Plan will remain in place which does not identify a Minor Digital On-premises Off-premises Sign Use in the proposed location.

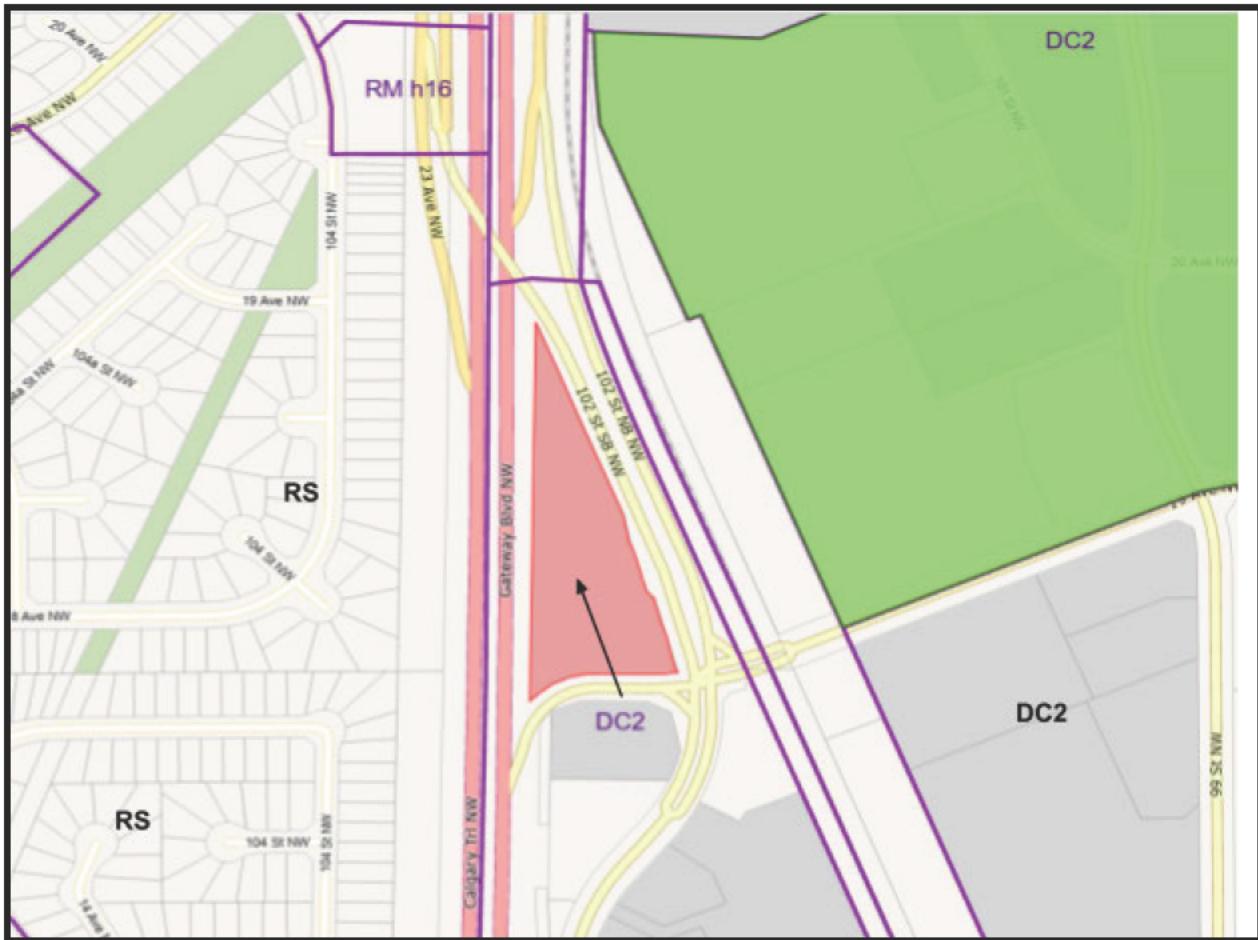
[unedited]

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.

Edmonton	Project Number: 477451653-002 Application Date: JUL 06, 2023 Printed: October 21, 2025 at 9:04 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Sign Permit</h3>			
<p>This document is a Development Permit Decision for the development application described below.</p>			
Applicant	Property Address(es) and Legal Description(s) 1910 - 102 STREET NW Plan 2020528 Blk 22 Lot 2		
Location(s) of Work	Suite: 1910 - 102 STREET NW Entryway: 1910 - 102 STREET NW Building: 1910 - 102 STREET NW		
Scope of Application To install (1) Minor Digital On-Premises Off-Premises Sign (Ref CSDP: 164573208-001) (14.4m x 4m facing S) [Freestanding] (SOUTH EDMONTON COMMON).			
Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> ASA Sticker No./Name of Engineer: Development Category: Discretionary Development </td> <td style="width: 50%; padding: 5px;"> Construction Value: 60000 Expiry Date: </td> </tr> </table>		ASA Sticker No./Name of Engineer: Development Category: Discretionary Development	Construction Value: 60000 Expiry Date:
ASA Sticker No./Name of Engineer: Development Category: Discretionary Development	Construction Value: 60000 Expiry Date:		
Development Application Decision Refused			
Issue Date: Oct 21, 2025 Development Authority: NOORMAN, BRENDA			
Reason for Refusal <p>1) DC2.1191.4(l)(iii): There shall be a maximum of eleven (11) Free-standing On-Premises Signs permitted along Calgary Trail/Gateway Boulevard with a maximum number of four (4) Free-standing On-premises Digital Signs.</p> <p>PROPOSED: the proposed Minor Digital On-premises Off-premises Sign contains Off-premises Advertising. This DC2 regulation limits the advertising on digital signs to On-premises advertising.</p> <p>2) DC2.1191.4(l)(v.): The maximum copy area for Minor Digital Signs shall be 20 m².</p> <p>PROPOSED: 14.4m x 4m = 57.6m² Exceeds by: 37m²</p> <p>This DC2 regulation limits the maximum Copy Area.</p> <p>3) DC2.1191.4(l)(vii.): At the discretion of the Development Officer, a Comprehensive Sign Design Plan shall be required, in accordance with Section 59.3.</p> <p>PROPOSED: Approved Comprehensive Sign Design Plan 164573208-001 is in place on this site. The proposed sign location is NOT identified on the approved Comprehensive Sign Design Plan. The landowner has confirmed that the current Comprehensive Sign Design Plan will remain in place which does not identify a Minor Digital On-premises Sign Use in the proposed location.</p>			
Rights of Appeal THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26. SECTION 683 THROUGH 689 OF THE Municipal Government Act.			
THIS IS NOT A PERMIT			

Edmonton	Project Number: 477451653-002 Application Date: JUL 06, 2023 Printed: October 21, 2025 at 9:04 AM Page: 2 of 2																				
<h2>Application for</h2> <h3>Sign Permit</h3>																					
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left; padding: 5px;">Fees</th><th style="text-align: center; padding: 5px;">Fee Amount</th><th style="text-align: center; padding: 5px;">Amount Paid</th><th style="text-align: center; padding: 5px;">Receipt #</th><th style="text-align: center; padding: 5px;">Date Paid</th></tr></thead><tbody><tr><td style="padding: 5px;">Sign Development Application Fee - Digital Signs</td><td style="text-align: center; padding: 5px;">\$920.00</td><td style="text-align: center; padding: 5px;">\$920.00</td><td style="text-align: center; padding: 5px;">433203074347001</td><td style="text-align: center; padding: 5px;">Jul 07, 2023</td></tr><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;">\$920.00</td><td style="text-align: center; padding: 5px;">\$920.00</td><td style="text-align: center; padding: 5px;"></td><td style="text-align: center; padding: 5px;"></td></tr></tbody></table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Sign Development Application Fee - Digital Signs	\$920.00	\$920.00	433203074347001	Jul 07, 2023	Total GST Amount:	\$0.00				Totals for Permit:	\$920.00	\$920.00		
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P0702003																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-170



N

ITEM II: 1:30 P.M.FILE: SDAB-D-25-174AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 631201552-002

APPLICATION TO: Change the use of a Food and Drink Service to a Cannabis Retail Store, and construct interior alterations

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 6, 2025

DATE OF APPEAL: November 10, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 301 / 315 - Woodvale Road West NW

LEGAL DESCRIPTION: Plan 1025441 Unit 6, Condo Common Area (Plan 1025441)

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

Grounds for Appeal

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

To appeal a development refusal

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).

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(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 2.90.2.3, a **Cannabis Retail Store** is a **Permitted Use** in the **CN - Neighbourhood 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 2.90.3.4 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 2.90.1 states that the **Purpose** of the **CN - Neighbourhood Commercial 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.

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)
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1.1.	Cannabis Retail Stores	x		
1.2.	Libraries		x	
1.3.	Schools		x	
1.4.	Community recreation facilities			x
1.5.	Provincial Health Care Facilities			x
1.6.	Sites designated as School Reserves			x
1.7.	Sites designated as Municipal and School Reserves			x
	From Sites zoned:			
1.8.	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) A site containing a Cannabis Retail Store must be at least 100m from a School Reserve site (Ref.: S. 6.30.1.6):

Required: 100m

Proposed: 62m from 355 Woodvale Road East

Deficient by: 38m

2) A site containing a Cannabis Retail Store must be at least 100m from a site zoned PS (Ref.: S. 6.30.1.8):

Required: 100m

Proposed: 49m from 5715-38 Avenue

Deficient by: 51m

Under S. 6.30.4, the Development Planner is not authorized to grant the variances necessary to allow for the proposed development.

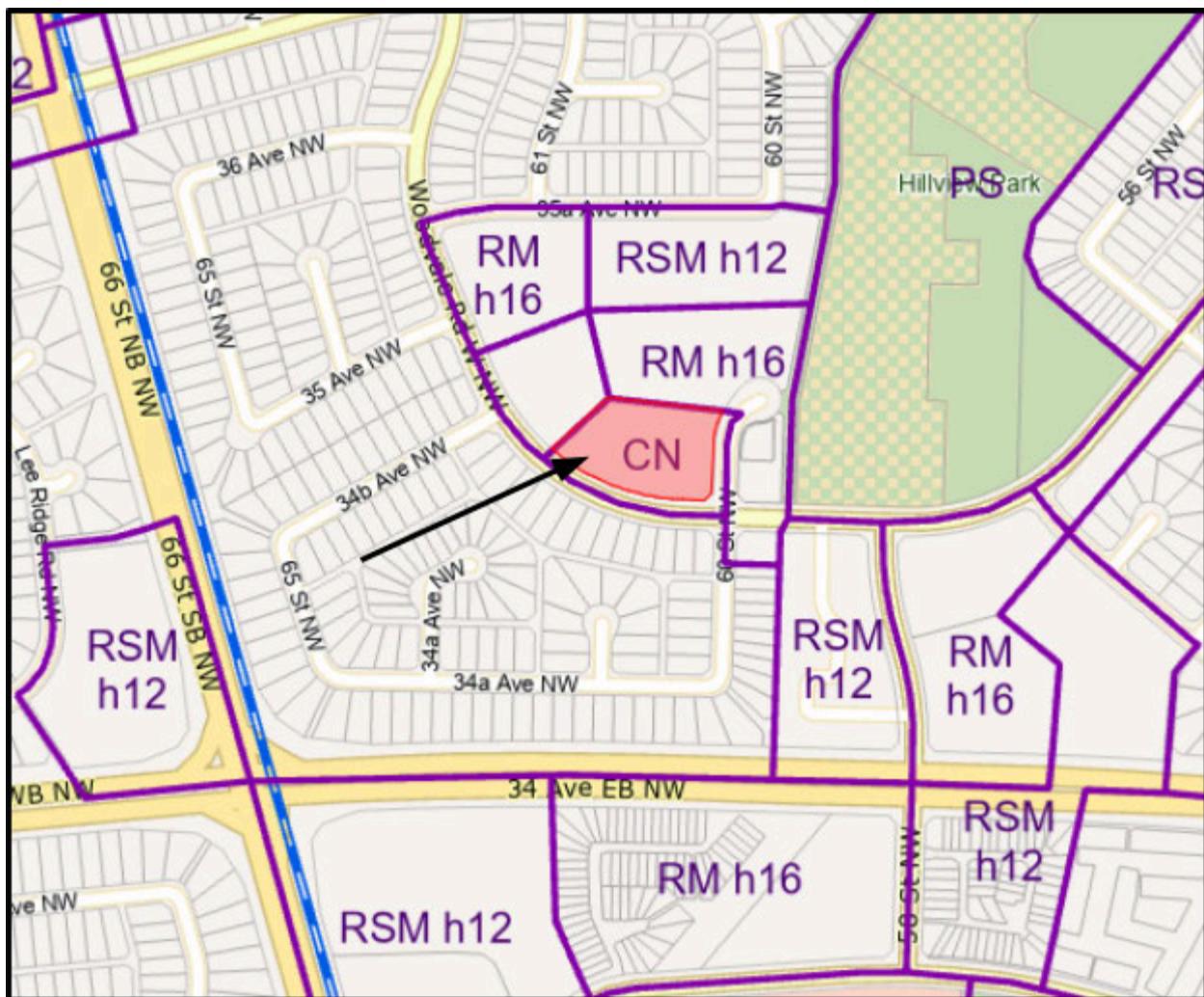
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Notice to Applicant/Appellant

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.

Edmonton	Project Number: 631201552-002 Application Date: SEP 29, 2025 Printed: November 6, 2025 at 3:03 PM Page: 1 of 2													
<h2 style="margin: 0;">Application for</h2> <h1 style="margin: 0;">Development Permit</h1>														
<p>This document is a Development Permit Decision for the development application described below.</p>														
Applicant	Property Address(es) and Legal Description(s) 315 - WOODVALE ROAD WEST NW Plan 1025441 Unit 6 301 - WOODVALE ROAD WEST NW Condo Common Area (Plan 1025441)													
Scope of Application To change the use of a Food and Drink Service to a Cannabis Retail Store, and construct interior alterations.	Specific Address(es) Suite: 315 - WOODVALE ROAD WEST NW Entryway: 315 - WOODVALE ROAD WEST NW Building: 301 - WOODVALE ROAD WEST NW													
Details	Development Category: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Site Area (sq. m.):	Gross Floor Area (sq. m.): New Sewer Service Required: Overlay: Statutory Plan:												
Development Application Decision Refused Issue Date: Nov 06, 2025 Development Authority: WELCH, IMAI														
Reason for Refusal 1) A site containing a Cannabis Retail Store must be at least 100m from a School Reserve site (Ref.: S. 6.30.1.6): Required: 100m Proposed: 62m from 355 Woodvale Road East Deficient by: 38m														
2) A site containing a Cannabis Retail Store must be at least 100m from a site zoned PS (Ref.: S. 6.30.1.8): Required: 100m Proposed: 49m from 5715-38 Avenue Deficient by: 51m														
<p>Under S. 6.30.4, the Development Planner is not authorized to grant the variances necessary to allow for the proposed development.</p>														
Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.														
Fees <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;">Fee Amount</th> <th style="width: 25%; text-align: center;">Amount Paid</th> <th style="width: 25%; text-align: center;">Receipt #</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: center;">\$410.00</td> <td style="text-align: center;">\$410.00</td> <td style="text-align: center;">09923290</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">Date Paid Oct 09, 2025</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Major Dev. Application Fee	\$410.00	\$410.00	09923290				Date Paid Oct 09, 2025
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P0702003														

Edmonton	Project Number: 631201552-002 Application Date: SEP 29, 2025 Printed: November 6, 2025 at 3:03 PM Page: 2 of 2															
Application for Development Permit																
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-174



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