

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

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

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

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**HEARING ROOM NO. 2**

I	9:00 A.M.	SDAB-D-25-182	To construct a Community Use in the form of a Child Care Service building for up to 39 children and to demolish a Single Detached House
			6004 - 19A Avenue NW Project No.: 598530125-002
II	11:00 A.M.	SDAB-D-25-184	To construct exterior alterations (1.2 m wide Driveway extension), existing without permits
			13311 - 155 Avenue NW Project No.: 629349083-002
III	1:30 P.M.	SDAB-D-25-183	To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch
			10532 - 79 Street NW Project No.: 615597283-002

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

ITEM I: 9:00 A.M.FILE: SDAB-D-25-182AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 598530125-002

APPLICATION TO: To construct a Community Use in the form of a Child Care Service building for up to 39 children and to demolish a Single Detached House

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 31, 2025

DATE OF APPEAL: November 25, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 6004 - 19A Avenue NW

LEGAL DESCRIPTION: Plan 7721180 Blk 1 Lot 28

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

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

1. Inadequate Parking

How can the city permit this if parking is already inadequate. The site has 3 Parking spaces instead of 4 (subsection 5.80.6.10) so it already fails to meet the minimum requirement for parking. What about the employee parking? Where will the employees be parking?? On the same street we also have the Meyokumin School and townhouse complex that already has traffic congestion during peak hours for drop off and pick up hours. Adding this facility will make the situation even more challenging. Has anyone from the city been here during those peak hours to understand the traffic congestion? Has there been a proper parking assessment completed? This facility of this size should not be approved on property that cannot meet the minimum standards. Granting this variance sets a dangerous precedent and directly harms nearby residents who rely on already -limited parking.

## 2. Severe Traffic Congestion

As mentioned above , the proposed site is located own a street that already experiences heavy daily congestion due to nearby school and townhouse complex that already create traffic congestion in the morning and afternoon. Adding 39 additional children will result in significant vehicle traffic, cars stopping illegally because no parking available. Reduced visibility near crosswalks and driveways and increasing risk of children collisions due to increase traffic. This will result on overflow traffic parking on my street 61 Street NW as the excess the vehicles during peak hours will end up turning onto my street (61 ST) as a result of no available parking on19A avenue.

This is not safe or appropriate location for a high capacity child care operation.

## 3. No available street parking to absorb overflow

The surrounding public street has extremely limited parking available due to the school and residents from the townhouse complex. The overflow tends to park on this public street(19A avenue). Cars already fully occupy the street parking during school hours and also in the morning and evening from the residents parking on that street.

The city cannot assume that public street can absorb overflow from a private business.. This is contrary to the purpose of residential zoning and creates long term hardship for us residents.

## 4. Zoning in a RS Residential

This project has demolished a single detached home and proposes a construction of commercial scale facility which will significantly have higher traffic, noise and activity level than a typical residential use. The scale and intensity of this development is not compatible with the quiet, small scale residential character of Meyokumin. Approval of such a large child care centre with a RS neighbourhood is unreasonable and inconsistent with the intended purpose of zoning.

## 5. Public Safety

Combining with insufficient parking, congested school zone, high pedestrian activity and large number of daily child drop offs and pick ups creates a situation that substantially increases the risk of accidents involving children and other pedestrians. This is also an area that vehicles then to speed through the school zone that isn't patrolled.

For the reasons listed above, inadequate parking, severe traffic congestion, incompatibility with residential zoning and significant safety hazards I appeal the approval of Permit#598530125-002. Approving this development will set a precedent for future commercial operations to open in residential zones.

The proposed Child Care Service for 39 is not suitable for this location and will negatively impact the neighbourhoods safety, livability and traffic conditions for the residents.

### ***General Matters***

#### **Appeal Information:**

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

#### **Grounds for Appeal**

##### **685(1) If a development authority**

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

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

...

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

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

**Appeals**

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

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

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

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

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

or

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

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

**Hearing and Decision**

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

...

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

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

and

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

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

Under section 2.10.2.8, a **Child Care Service** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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

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

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

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.

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

Section 5.80.6.10 states:

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

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

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

6.10.3. comply with Table 6.10.3:

<b>Table 6.10.3. Minimum Passenger Pick-up and Drop-off Spaces for Child Care Services</b>		
<b>Subsection</b>	<b>Number of Children</b>	<b>Passenger Pick-up and Drop-off Spaces</b>
<b>6.10.3.1</b>	Less than or equal to 10	2
<b>6.10.3.2</b>	Each additional 10	1

**Development Planner's Determination**

**Parking Space - The site has 3 Parking Spaces, instead of 4 (subsection 5.80.6.10)**

[unedited]

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**Notice to Applicant/Appellant**

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

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Edmonton	Project Number: <b>598530125-002</b> Application Date: <b>MAY 15, 2025</b> Printed: <b>November 3, 2025 at 9:48 AM</b> Page: <b>1 of 9</b>								
<h2>Development Permit</h2>									
<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>									
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b> 6004 - 19A AVENUE NW Plan 7721180 Blk 1 Lot 28</p> <p><b>Specific Address(es)</b> Suite: 6004 - 19A AVENUE NW Entryway: 6004 - 19A AVENUE NW Building: 6004 - 19A AVENUE NW</p>								
<p><b>Scope of Permit</b> To construct a Community Use in the form of a Child Care Service building for up to 39 children and to demolish a Single Detached House</p>									
<p><b>Details</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Development Category: Discretionary Development</td> <td style="width: 50%;">Gross Floor Area (sq.m.):</td> </tr> <tr> <td>Lot Grading Needed?: Y</td> <td>New Sewer Service Required: N/A</td> </tr> <tr> <td>NumberOfMainFloorDwellings:</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 575.63</td> <td>Statutory Plan:</td> </tr> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.):	Lot Grading Needed?: Y	New Sewer Service Required: N/A	NumberOfMainFloorDwellings:	Overlay:	Site Area (sq. m.): 575.63	Statutory Plan:
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NumberOfMainFloorDwellings:	Overlay:								
Site Area (sq. m.): 575.63	Statutory Plan:								
<p><b>Development Permit Decision</b></p> <p>Approved</p> <p><b>Issue Date:</b> Oct 31, 2025      <b>Development Authority:</b> BAUER, KERRY</p> <p><b>Subject to the Following Conditions</b></p> <p>Zoning Conditions: This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).</p> <p>This Development Permit authorizes the construction of a Community Use in the form of a Child Care Service building for up to 39 children and to demolish a Single Detached House.</p> <ol style="list-style-type: none"> <li>1. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.</li> <li>2. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).</li> <li>3. <b>WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL</b> and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).</li> <li>4. Outdoor play spaces for Child Care Services must be located a minimum of 2.0 m away from mechanical equipment and exhaust systems (Subsection 6.40.3.2).</li> <li>5. On-Site outdoor play spaces for Child Care Services at ground level must be Fenced on all sides and all gates must be self-latching (Subsection 6.40.3.3).</li> <li>6. On-Site outdoor play spaces for Child Care Services above ground level must have secure perimeter railings or walls with a minimum Height of 1.8 m (Subsection 6.40.3.4).</li> </ol>									
P0702003									



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7. Passenger pick-up and drop-off spaces for Child Care Services must not be located more than 100 m from the entrance used by the Child Care Service (Subsection 5.80.6.10.1).
8. Passenger pick-up and drop-off spaces for Child Care Services must contain signage indicating a maximum duration of 30 minutes or less (Subsection 5.80.6.10.2).
9. Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).
10. 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).
11. Surface Parking Lots and Parkades must be designed to include stormwater drainage facilities or provide stormwater retention or detention facilities, where applicable (Subsection 5.80.4.1.2).
12. A minimum of 3 Bike Parking Spaces must be provided which must be Short Term Bike Parking Spaces. A minimum of 1 Short Term Bike Parking Spaces must be Inclusive Bike Parking Spaces.
13. All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).
14. Outdoor lighting must be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately -lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).

### Landscaping Conditions

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$18,474.28 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- a. Cheque
- b. Irrevocable letter of credit
- c. Development bond

Please contact [dplandscaping@edmonton.ca](mailto:dplandscaping@edmonton.ca) to submit the required Landscape Security.

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

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

5. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit [www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest).

6. If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape



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Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

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

Transportation Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City and pay for the following improvements:

- a) Removal of the existing approximate 5m wide private crossing access to 19A Avenue, located approximately 2m from the east property line; and
- b) Construction of a 7m wide private crossing access to 19A Avenue, located approximately 2m from the east property line.

Integrated Infrastructure Services (IIS) have advised that Neighbourhood Renewal is planned for the Meyokumin area scheduled for 2025/2026 for the complete reconstruction of 19A Avenue adjacent to the subject site. The improvement specified above will be included with the City project to accommodate the development.

As part of the Agreement, the owner will be required to provide a payment of \$7,500.00 + GST for the estimated construction cost of the above noted improvement. Upon completion of construction, a final accounting of costs will determine if the owner is invoiced for the balance or refunded for any over payment.

The applicant must contact Janelle Pawluk at [janelle.pawluk@edmonton.ca](mailto:janelle.pawluk@edmonton.ca) with Integrated Infrastructure Services (IIS) for further information and to coordinate the work.

-Engineering drawings will NOT be required for this Agreement. Please email [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca) to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

-This Agreement will require a payment in the amount of \$7,500.00 to cover 100% of construction costs. However, based on the City's "GUIDELINES FOR ESTABLISHING SECURITY IN SERVICING AGREEMENT" the amount may be adjusted based upon the owner's previous development history with the City.

-The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 72 hours prior to removal or construction within City road right-of-way.

2. Permanent objects including concrete steps, railings, landings, planter boxes, fencing and gate swings 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 and only grass is permitted to be planted within the boulevard.

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

4. 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;



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-and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

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

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

### EPCOR Conditions:

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

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

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

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

### Subject to the Following Advisements

#### Zoning Advisements:

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

2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

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

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

5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.

6. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see [https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit). All new installations, above and



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below ground, within 5m of a City tree require forestry consultation.

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

8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit [epcor.com/newconnection](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval.

9. Signs require separate Development Permit application(s).

10. The vehicle access must maintain a minimum clearance of 1.5 m from all surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of surface utilities must be at the expense of the applicant or property owner.

11. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

### 12. LOT GRADING ADVISEMENT:

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

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

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

For more information on Lot Grading requirements, plans and inspections refer to the website:  
[https://www.edmonton.ca/business\\_economy/lot-grading-commercial](http://www.edmonton.ca/business_economy/lot-grading-commercial)

13. The City of Edmonton does not collect waste from non-Residential (Child Care Services) developments. The Child Care Service provider or property owner is responsible for managing their waste collections through the private commercial waste collection agencies. The business operator or property owner is advised to ensure that they have adequate waste disposal services to serve the development.

### Drainage Services Advisements:

DP#598530125-002 To construct a Community Use in the form of a Child Care Service building for up to 60 children and to demolish a Single Detached House. File No.51-013-109-097 (Meyokumin)

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 6004 - 19A AVENUE NW(Plan 7721180 Blk 1 Lot 28;Meyokumin), subject to the following conditions:

P0702003



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### Development Assessments

#### APPLICABLE ASSESSMENTS

##### Permanent Area Contribution (PAC)

Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

##### Expansion Assessment (EA)

Expansion Assessment charge is being paused until Dec 31, 2025. (exact date to be determined by the SSSF Oversight Committee); therefore EA is deferred for this DP.

EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

##### 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)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until Dec 31, 2025. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.

SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

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

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

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

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

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

#### Additional Notes

The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information change in the future, a new assessment may be made.

Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.

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

Edmonton	Project Number: <b>598530125-002</b> Application Date: MAY 15, 2025 Printed: November 3, 2025 at 9:48 AM Page: 7 of 9
<h2 style="margin: 0;">Development Permit</h2>	
<p><b>EPCOR Advisements:</b></p> <p>1. The site is currently serviced by a 20 mm copper water service (S45121) located 0.9 m south of the north property line of Lot 28 off of 61 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 may not be 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 200 mm water main along 61 Street or directly off EPCOR's 300 mm water main along 19A Avenue 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 <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.</p> <p>4a. For information and to apply for a new water service please go to <a href="http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html">www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html</a>.</p> <p>5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444.</p> <p>6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at <a href="mailto:EWSinspections@epcor.com">EWSinspections@epcor.com</a> or 780-412-3850.</p> <p>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.</p> <p>8. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).</p> <p>9. 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.</p> <p>10. 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).</p> <p>11. 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.</p> <p>12. 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.</p>	
P0702003	



Project Number: **598530125-002**  
 Application Date: **MAY 15, 2025**  
 Printed: **November 3, 2025 at 9:48 AM**  
 Page: **8 of 9**

## Development Permit

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

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

### 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.

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

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

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

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

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

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.

Ensure Emergency Access Routes are designed in accordance with the National Building Code -2023 Alberta Edition and the City of Edmonton's Complete Street Design and Construction Standards. Complete Streets Design and Construction Standards  
[https://www.edmonton.ca/sites/default/files/assets/PDF/COE-IM-GUIDE-0011\\_DSOPEGPWP.pdf?cb=1655835149](https://www.edmonton.ca/sites/default/files/assets/PDF/COE-IM-GUIDE-0011_DSOPEGPWP.pdf?cb=1655835149)

Kind Regards,

Gisele Godwin

FSCO Group B, Level II, Group C, Group E

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

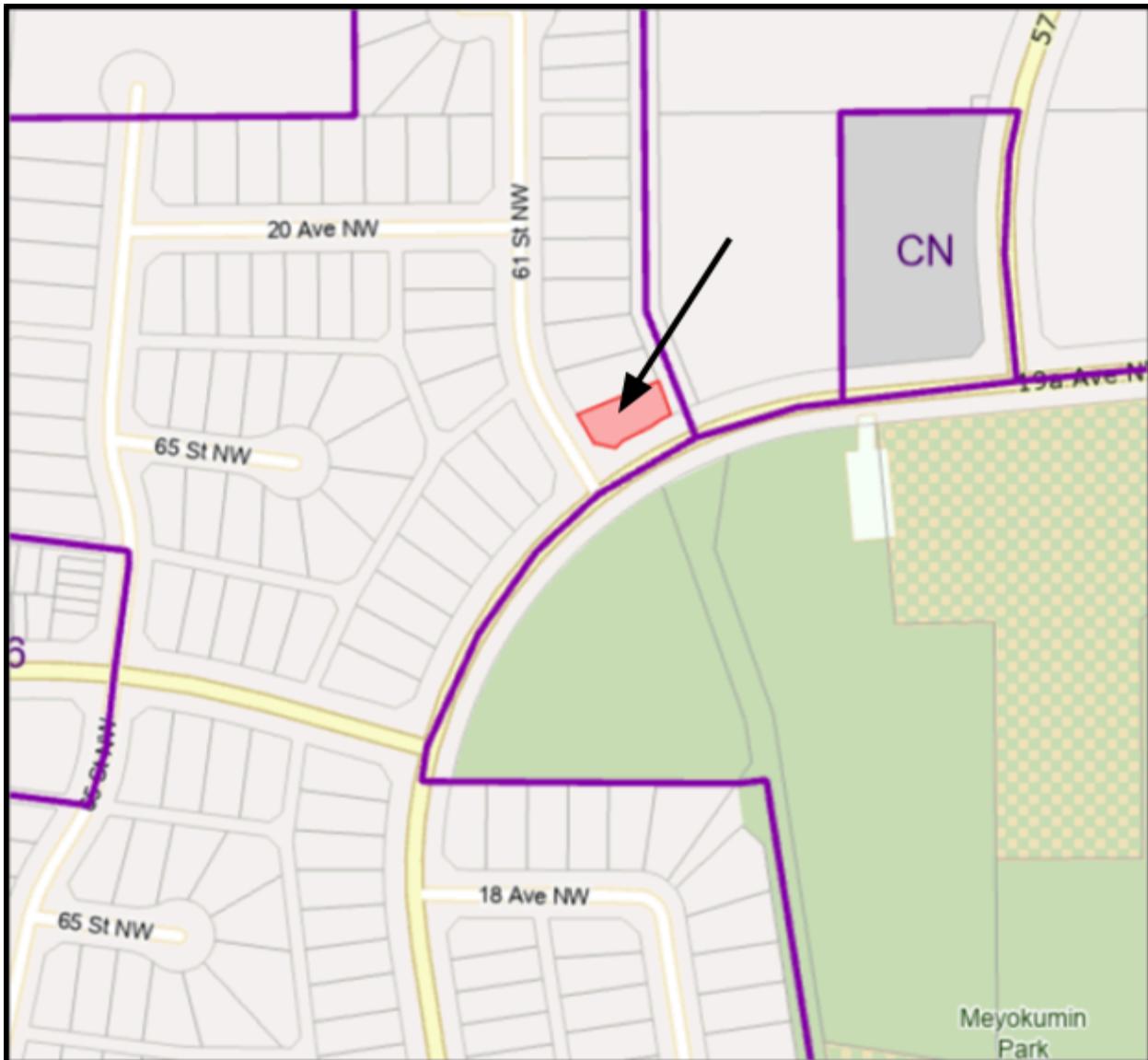
### Variances

Parking Space - The site has 3 Parking Spaces, instead of 4 (subsection 5.80.6.10)

### 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.

	Project Number: <b>598530125-002</b> Application Date: MAY 15, 2025 Printed: November 3, 2025 at 9:48 AM Page: 9 of 9			
<b>Development Permit</b>				
Notice Period Begins: Nov 06, 2025	Ends: Nov 27, 2025			
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Lot Grading Fee	\$490.00	\$490.00	004632001001631	Jun 27, 2025
Variance fee	\$299.00	\$299.00	09951616	Oct 23, 2025
Major Dev. Application Fee	\$1,195.00	\$1,195.00	004632001001631	Jun 27, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	004632001001631	Jun 27, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<hr/> \$2,544.00	<hr/> \$2,544.00		
<hr/> P0702003				



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-182



N

ITEM II: 11:00 A.M.FILE: SDAB-D-25-184AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 629349083-002

APPLICATION TO: To construct exterior alterations (1.2 m wide Driveway extension), existing without permits

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 19, 2025

DATE OF APPEAL: November 25, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 13311 - 155 Avenue NW

LEGAL DESCRIPTION: Plan 9721568 Blk 4 Lot 98

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

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

I would like to appeal the decision made on development of the extension in my driveway of 1.2 metres as it leads straight to my doorway and connects to the path leading up to it. Also, looking around my neighbourhood it is clear that most of neighbours have similar pathways leading up towards their doors. In addition, the street parking in front of

my house can still park two cars and is a larger parking space in comparison to the other street parking in houses nearby. Since our family has paid \$4000 towards this extension and it does not disturb parking as two cars are able to fit please consider granting us this permit. Thank you in advance.

### ***General Matters***

#### **Appeal Information:**

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

#### **Grounds for Appeal**

##### **685(1) If a development authority**

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

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

...

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

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

#### **Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,

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

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

or

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

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

### **Hearing and Decision**

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

...

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

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not
  - (A) unduly interfere with the amenities of the neighbourhood, or
  - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

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

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

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

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

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

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

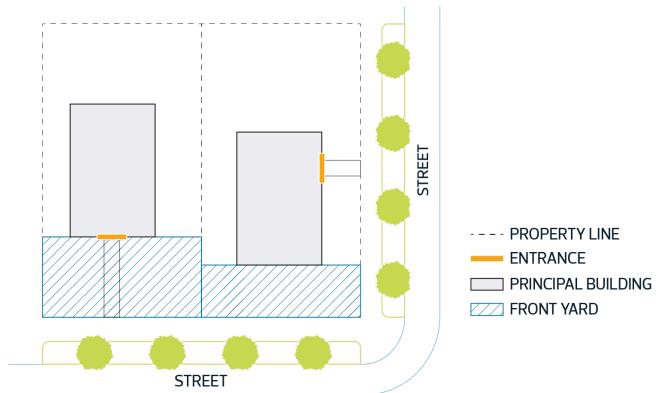
Under section 8.20, **Driveway** means:

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



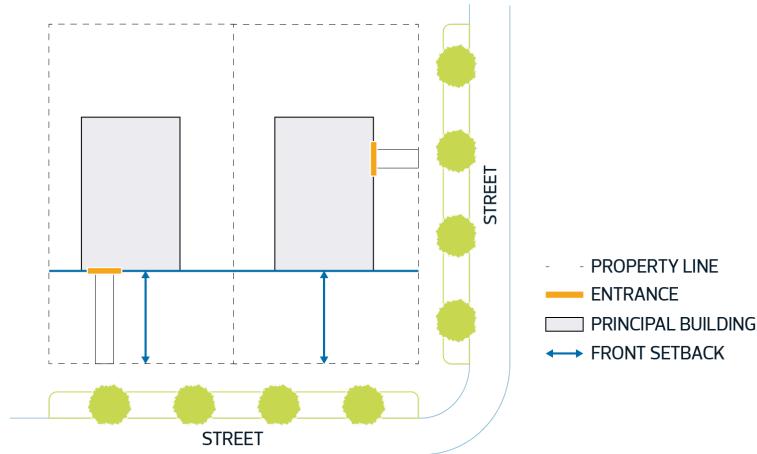
Under section 8.20, **Front Yard** means:

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



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

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



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

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

Section 2.20.1 states that the **Purpose of the 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.

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

Section 5.80.2.1 states:

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

#### **Site Circulation**

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

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

### **Driveways**

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

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

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

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

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

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

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

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

**2.1.5.1. a Front Yard;**

**2.1.5.2. a Flanking Side Yard; or**

2.1.5.3 a Flanking Side Setback.

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

**Development Planner's Determination**

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

**Proposed: Driveway extension does not lead to the Garage.**

**2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.4.2.)**

**Maximum width: 6.72 m**

**Proposed: 7.92 m**

**Exceeds by: 1.2 m**

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

**Proposed: Driveway extension is located within the Front Yard.**

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**Notice to Applicant/Appellant**

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

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	Project Number: <b>629349083-002</b> Application Date: SEP 15, 2025 Printed: November 19, 2025 at 3:30 PM Page: 1 of 2																		
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Driveway Extension Permit</h3>																			
<p>This document is a Development Permit Decision for the development application described below.</p>																			
		<b>Property Address(es) and Legal Description(s)</b> 13311 - 155 AVENUE NW Plan 9721568 Blk 4 Lot 98																	
<b>Scope of Application</b> To construct exterior alterations (1.2 m wide Driveway extension), existing without permits.																			
<b>Details</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Development Category:</td> <td style="width: 50%;">Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 440.03</td> <td>Statutory Plan:</td> </tr> </table>				Development Category:	Overlay:	Site Area (sq. m.): 440.03	Statutory Plan:												
Development Category:	Overlay:																		
Site Area (sq. m.): 440.03	Statutory Plan:																		
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Nov 19, 2025 <b>Development Authority:</b> FOLKMAN, JEREMY																			
<b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.3.)  Proposed: Driveway extension does not lead to the Garage.</li> <li>2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.4.2.)  Maximum width: 6.72 m  Proposed: 7.92 m  Exceeds by: 1.2 m</li> <li>3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.5.1).  Proposed: Driveway extension is located within the Front Yard.</li> </ol>																			
<b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26. Section 683 through 689 of the Municipal Government Act.																			
<b>Building Permit Decision</b> No decision has yet been made.																			
<b>Fees</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Fee</th> <th style="width: 25%;">Amount</th> <th style="width: 25%;">Paid</th> <th style="width: 25%;">Receipt #</th> </tr> </thead> <tbody> <tr> <td>Development Application Fee</td> <td>\$190.00</td> <td>\$190.00</td> <td>087092001001055</td> </tr> <tr> <td>Total GST Amount:</td> <td>\$0.00</td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td>\$190.00</td> <td>\$190.00</td> <td></td> </tr> </tbody> </table>				Fee	Amount	Paid	Receipt #	Development Application Fee	\$190.00	\$190.00	087092001001055	Total GST Amount:	\$0.00			Totals for Permit:	\$190.00	\$190.00	
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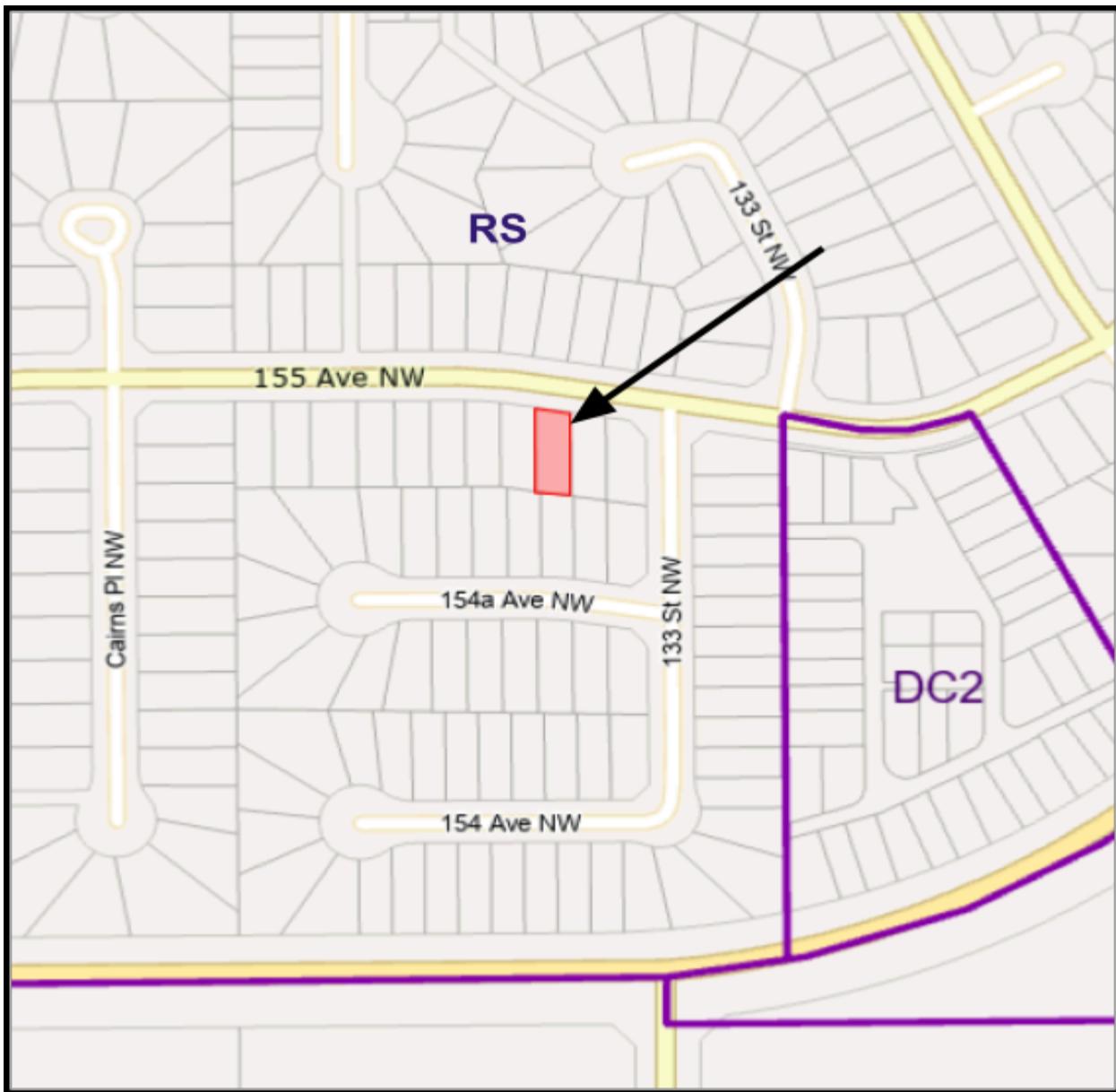


**Application for  
Driveway Extension Permit**

Project Number: **629349083-002**  
Application Date: SEP 15, 2025  
Printed: November 19, 2025 at 3:30 PM  
Page: 2 of 2

**THIS IS NOT A PERMIT**

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-184



N

ITEM III: 1:30 P.M.FILE: SDAB-D-25-183AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 615597283-002

APPLICATION TO: To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 25, 2025

DATE OF APPEAL: November 26, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10532 - 79 Street NW

LEGAL DESCRIPTION: Plan 2106KS Blk 27 Lot 5

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

We respectfully request that the City reconsider the inclusion of the deck area in the building length measurement for the proposed development at 105327 Street, based on the following considerations:

### 1. Intent of the Regulation

We understand that the purpose of limiting the maximum building length to 50% of site depth (or 25.0 m, whichever is less) is to reduce the perception of building mass and minimize the impact of long, continuous walls along interior side-lot lines.

In this case, the proposed waterproofed deck does not contribute to visual or physical massing in the same manner as an enclosed or fully skirted structure. From the perspective of the adjoining property, the deck remains an open and lightweight element, visually distinct from the primary building form. Therefore, its inclusion in the building length calculation does not serve the intended purpose of the regulation.

### 2. Clarification on Enclosed Structures

If the term enclosed is intended to include skirted decks, we respectfully note that deck skirting (such as lattice or panel enclosures) does not form part of the foundation or structural envelope of the building.

The foundation extension used to support the waterproof deck is purely functional for structural integrity and waterproofing purposes. It should not be interpreted as an extension of the main building mass. Functionally and visually, a skirted deck and a waterproofed deck are comparable; therefore, they should be treated consistently under the regulations.

### 3. Architectural and Site Design Quality

The proposed design provides a cleaner and more cohesive aesthetic than un-skirted decks, which often become informal storage areas. The integrated design aligns with all site coverage and soft-landscaping requirements while contributing positively to the overall appearance of the property and surrounding streetscape.

This design approach supports the City's broader objectives for high-quality, context-sensitive infill development that enhances the livability and character of established neighbourhoods.

### 4. Livability and Functional Benefits

The current design layout allows for two-bedroom basement suites, which provide significant community and housing benefits, including:

- Improved livability and functionality for occupants;
- Greater housing flexibility for families and shared living arrangements;
- Increased affordability through potential rental income; and
- Enhanced long-term property value and adaptability.

These features align with the City's goals of supporting diverse and livable housing options without creating any adverse impacts on adjacent properties.

### 5. Site Context Considerations

The subject lot is shallower than a typical infill parcel. Applying the maximum building length restriction strictly within this context results in a disproportionate limitation on design flexibility and internal functionality, without any corresponding reduction in visual mass or tangible benefit to neighbouring properties.

### 6. Conclusion and Request

In summary, the proposed deck does not contribute to additional massing or visual impact, fully complies with site coverage and landscaping

regulations, and enhances both the function and design quality of the dwelling.

We therefore respectfully request that the deck not be included in the building length measurement. Alternatively, we request consideration of a minor variance or interpretive adjustment recognizing the open nature and limited visual impact of this design element.

Thank you for your attention to this matter. We would welcome the opportunity to discuss this further and to work collaboratively toward a resolution that supports both the intent of the regulation and the quality of the proposed development.

### ***General Matters***

#### **Appeal Information:**

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

#### **Grounds for Appeal**

##### **685(1) If a development authority**

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

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

...

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

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

#### **Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

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

### **Hearing and Decision**

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

...

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

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

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

and

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

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

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

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

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

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

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

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

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

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

Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

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

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

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

### ***Building Length***

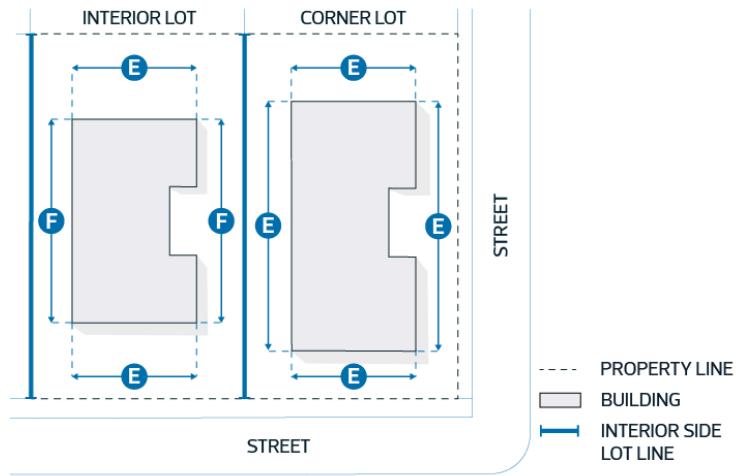
Section 2.10.4.1 states:

4.1. Development must comply with Table 4.1:

**Table 4.1 Site and Building Regulations**

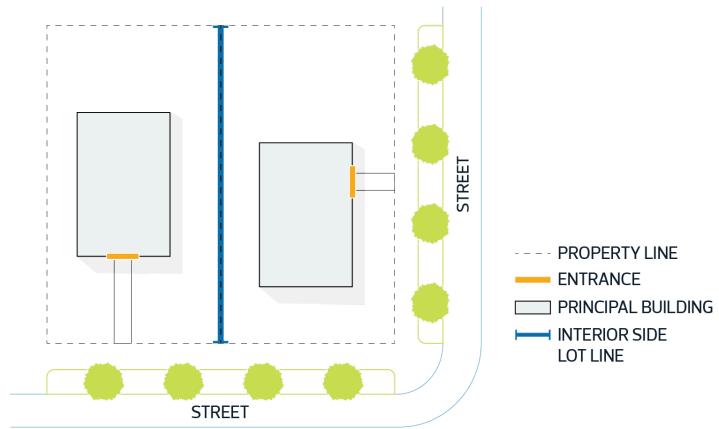
<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>Building Length</b>			
<b>4.1.8.</b>	Maximum building	30 m	<b>E</b>
<b>Unless the following applies:</b>			
<b>4.1.9.</b>	Maximum building length along an Interior Side Lot Line on an Interior Lot	50% of Site Depth or 25.0 m, whichever is less	<b>F</b>

**Diagram for Subsections 4.1.8 and 4.1.9**



Under section 8.20, **Interior Side Lot Line** means:

the Lot line other than a Front Lot Line, Flanking Side Lot Line or Rear Lot Line.



### Development Planner's Determination

**The maximum building length along an Interior Side Lot Line on an Interior Lot must be 50% of Site Depth or 25.0 m, whichever is less (Reference Section 2.10.4.1.9)**

**Required: 50% of the Site Depth ( $42.54\text{m} \times 50\% = 21.27\text{m}$ )**

**Proposed: 24.38m**

**Exceeded the maximum building length by 3.11m.**

[unedited]

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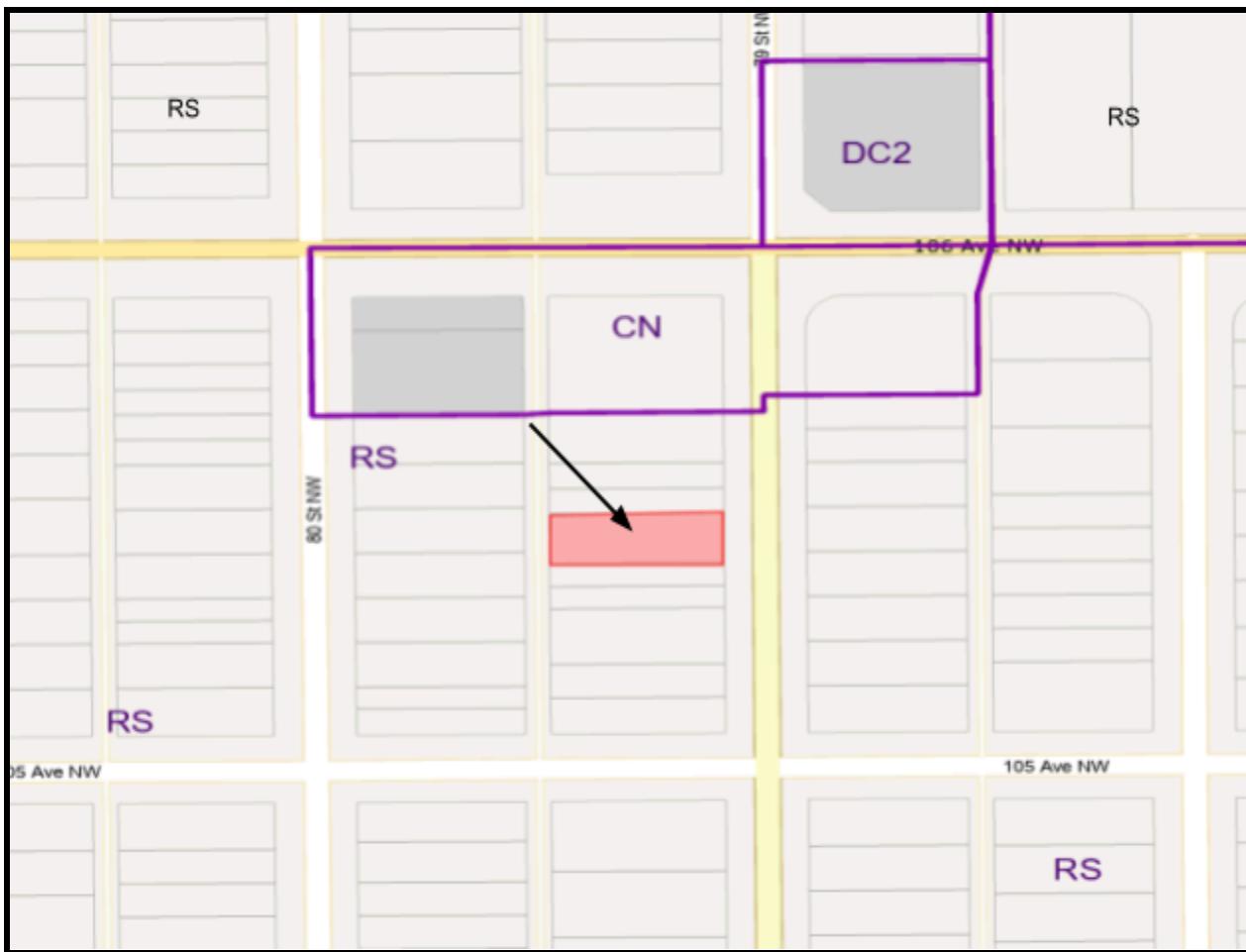
Notice to Applicant/Appellant

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

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Edmonton	Project Number: <b>615597283-002</b> Application Date: JUL 04, 2025 Printed: November 25, 2025 at 2:12 PM Page: 1 of 2								
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Development Permit</h3>									
<p>This document is a Development Permit Decision for the development application described below.</p>									
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 10532 - 79 STREET NW Plan 2106KS Blk 27 Lot 5								
<b>Specific Address(es)</b>	Suite: 1, 10532 - 79 STREET NW Suite: 2, 10532 - 79 STREET NW Suite: 3, 10532 - 79 STREET NW Suite: 4, 10532 - 79 STREET NW Suite: BSMT1, 10532 - 79 STREET NW Suite: BSMT2, 10532 - 79 STREET NW Suite: BSMT3, 10532 - 79 STREET NW Suite: BSMT4, 10532 - 79 STREET NW Entryway: 1, 10532 - 79 STREET NW Entryway: 2, 10532 - 79 STREET NW Entryway: 3, 10532 - 79 STREET NW Entryway: 4, 10532 - 79 STREET NW Building: 1, 10532 - 79 STREET NW								
<b>Scope of Application</b> To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch.									
<b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;">1. Titled Lot Zoning: R5</td> <td style="width: 50%; vertical-align: top; padding: 2px;">2. Number of Principal Dwelling Units To Construct: 4</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;">3. Overlay:</td> <td style="vertical-align: top; padding: 2px;">4. Number of Secondary Suite Dwelling Units to Construct: 4</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;">5. Statutory Plan:</td> <td style="vertical-align: top; padding: 2px;">6. Backyard Housing or Secondary Suite Included?: Yes</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;">7. Neighbourhood Classification: Redeveloping</td> <td style="vertical-align: top; padding: 2px;">8. Development Category / Class of Permit:</td> </tr> </table>		1. Titled Lot Zoning: R5	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:
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<b>Development Application Decision</b> Refused									
<b>Issue Date:</b> Nov 25, 2025 <b>Development Authority:</b> ANGELES, JOSELITO									
<b>Reason for Refusal</b> <p>The maximum building length along an Interior Side Lot Line on an Interior Lot must be 50% of Site Depth or 25.0 m, whichever is less (Reference Section 2.10.4.1.9)          Required: 50% of the Site Depth (42.54m x 50% = 21.27m)          Proposed: 24.38m          Exceeded the maximum building length by 3.11m.</p>									
<b>Rights of Appeal</b> <p>The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>									
<b>THIS IS NOT A PERMIT</b>									
<small>P0702003</small>									

Edmonton	Project Number: <b>615597283-002</b> Application Date: JUL 04, 2025 Printed: November 25, 2025 at 2:12 PM Page: 2 of 2																														
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## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-183



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