

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
December 11, 2025**

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3

TO BE RAISED

I 9:00 A.M. SDAB-D-25-157

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

9903 - 147 Street NW
Project No.: 574717545-002

TO BE RAISED

II 9:00 A.M. SDAB-D-25-164

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

14610 - 99 Avenue NW
Project No.: 570569148-002

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-25-157

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 574717545-002

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

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 29, 2025

DATE OF APPEAL: October 19, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9903 - 147 Street NW

LEGAL DESCRIPTION: Plan 4590W Blk 98 Lot 12

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

The provisions of the land use bylaw were relaxed, varied or misinterpreted. In the alternative, and depending on what is provided by way of further disclosure, it may be that the application for the development permit was deemed to be refused under section 683.1(8) of the Municipal Governments Act.

It is submitted that the Development Planner misinterpreted the zoning bylaw.

The approval provided was for a Permitted Use with no variances and is for the construction of a 4 Dwelling Row House with 4 Secondary Suites in the basement. It is submitted that the proposed development ought to be classified as a Multi-unit Housing Development.

While the Appellants have not been provided with full disclosure and copies of all plans, what has been obtained through a FOIP application and a meeting with the Development Planner indicates that while the proposed 4 Secondary Suites are the 4 dwelling units in the basement of the proposed development, it is respectfully submitted that these 4 units are not “subordinate” to the 4 other units.

The Appellants refer to the previous decisions of this Board, specifically:

- a) Archer v The City of Edmonton, Development Authority, 2025 ABESDAB 10109; and
- b) M. Kheong v Development Authority of the City of Edmonton, 2025 ABESDAB 10121

The subject Zoning Bylaw does not contain a definition of what constitutes “principal dwelling”. Accordingly, the Development Planner had to have exercised their own subjective assessments to determine this and so that must be examined. Factors in the case at hand to consider include:

- That the 4 lower units have separate, individual ground floor exterior entrances and are not reliant on, or subordinate to, any of the other units for access;
- So far as is known, each dwelling unit will have its own mechanical operations, such as individual furnaces and individual metering of all services/utilities per unit whether in lower units or above;
- The lower units will each contain 2 bedrooms, just 1 less than the upper units;
- The lower units are each fully self-contained and do not rely on the existence of the upper units;
- Each lower unit is logically expected to be used as the dwellers’ principal residence regardless of size and location within the building;
- While this is an interior lot, 2 of the upper units face the rear lot line, where there is parking and a laneway as opposed to facing the front lot line. The lower units are entered from individual entranceways along either side of the development. All are at ground level. This essentially makes all 8 entrances equal, and none subordinate to the others;

Pursuant to the Bylaw, and as found in the aforementioned decisions of this honourable Board, a Secondary Suite must not only be located within the building, but subordinate to the building – in this case the alleged Row House

building. Further a Secondary Suite cannot be a principal dwelling. While the Bylaw defines Secondary Suite, it does not define “principal Dwelling” – hence the exercise of subjectivity and discretion by the Development Planner.

In the case at hand, the above factors considered collectively confirm that the lower suites ought to be considered principal Dwellings along with the other 4 upper units. This includes that principal Dwelling as defined by the Bylaw requires the dwelling to have direct ground level access as all 8 units in the Development have. The 4 lower suites, while smaller than the upper suites, are not subordinate to the building – either as a whole or to the other, upper units.

Accordingly, the Development Planner mischaracterized the development as Row Housing, and it ought to have been considered as a Multi-Unit housing development and the application ought to have reflected such.

It is respectfully submitted that on this issue along, the approval of the subject Development Permit for Row Housing ought to be revoked

Land use bylaw was relaxed

Soil contamination

The development officer ought to have required the owner to test unknown materials dumped on the lot for environmental contamination and have provided those testing results to the Appellant and all other affected parties or possibly affected parties.

The Bylaw contemplates a Development Officer to require environmental testing. For example, s. 5.40.4.3 deals with Excavation, Stripping and Grading. It states that the Development Planner must ensure that even where site reclamation is carried out that the applicant obtain confirmation from the City department responsible for environmental planning.

I reported dumping of unknown materials on the subject lot(s) to the Development Officer on August 18th, 2025. At that time, we reported that there had been this sort of dumping on both August 6th and 18th. On September 3rd, we reported a more dumping or materials on the lots in question – all of which the owner/developer denied knowing of or authorizing.

On September 15, 2025, I reported to the Development Officer a new incident of unauthorized (according to the owner) dumping on the lot. This would have been at least the fourth time this occurred. No one could advise what the materials contained or where they came from.

According to the City of Edmonton’s Slims Map, the development permit was approved on September 29, 2025.

On October 1, 2025, the Development Officer wrote to me indicating that the applicant was required to test the materials that were dumped onto the lot and submit the test results to the City of Edmonton's Environmental Planning team who were satisfied that the materials posed low environmental risk.

It is highly implausible that the requisite environmental testing that is alleged to have been completed would have included the materials from the most recent dumping incident I reported to the Development Officer (September 15, 2025). It is highly unlikely, if not impossible, that there was sufficient time from that date and the date the permit was approved, less than 11 business days later, for the materials to have been collected, sent for testing, tested, results provided to the developer and then those testing results provided to the City departments that needed to review and pass the test/development condition.

Conditional Approvals not detailed and may not comply

There is little to no information provided concerning the “Approved with Conditions” that a number of City departments provided this development. This includes:

- Drainage
- EPCOR (sewer and drainage)
- Transportation

It is noted that the plans obtained through FOIP indicate the use of a rain garden instead of a conventional site drainage design. It is submitted that approval of the rain garden instead of a conventional site drainage design was a variance. How and why was it approved and why was no proper notice provided to neighbours?

As to EPCOR and Transportation, please see the submissions below on effects and cumulative effects.

Effects and Cumulative Effects on traffic, safety, sewer and water not considered

Section 3(c) of the MGA states that “that the purposes of a municipality are (c) to develop and maintain safe and viable communities....”

While the subject of two different applications for Development Permits, the same developer/owner has just received approval for a second development of an Eight-Plex infill next door to the Development which is the subject of this appeal (14610 – 99th Ave. NW City File: 570569148-002). There is no indication that the City, EPCOR, Transportation or the Development Planner has taken any steps to

consider the cumulative effect of these 2 side by side developments will have on city services, traffic along 99th ave and 147th street, the safety of pedestrians and the overall safety of the adjacent streets.

There has been nothing done to even evaluate the safety and other issues the development in question will bring just on its own.

Directly west of this development, across 147th street, is St Andrews United Church, whose buildings are also used for a pre-school program (Little Friends) and a separate daycare (City West). Little Friends is a community preschool program for 2 – 4 year olds. About 50 children attend Little Friends over the week.

City West has about 100 children attending each day.

Adjacent to Little Friends and City West is the Crestwood Hockey Arena which also has a children's playground that borders 147th street.

147th street between 100th ave and 99th ave is already very congested just from the above activities. The effect on safety is patently obvious. An expert traffic study is not necessarily required to understand the impact on the street with increased traffic using and parking along this area from just one 8 unit development, let alone 2 side by side Eight-Plexes. Unfortunately, the City has failed to make any consideration for this.

However, there is no indication that the City, in allowing this development to proceed, has conducted any study whatsoever, let along a proper traffic and safety study. While the bylaw may not specifically require safety be a consideration for these developments, the MGA does require it. The overarching concern for the safety of the community as a whole, and the neighbours on the subject street, particularly the very young children present in this area, must be addressed.

No authority to issue Development Permit

On October 1, 2025, the Development Officer informed the Appellant that he issued the development permit under Section 643(1) of the MGA (see copy of correspondence enclosed). There is no authority under section 643(1) of the MGA to issue a development permit, and this provision has no relevance to the permit application. Section 643(1) of the MGA states:

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

Application for development permit deemed to be refused

As we do not have full disclosure of the applications, reviews, requests of the developer for further information and the replies, it may very well be that the developer in this case did not provide the required and/or requested information and records on a timely basis. This issue is subject to receipt of those further

records and information. If that did occur, then under the MGA, the application ought to have been considered refused at that time.

If that is the case, then the application for the development permit was deemed to be refused under section 683.1(8) of the MGA.

Section 685(3) of the MGA states:

(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). [emphasis added]

Section 683.1(8) of the MGA states:

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

Section 683.1(6) of the MGA states:

(6) If the development authority determines that the application is incomplete, the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on November 13, 2025:

“That the appeal hearing be rescheduled to December 11, 2025.”

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

Grounds for Appeal

685(1) If a development authority

(a) fails or refuses to issue a development permit to a person,

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

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

Hearing and Decision

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

...

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

...

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

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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

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

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

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose of the RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: 574717545-002 Application Date: MAR 10, 2025 Printed: September 29, 2025 at 5:40 PM Page: 1 of 9								
Development Permit									
<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>									
Applicant	Property Address(es) and Legal Description(s) 9903 - 147 STREET NW Plan 4590W Blk 98 Lot 12								
	Specific Address(es) Suite: 9903 - 147 STREET NW Suite: 9905 - 147 STREET NW Suite: 9907 - 147 STREET NW Suite: 9909 - 147 STREET NW Suite: BSMT, 9903 - 147 STREET NW Suite: BSMT, 9905 - 147 STREET NW Suite: BSMT, 9907 - 147 STREET NW Suite: BSMT, 9909 - 147 STREET NW Entryway: 9903 - 147 STREET NW Entryway: 9905 - 147 STREET NW Entryway: 9907 - 147 STREET NW Entryway: 9909 - 147 STREET NW Building: 9903 - 147 STREET NW								
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and to develop 4 Secondary Suites in the Basements.									
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">1. Titled Lot Zoning: RS</td> <td style="width: 50%;">2. Number of Principal Dwelling Units To Construct: 4</td> </tr> <tr> <td>3. Overlay:</td> <td>4. Number of Secondary Suite Dwelling Units to Construct: 4</td> </tr> <tr> <td>5. Statutory Plan:</td> <td>6. Backyard Housing or Secondary Suite Included?: Yes</td> </tr> <tr> <td>7. Neighbourhood Classification: Redeveloping</td> <td>8. Development Category / Class of Permit: Permitted Development</td> </tr> </table>		1. Titled Lot Zoning: RS	2. Number of Principal Dwelling Units To Construct: 4	3. Overlay:	4. Number of Secondary Suite Dwelling Units to Construct: 4	5. Statutory Plan:	6. Backyard Housing or Secondary Suite Included?: Yes	7. Neighbourhood Classification: Redeveloping	8. Development Category / Class of Permit: Permitted Development
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7. Neighbourhood Classification: Redeveloping	8. Development Category / Class of Permit: Permitted Development								
Development Permit Decision Approved Issue Date: Sep 29, 2025 Development Authority: SELTZ, AARON									
Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and to develop 4 Secondary Suites in the Basements. The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL , prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).									
<small>P0702003</small>									



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Development Permit

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

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

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

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.).

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

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

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

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

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

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

Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, 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).

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

The street-facing facade of each row housing dwelling must have clear glass windows covering a minimum of 15% of the facade area above the basement (Subsection 2.10.5.6.2).

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. The existing approximate 3m private driveway to 147 Street located adjacent to the south property line, must be removed from the back of the existing curb and restored with grassed boulevard to the west property line within the road right-of-way (excluding the City sidewalk) to the City of Edmonton Complete Streets Design and Construction Standards.

The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, developmentpermits@edmonton.ca.

2. 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%.



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Development Permit

3. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.
4. Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.
5. 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) 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.
6. Any alley, sidewalk, boulevard and/or shared use path (use only what applies to the site) 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. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access. (cc Trevor when using this clause)
7. 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 project;
 - b. accommodation of pedestrians and vehicles during construction;
 - c. confirmation of lay down area within legal road right of way if required;
 - d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.
 It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

Drainage Services Conditions:

This advice identifies the development assessments applicable to the property at 9907 - 147 Street NW (Plan 4590W Blk 98 Lot 12; Crestwood).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)

Storm and sanitary PACs are not applicable since the property is not in active PAC basins.
2. Expansion Assessment (EA)

Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)

Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
 - Based on our records, this property was never assessed for SSTC.
 - SSTC applies to the entire property but is deferred under DP#574717545-002.
 - However, SSTC will be assessed in the future application of subdivision, development permit, or servicing connection application.

Additional Notes

P0702003



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Development Permit

The above assessment is based on information currently available to our department. If such information changes, a new assessment may be made.

In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.

More information about the above charges can be found on the City of Edmonton's website:

Permanent Area Contributions

https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

Sanitary Servicing Strategy Expansion Assessment

https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx

Arterial Roadway Assessment

https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx

Sanitary Sewer Trunk Charge

https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

EPCOR Conditions:

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

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

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

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

Subject to the Following Advisements

Zoning Advisements:

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

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

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



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Development Permit

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 and click 'ONLINE APPLICATION' for instructions on the plan submission process.

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

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

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

Signs require separate Development Permit application(s).

SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:

1. It is our understanding that Waste Services may have concerns with the site submission as it relates to carts/bins. Any revisions to the design of the parking/waste area will require recirculation to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (N22957) located 19.8 m north of the north property line of 99 Avenue off of the lane east of 147 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 147 Street adjacent to the subject site.

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

4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service



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Development Permit

[connections.html](#).

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.
6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.
9. Hydrant spacing adjacent to the site is 346 m. Hydrant spacing does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).
10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).
- 10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.
- 10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.
11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.
12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).
13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.
14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.
15. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

Fire Rescue Services Advisements:

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

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

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

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

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

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

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

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

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

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

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

https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800
 The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

During Construction

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

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

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>

Kind regards,
 Matthew McKellar
 FSCO Group B, Level 11



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Development Permit

Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

Waste Management Advisements:

Thank you for the opportunity to provide feedback on this project.

Waste Services has reviewed the proposed plan (PLOT PLAN and dated Feb.13, 2025) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.

Please visit edmonton.ca/apartmentandcondocollection for detailed information for developers.

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

Additional information about waste service at your proposed development:

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

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

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

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

Residents would be required to share their food scraps carts.

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

Residents would use blue bags for recycling.

Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.

For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out.

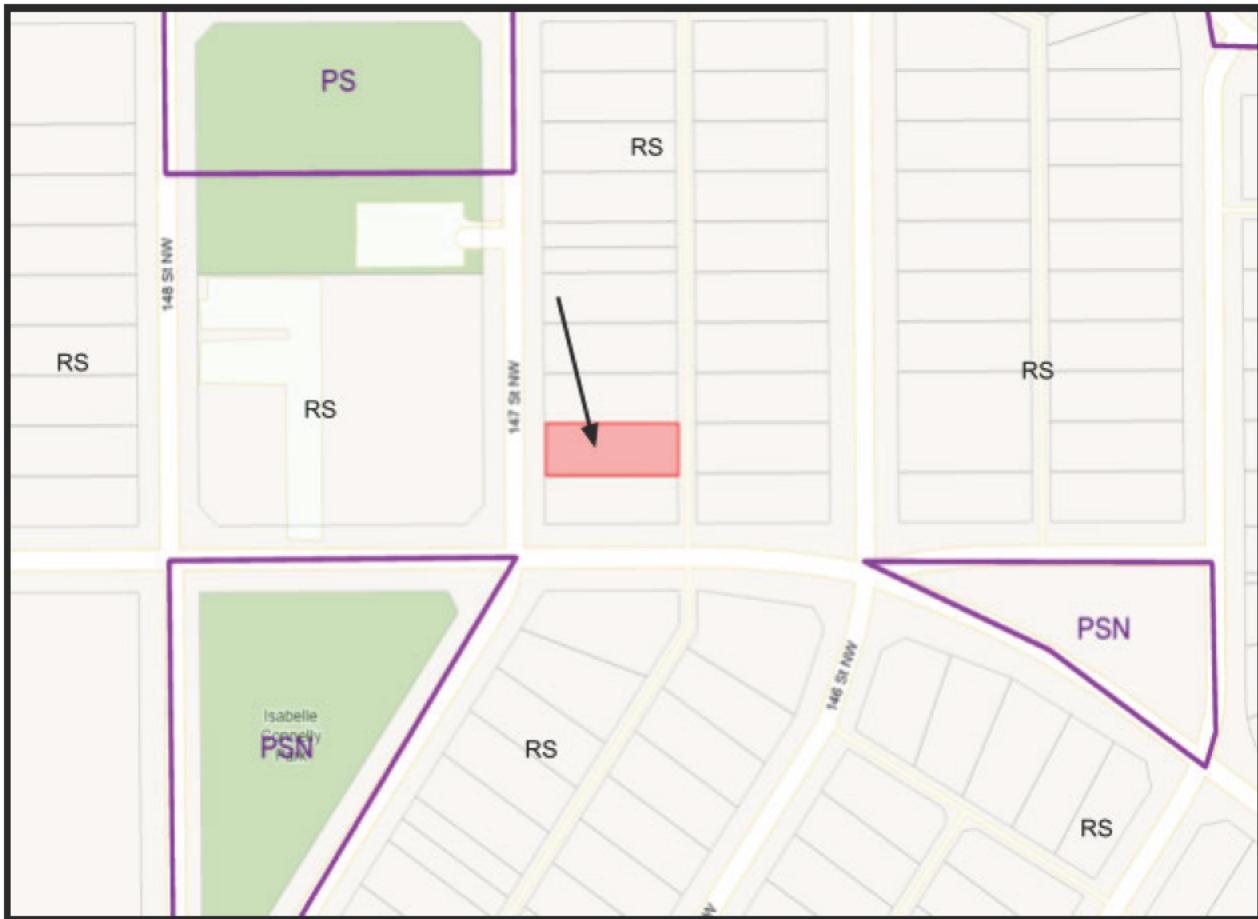
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently. If you require any further clarifications, please contact us.

Sincerely,
 Abdullah Elsherif
 Development Planning Assessor

Rights of Appeal

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

Edmonton	Project Number: 574717545-002 Application Date: MAR 10, 2025 Printed: September 29, 2025 at 5:40 PM Page: 9 of 9																														
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<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="text-align: left; padding: 5px;">Fees</th><th style="text-align: left; padding: 5px;">Fee Amount</th><th style="text-align: left; padding: 5px;">Amount Paid</th><th style="text-align: left; padding: 5px;">Receipt #</th><th style="text-align: left; padding: 5px;">Date Paid</th></tr></thead><tbody><tr><td style="padding: 5px;">Dev. Application Fee</td><td style="padding: 5px;">\$1,020.00</td><td style="padding: 5px;">\$1,020.00</td><td style="padding: 5px;">00460672</td><td style="padding: 5px;">Mar 12, 2025</td></tr><tr><td style="padding: 5px;">Lot Grading Fee</td><td style="padding: 5px;">\$490.00</td><td style="padding: 5px;">\$490.00</td><td style="padding: 5px;">00460672</td><td style="padding: 5px;">Mar 12, 2025</td></tr><tr><td style="padding: 5px;">Development Permit Inspection Fee</td><td style="padding: 5px;">\$560.00</td><td style="padding: 5px;">\$560.00</td><td style="padding: 5px;">00460672</td><td style="padding: 5px;">Mar 12, 2025</td></tr><tr><td style="padding: 5px;">Total GST Amount:</td><td style="padding: 5px;">\$0.00</td><td></td><td></td><td></td></tr><tr><td style="padding: 5px;">Totals for Permit:</td><td style="padding: 5px;"><hr style="border: 0; border-top: 1px solid black; margin-bottom: 2px;"/>\$2,070.00</td><td style="padding: 5px;"><hr style="border: 0; border-top: 1px solid black; margin-bottom: 2px;"/>\$2,070.00</td><td></td><td></td></tr></tbody></table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$1,020.00	\$1,020.00	00460672	Mar 12, 2025	Lot Grading Fee	\$490.00	\$490.00	00460672	Mar 12, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	00460672	Mar 12, 2025	Total GST Amount:	\$0.00				Totals for Permit:	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 2px;"/> \$2,070.00	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 2px;"/> \$2,070.00		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-157



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TO BE RAISEDITEM II: 9:00 A.M.FILE: SDAB-D-25-164**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 570569148-002

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

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 17, 2025

DATE OF APPEAL: November 3, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14610 - 99 Avenue NW

LEGAL DESCRIPTION: Plan 4590W Blk 98 Lot 11

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

NOTE: The address above does not seem to match the City File Number. The address ought to be 14610 - 99th Ave.

The provisions of the land use bylaw were relaxed, varied or misinterpreted. In the alternative, and depending on what is provided by way of further disclosure, it may be that the application for the development permit was deemed to be refused under section 683.1(8) of the Municipal Governments Act.

It is submitted that the Development Planner misinterpreted the zoning bylaw.

The approval provided was for a Permitted Use with no variances and is for the construction of a 4 Dwelling Row House with 4 Secondary Suites in the basement. It is submitted the proposed development ought to have been classified as a Multi-unit Housing Development.

While the Appellants have not been provided with full disclosure and copies of all plans, what has been obtained through a FOIP application and a meeting with the Development Planner indicates that while the proposed 4 Secondary Suites are not “subordinate” to the 4 other units and accordingly do not fall within the definition of “secondary suite”.

The Appellants refer to the previous decisions of this Board, specifically:

- a) Archer v The City of Edmonton, Development Authority, 2025 ABESDAB 10109; and
- b) M. Kheong v Development Authority of the City of Edmonton, 2025 ABESDAB 10121.

The subject Zoning Bylaw does not contain a definition of what constitutes “principal dwelling”. Accordingly, the Development Planner had to have exercised their own subjective assessments to determine this and so that must be examined. Factors in the case at hand to consider include:

- That all 8 units have separate, individual ground floor exterior entrances facing the street and are not reliant on, or subordinate to, any of the other units for access;
- So far as is known, each dwelling unit will have its own mechanical operations, such as individual furnaces and individual metering of all services/utilities per unit whether in lower units or above;
- The units appear to be similar in size and both contain above ground living space;
- The units are self-contained and do not rely on the existence of other units;

- Each unit is expected to be used as the dwellers' principal residence a number of bedrooms and bathrooms;
- None of the 8 units appear to be subordinate to the others;

Pursuant to the Bylaw, and as found in the aforementioned decisions of this honourable Board, a Secondary Suite must not only be located within the building but subordinate to the building – in this case the alleged Row House building. Further a Secondary Suite cannot be a principal dwelling. While the Bylaw defines Secondary Suite, it does not define “principal Dwelling” – hence the exercise of subjectivity and discretion by the Development Planner.

In the case at hand, the above factors considered collectively confirm that all suites ought to be considered principal Dwellings. This includes that principal Dwelling as defined by the Bylaw requires the dwelling to have direct ground level access as all 8 units in the Development have. Subject to receipt and review of further plans, 4 of the units may be smaller than the other 4 units, but are not subordinate to the building – either as a whole or to any of units.

Accordingly, the Development Planner mischaracterized the development as Row Housing, and it ought to have been considered as a Multi-Unit housing development and the application ought to have reflected such.

It is respectfully submitted that on this issue alone the approval of the subject Development Permit for Row Housing ought to be revoked.

Land use bylaw was relaxed

Soil contamination

The development officer ought to have required the owner to test unknown materials dumped on the lot for environmental contamination and have provided those testing results to the Appellant and all other affected parties or possibly affected parties.

The Bylaw contemplates a Development Officer to require environmental testing. For example, s. 5.40.4.3 deals with Excavation, Stripping and Grading. It states that the Development Planner must ensure that even where site reclamation is carried out that the applicant obtain confirmation from the City department responsible for environmental planning.

Dumping of unknown materials on the subject lot(s) was reported to the Development Officer on August 18th, 2025. At that time, we reported that there had been this sort of dumping on both August 6th and 18th. On September 3rd, we reported a more dumping or materials on the lots in question – all of which the owner/developer denied knowing of or authorizing.

On September 15, 2025, it was reported to the Development Officer that a new incident of unauthorized (according to the owner) dumping on the lot had occurred. This would have been at least the fourth time this occurred. No one could advise what the materials contained or where they came from.

According to the City of Edmonton's Slims Map, the development permit was approved on October 17, 2025.

On October 1, 2025, the Development Officer wrote to me indicating that the applicant was required to test the materials that were dumped onto the lot and submit the test results to the City of Edmonton's Environmental Planning team who were satisfied that the materials posed low environmental risk.

It is highly implausible that the requisite environmental testing that is alleged to have been completed would have included the materials from the most recent dumping incident reported to the Development Officer (September 15, 2025). It is highly unlikely, if not impossible, that there was sufficient time from that date and the date the permit was approved, for the materials to have been collected, sent for testing, tested, results provided to the developer and then those testing results provided to the City departments that needed to review and pass the test/development condition.

Conditional Approvals not detailed and may not comply

There is little to no information provided concerning the "Approved with Conditions" that a number of City departments provided this development. This includes:

- Drainage
- EPCOR (sewer and drainage)
- Transportation

It is noted that the plans obtained through FOIP indicate the use of a rain garden instead of a conventional site drainage design. It is submitted that approval of the rain garden instead of a conventional site drainage design was a variance. How and why was it approved and why was no proper notice provided to neighbours?

As to EPCOR and Transportation, please see the submissions below on effects and cumulative effects. 4147-4686-0385.v1

Effects and Cumulative Effects on traffic, safety, sewer and water not considered

Section 3(c) of the MGA states that “that the purposes of a municipality are (c) to develop and maintain safe and viable communities....”

While the subject of two different applications for Development Permits, the same developer/owner had also received approval for a second development of an Eight-Plex infill next door to the Development which is the subject of this appeal (9903- 147th street, City File: 574717545-002). The approval of the Development Permit for this adjacent lot is currently under appeal which is to be heard November 13, 2025 (See Appeal No. 574717545-014).

There is no indication that the City, EPCOR, Transportation or the Development Planner has taken any steps to consider the cumulative effect of these 2 side by side developments will have on city services, traffic along 99th ave and 147th street, the safety of pedestrians and the overall safety of the adjacent streets.

There has been nothing done to even evaluate the safety and other issues the development in question will bring just on its own. Additionally, there are two 8-plexes just being completed a block north of these two lots, along 147th street at 100 ave. These 4 projects all along the same street and within in a block of each other must be considered cumulatively.

Directly west of this development, across 147th street, is St Andrews United Church, whose buildings are also used for a pre-school program (Little Friends) and a separate daycare (City West). Little Friends is a community preschool program for 2 – 4 year olds. About 50 children attend Little Friends over the week. City West has about 100 children attending each day.

Adjacent to Little Friends and City West is the Crestwood Hockey Arena which also has a children’s playground that borders 147th street.

147th street between 100th ave and 99th ave is already very congested just from the above activities. The effect on safety is patently obvious. An expert traffic study is not necessarily required to understand the impact on the street with increased traffic using and parking along this area from just one 8 unit development, let alone 2 side by side Eight-Plexes. Unfortunately, the City has failed to make any consideration for this.

However, there is no indication that the City, in allowing this development to proceed, has conducted any study whatsoever, let along a proper traffic and safety study. While the bylaw may not specifically require safety be a consideration for these developments, the MGA does require it. The overarching concern for the safety of the community as a whole, and the neighbours on the subject street, particularly the very young children present in this area, must be addressed.

Application for development permit deemed to be refused

As we do not have full disclosure of the applications, reviews, requests of the developer for further information and the replies, it may very well be that the developer in this case did not provide the required and/or requested information and records on a timely basis. This issue is subject to receipt of those further records and information. If that did occur, then under the MGA, the application ought to have been considered refused at that time.

If that is the case, then the application for the development permit was deemed to be refused under section 683.1(8) of the MGA.

Section 685(3) of the MGA states:

(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). [emphasis added]

Section 683.1(8) of the MGA states:

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

Section 683.1(6) of the MGA states:

(6) If the development authority determines that the application is incomplete, the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.

General Matters**Appeal Information:**

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on November 13, 2025:

“That the appeal hearing be rescheduled to December 11, 2025.”

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

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

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

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

Hearing and Decision

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

...

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

...

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

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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

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

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

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose of the RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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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Development Permit										
<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>										
<table border="1"> <tr> <td style="width: 30%;"> Applicant </td> <td colspan="2"> Property Address(es) and Legal Description(s) 14610 - 99 AVENUE NW Plan 4590W Blk 98 Lot 11 </td> </tr> <tr> <td> Specific Address(es) </td> <td colspan="2"> Suite: 14610 - 99 AVENUE NW Suite: 14612 - 99 AVENUE NW Suite: 14614 - 99 AVENUE NW Suite: 14616 - 99 AVENUE NW Suite: MNFL, 14610 - 99 AVENUE NW Suite: MNFL, 14612 - 99 AVENUE NW Suite: MNFL, 14614 - 99 AVENUE NW Suite: MNFL, 14616 - 99 AVENUE NW Entryway: 14610 - 99 AVENUE NW Entryway: 14612 - 99 AVENUE NW Entryway: 14614 - 99 AVENUE NW Entryway: 14616 - 99 AVENUE NW Building: 14610 - 99 AVENUE NW </td> </tr> </table>			Applicant	Property Address(es) and Legal Description(s) 14610 - 99 AVENUE NW Plan 4590W Blk 98 Lot 11		Specific Address(es)	Suite: 14610 - 99 AVENUE NW Suite: 14612 - 99 AVENUE NW Suite: 14614 - 99 AVENUE NW Suite: 14616 - 99 AVENUE NW Suite: MNFL, 14610 - 99 AVENUE NW Suite: MNFL, 14612 - 99 AVENUE NW Suite: MNFL, 14614 - 99 AVENUE NW Suite: MNFL, 14616 - 99 AVENUE NW Entryway: 14610 - 99 AVENUE NW Entryway: 14612 - 99 AVENUE NW Entryway: 14614 - 99 AVENUE NW Entryway: 14616 - 99 AVENUE NW Building: 14610 - 99 AVENUE NW			
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Details <table border="0"> <tr> <td style="width: 50%;">1. Titled Lot Zoning: RS</td> <td>2. Number of Principal Dwelling Units To Construct: 4</td> </tr> <tr> <td>3. Overlay:</td> <td>4. Number of Secondary Suite Dwelling Units to Construct: 4</td> </tr> <tr> <td>5. Statutory Plan:</td> <td>6. Backyard Housing or Secondary Suite Included?: Yes</td> </tr> <tr> <td>7. Neighbourhood Classification: Redeveloping</td> <td>8. Development Category / Class of Permit: Permitted Development</td> </tr> </table>			1. Titled Lot Zoning: RS	2. Number of Principal Dwelling Units To Construct: 4	3. Overlay:	4. Number of Secondary Suite Dwelling Units to Construct: 4	5. Statutory Plan:	6. Backyard Housing or Secondary Suite Included?: Yes	7. Neighbourhood Classification: Redeveloping	8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Oct 17, 2025 Development Authority: LAI, ECHO										
Subject to the Following Conditions 1. Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 Secondary Suites. The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL , prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).										
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Landscaping must be installed and maintained in accordance with Section 5.60.

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

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

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)

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

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

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

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

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

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

The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.

This Development Permit will be revoked if the conditions of this permit are not met.

Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, 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).

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

The existing Driveway off 99 Avenue and 147 Street must be removed in accordance with Curb Fill Permit 541382571-004 (Subsection 2.10.6.1).

2. Landscaping Conditions:

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

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

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<p>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.</p> <p>3. Transportation Conditions:</p> <p>1) Access is proposed to the alley and does not require a crossing permit. The area between the east property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed a slope of 8%.</p> <p>2) The proposed east-west on-site sidewalk located in close proximity to the south property line must be located within private property and must not encroach onto the 99 Avenue road right-of-way.</p> <p>3) Prior to construction the project must apply for a Public Tree Permit for all trees on City of Edmonton property within 5m of the construction site or active haul route. These trees will require tree protection and possibly anti-compaction methods prior to construction as per Public Tree Bylaw 18825. For more information on City of Edmonton Tree Protection, please visit https://www.edmonton.ca/treepermits. If tree damage occurs, remediation or removal will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C) and Public Tree Bylaw 18825. This includes compensation for tree value on full or partial tree loss as well as operational and administrative fees.</p> <p>A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above ground permanent structure, which includes ground disturbance for installation of sidewalks / sidewalk connectors. In the event 3m cannot be maintained, the proponent must reach out to Urban forestry for further consultation. Below ground work of any kind within 0-3m of any City trees must be preceded by exploratory air-spading to identify root conflicts within this zone. This work must be coordinated by Urban Forestry and will be at the cost of the project. The significance of any root conflicts within 5m of a City tree will be determined by the Forester as well as if any compensation will be required from the proponent.</p> <p>During excavation for the removal of the existing driveway, please use caution when working within 3m of City trees. Hand excavation or another low disturbance method within this zone is required. If the project comes into conflict with tree roots 2 inches or greater in diameter, Urban Forestry must be notified for further consultation. Roots 2" or greater in diameter play an integral role in tree structure, stability as well as health, and the removal of them may have a negative impact on the tree. The significance of that impact will be determined by the forester as well as if any compensation will be required from the proponent. If further excavation is required below the current granular path into the soil, air-excavation may be needed. In this situation please contact forestry a minimum of 4 weeks in advance to have air-spading coordinated. Field adjustments may need to be made to accommodate trees and their root systems. Contractors are to work with Urban Forestry to mitigate root conflicts and damages to the trees within the scope of work.</p> <p>All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.</p> <p>4) 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.</p> <p>5) There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.</p> <p>6) Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of</p>	
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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.

As the submitted proposal includes a large area of sod within the boulevard, an inspection by a Landscape Technician is required to confirm that the improvement meets the City of Edmonton Design and Construction Standards. The applicant is responsible to contact Olivier Le Tynevez-Dobel of the Development Inspections Unit at 780-554-8961 or at olivier.letynevez-dobel@edmonton.ca for an onsite inspection 72 hours following installation of the sod/grass.

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

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

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

https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

4. EPCOR Conditions:

- Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.
 - The proposed development must comply with any requirements identified in the IFPA.
 - Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.
- Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

5. Drainage Services Conditions:

APPLICABLE ASSESSMENTS

- Permanent Area Contribution (PAC)
 - Storm and sanitary PACs are not applicable since the property is not in active PAC basins.
- Expansion Assessment (EA)
 - Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
- Arterial Roadway Assessment (ARA)
 - Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
- Sanitary Sewer Trunk Charge (SSTC)
 - Based on our records, this property was never assessed for SSTC.
 - SSTC applies to the entire property but is deferred under DP#570569148-002.
 - However, SSTC will be assessed in the future application of subdivision, development permit, or servicing connection application.

Additional Notes:

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<p>- The above assessment is based on information currently available to our department. If such information changes, a new assessment may be made.</p> <p>- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.</p> <p>- More information about the above charges can be found on the City of Edmonton's website:</p> <ul style="list-style-type: none"> o Permanent Area Contributions https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx o Sanitary Servicing Strategy Expansion Assessment https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx o Arterial Roadway Assessment https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx o Sanitary Sewer Trunk Charge https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx 	
<p>Subject to the Following Advisements</p> <p>1. Zoning Advisements: Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p> <p>Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p> <p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>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.</p> <p>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.</p> <p>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 and click 'ONLINE APPLICATION' for instructions on the plan submission process.</p> <p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.</p> <p>For more information on Lot Grading requirements, plans and inspections refer to the website:</p>	
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<p>https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</p> <p>Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.</p> <p>Signs require separate Development Permit application(s).</p> <p>2. Transportation Advisements:</p> <p>1) The proposed 3.7 m onsite hard surfaced driveway connecting the garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal road right-of-way may result in enforcement measures.</p> <p>2) Curb Crossing Permit #541382571-004 (To fill in Residential crossings) has the following conditions that must be met:</p> <p>The existing approximate 8.4 m wide private crossing to 147 Street located on the north property line must be removed with reconstruction of the curb, gutter, and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards;</p> <p>The existing approximate 6.7 m wide private crossing to 99 Avenue located approximately 17.7 m from the west property line must be removed with reconstruction of the curb, gutter, and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.</p> <p>The applicant MUST contact Trevor Singbeil of Development Inspections at 780-496-7019 for inspection a minimum of 72 hours prior to and following removal of the access on City road right-of-way.</p> <p>3. EPCOR Advisements:</p> <p>1). The site is currently serviced by a 20 mm copper water service (N22956) located 3.7 m north of the north property line of 99 Avenue off of the lane east of 147 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.</p> <p>1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.</p> <p>2). EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.</p> <p>3). A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 147 Street adjacent to the subject site.</p> <p>4). For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.</p> <p>4a. For information and to apply for a new water service please go to www.epcor.com/ca/en-ab/edmonton/operations/service-connections.html.</p> <p>5). For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.</p>	
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6). For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWInspections@epcor.com or 780-412-3850.

7). The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.

8). In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

9). Hydrant spacing adjacent to the site is 243 m. Hydrant spacing does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

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

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

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

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

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

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

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

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

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

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

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

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO).

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The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

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

You can locate a copy of the FSP guide for your reference here:

<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

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

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

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

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

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

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

https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800

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

During Construction

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

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

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

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

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

Protection of Adjacent Buildings During Construction and Demolition

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

Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

5. Waste Management Advisements:

Waste Services has reviewed the proposed plan (PLOT PLAN and Feb.25, 2025) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all



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properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.

Please visit edmonton.ca/apartmentandcondocollection for detailed information for developers.

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

Additional information about waste service at your proposed development:

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

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

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

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

- Residents would be required to share their food scraps carts.
- Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
- Residents would use blue bags for recycling.

Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.

For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out.

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

If you require any further clarifications, please contact us.

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$490.00	\$490.00	09460628	Mar 12, 2025
Dev. Application Fee	\$1,020.00	\$1,020.00	09460628	Mar 12, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	09460628	Mar 12, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		

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