

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
February 5, 2025**

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

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

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**TO BE RAISED**

I      9:00 A.M.      SDAB-D-25-016

Change the use from a Child Care Service to  
Liquor Store and construct interior alterations

7504 - 178 Street NW  
Project No.: 542008381-002

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II      10:30 A.M.      SDAB-D-25-017

To convert a Residential Single Detached House  
to a Child Care Service for 74 children, and  
construct interior and exterior alterations.

7920 - 120 AVENUE NW  
Project No.: 518729802-002

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

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-D-25-016

**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 542008381-002

APPLICATION TO: Change the use from a Child Care Service to Liquor Store  
and construct interior alterations

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 13, 2024

DATE OF APPEAL: December 19, 2024

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 7504 - 178 Street NW

LEGAL DESCRIPTION: Plan 7621558 Blk 21 Lot 8

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: West Edmonton District Plan

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***Grounds for Appeal***

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

Appealing a refused decision

***General Matters***

**Appeal Information:**

**The Subdivision and Development Appeal Board made and passed the following motion on December 20, 2024:**

**“That the appeal be scheduled for February 5, 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 2.90.2.9, a **Liquor Store** is a **Permitted Use** in the **CN - Neighbourhood Commercial Zone**.

Under section 8.10, **Liquor Store** means “a development where the primary purpose is to sell alcoholic drinks and other related products for off-Site consumption.”

Section 2.90.3.8 states “**Liquor Stores** must comply with Section 6.70.”

Section 2.90.1 states that the **Purpose** of the **CN - Neighbourhood Commercial Zone** is:

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

**Section 6.70 of the Zoning Bylaw 20001 - Liquor Stores**

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

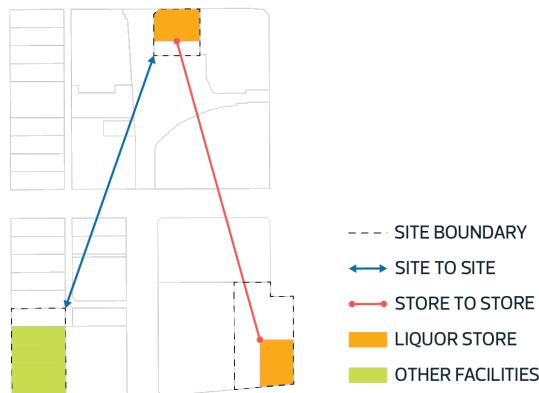
**Table 1. Minimum Separation Distance**

Subsection	From approved or existing:	500 m (store to store)	100 m ( <u>Site to Site</u> )
1.1.	<u>Liquor Stores</u>	x	

1.2.	<u>Schools</u> , limited to primary and secondary		x
	From <u>Sites</u> <u>Zoned</u> :		
1.3.	<u>PS</u> , <u>PSN</u> , or <u>A</u>		x

2. For the purposes of Subsection 1, when measuring separation distances:
  - 2.1 from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
  - 2.2 from store to store, the distance is measured from the closest point of the Liquor Store to the closest point of another Liquor Store.

**Diagram for Subsection 2**



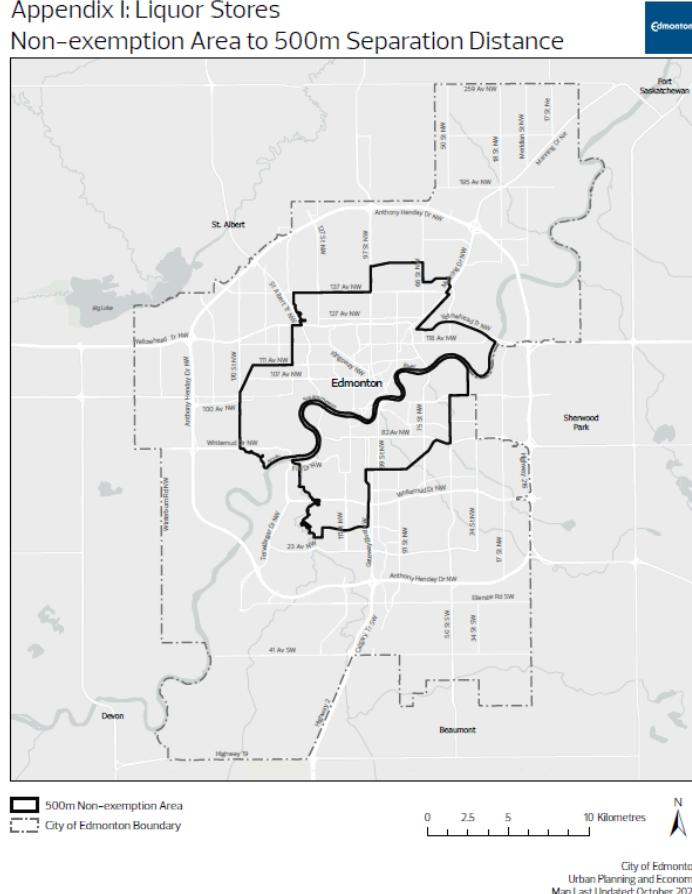
3. Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in Appendix I, if:
  - 3.1 at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, MU, or Direct Control; and
  - 3.2 the Liquor Stores are located on separate Sites.
4. Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU,

CG, or Direct Control.

5. No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:
  - 5.1 the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
  - 5.2 the Floor Area of the temporary location is not more than 50.0 m<sup>2</sup> larger than the total Floor Area of the original Liquor Store;
  - 5.3 the Development Permit is issued for a duration of 5 years or less; and
  - 5.4 the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

**Appendix I**

Appendix I: Liquor Stores  
Non-exemption Area to 500m Separation Distance



**Development Planner's Determination**

**1) Sites containing Liquor Stores shall provide a 100m separation distance from a site zoned PS (Ref.: S. 6.70.1):**

**Minimum required separation distance: 100m**

**Proposed separation distance: 46m from 7215-178 Street (Callingwood Park)**

**Deficient by: 54m**

**Under S. 6.70.5 of the Zoning Bylaw, the Development Planner is not permitted to grant the variance necessary to allow for the proposed development.**

[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: 542008381-002  
 Application Date: NOV 20, 2024  
 Printed: December 13, 2024 at 5:23 PM  
 Page: 1 of 1

# Application for Major Development Permit

This document is a Development Permit Decision for the development application described below.

<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b>
	7504 - 178 STREET NW Plan 7621558 Blk 21 Lot 8
	<b>Specific Address(es)</b>
	Suite: 7536 - 178 STREET NW
	Entryway: 7536 - 178 STREET NW
	Building: 7536 - 178 STREET NW

## Scope of Application

To change the use from a Child Care Service to Liquor Store and construct interior alterations.

## Details

Development Category: Permitted Development	Gross Floor Area (sq.m.):
Lot Grading Needed: N	New Sewer Service Required: N
Number Of Main Floor Dwellings:	Overlay:
Site Area (sq. m.):	Statutory Plan:

## Development Application Decision

Refused

Issue Date: Dec 13, 2024 Development Authority: WELCH, IMAI

## Reason for Refusal

1) Sites containing Liquor Stores shall provide a 100m separation distance from a site zoned PS (Ref.: S. 6.70.1):

Minimum required separation distance: 100m

Proposed separation distance: 46m from 7215-178 Street (Callingwood Park)

Deficient by: 54m

Under S. 6.70.5 of the Zoning Bylaw, the Development Planner is not permitted to grant the variance necessary to allow for the proposed development.

## Rights of Appeal

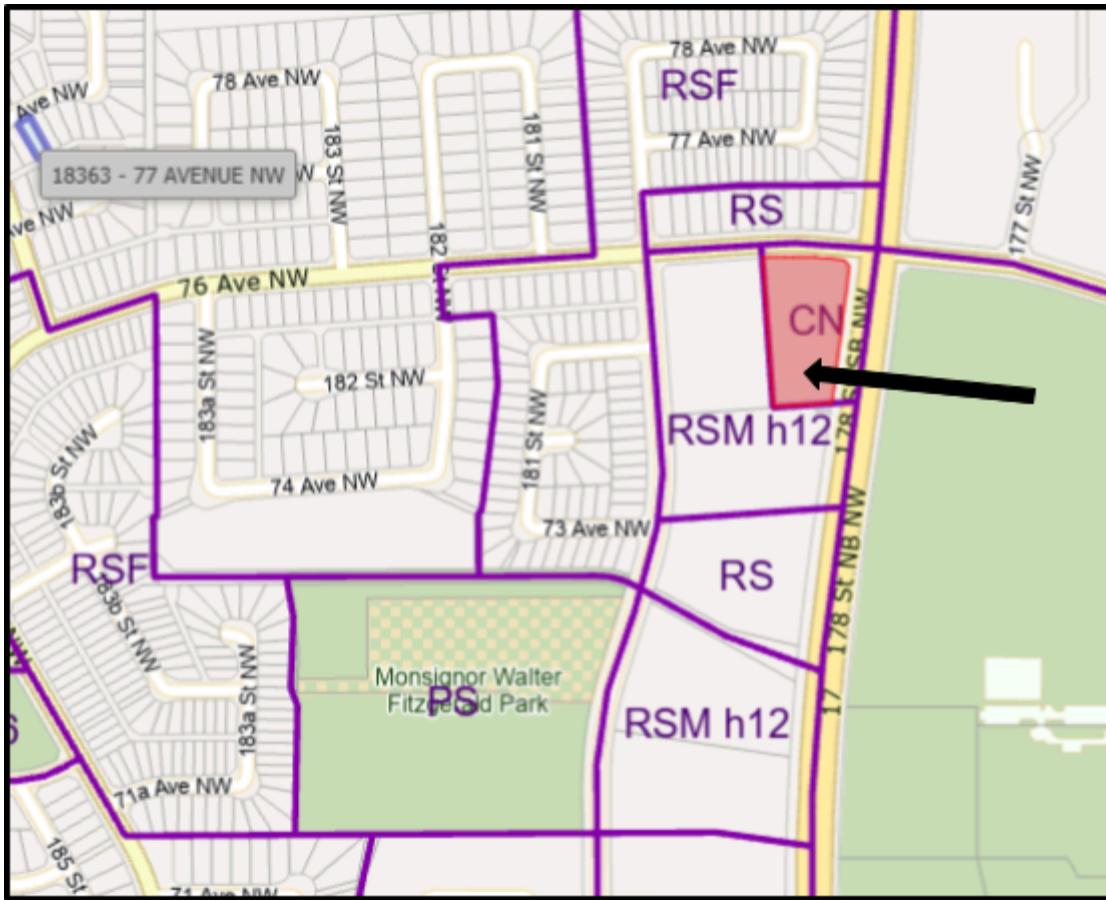
The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26,

Section 683 through 689 of the Municipal Government Act.

## Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$400.00	\$400.00	09327695	Dec 02, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	\$400.00	\$400.00		

THIS IS NOT A PERMIT



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-016



N

ITEM II: 10:30 A.M.FILE: SDAB-D-25-017AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 518729802-002

APPLICATION TO: Convert a Residential Single Detached House to a Child Care Service for 74 children, and construct interior and exterior alterations.

DECISION OF THE

DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 17, 2024

DATE OF APPEAL: January 16, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 7920 - 120 Avenue NW

LEGAL DESCRIPTION: Plan RN63 Blk 3 Lot 9

ZONE: Small Scale Residential (RS)

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central 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 am writing to formally raise an objection to the proposed a new daycare which is beside our daycare property. As the owner of a daycare located directly next to this

property, we believe that the proposed new daycare create significant logistical issues and safety concerns, both for our business and the families we serve.

Our daycare is in this area, and we rely on the current traffic flow and parking setup for smooth, safe operations. We have enough parking space to utilize the road for our own pickup and drop-off zones, which are vital for managing the flow of children in and out of our care. Introducing additional spaces for another facility would create unnecessary congestion and result in conflicts between the vehicles of daycare parents and those using the new proposed spaces.

They don't have any enough parking space and This could lead to dangerous situations, including blocked access for emergency vehicles and increased risk of accidents. According to the same demographic area this is not possible to run same business and this will effect our business too as its not enough space and people to run same business side by side. This proposed development will directly impact and make our business fail, this is totally not right when they know their is a same business already being built and open same business next to the one that is being under construction. I have already proposed to the owner to buy mine if he really needs this business there, I will back out.

We are especially concerned about the safety of the children, many of whom walk to and from our facility with their parents.

We would be happy to discuss this further and work together toward a resolution that ensures both the needs of the proposed development and the safety of the daycare children are taken into account.

### ***General Matters***

#### **Appeal Information:**

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

#### **Grounds for Appeal**

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

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

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

...

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### **Appeals**

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

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(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:

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

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

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

6.10.3. comply with Table 6.10.3:

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

<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

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

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

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

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

transportation planning.

**Development Planner's Determination**

**Passenger pick-up and drop-off spaces: The development has 4 passenger pick-up and drop-off spaces instead of 8 (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>518729802-002</b> Application Date: JUL 07, 2024 Printed: December 17, 2024 at 1:12 PM Page: 1 of 6								
<b>Major Development Permit</b>									
<p>This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.</p>									
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 7920 - 120 AVENUE NW Plan RN63 Blk 3 Lot 9								
<b>Specific Address(es)</b>	Suite: 7920 - 120 AVENUE NW Suite: 7922 - 120 AVENUE NW Entryway: 7920 - 120 AVENUE NW Entryway: 7922 - 120 AVENUE NW Building: 7920 - 120 AVENUE NW								
<b>Scope of Permit</b> To convert a Residential Single Detached House to a Child Care Service for 74 children, and construct interior and exterior alterations.									
<b>Details</b> <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: N/A</td> <td>New Sewer Service Required:</td> </tr> <tr> <td>Number of Main Floor Dwellings:</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 697.01</td> <td>Statutory Plan:</td> </tr> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.):	Lot Grading Needed: N/A	New Sewer Service Required:	Number of Main Floor Dwellings:	Overlay:	Site Area (sq. m.): 697.01	Statutory Plan:
Development Category: Discretionary Development	Gross Floor Area (sq.m.):								
Lot Grading Needed: N/A	New Sewer Service Required:								
Number of Main Floor Dwellings:	Overlay:								
Site Area (sq. m.): 697.01	Statutory Plan:								
<b>Development Permit Decision</b> Approved									
<b>Issue Date:</b> Dec 17, 2024 <b>Development Authority:</b> PIORKOWSKI, THERESA									
<b>Subject to the Following Conditions</b> 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 \$550.00 (this can be paid by phone with a credit card - 780-442-5054). 2. 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. 3. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 4. 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. 5. A Landscape Security must be provided to the City of Edmonton at the time of initial Landscape Inspection, to the satisfaction of the Development Planner. The initial Landscape Inspection must be requested within 14 days of the Landscape installation being completed ( <a href="http://www.edmonton.ca/landscapeinspectionrequest">www.edmonton.ca/landscapeinspectionrequest</a> ). 6. Upon determination that landscaping has been installed in compliance with the approved Landscape Plan, 20% of the full Landscape Security value as determined by the Development Planner must be collected. The Landscape Security must be retained for a period of 24 months from the date of the initial Landscape Inspection. 7. Sites that are not completed or are not compliant with approved Landscape Plans at the initial Landscape Inspection must, in									



Project Number: **518729802-002**  
 Application Date: JUL 07, 2024  
 Printed: December 17, 2024 at 1:12 PM  
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## Major Development Permit

addition, be required to submit a Security for incomplete work, up to the full value of the Landscape Security, as determined by the Development Planner.

Applicants MUST adhere to the following:

8. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see [https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit). All new installations, above and below ground, within 5m of a City tree require forestry consultation.
9. 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.

The City of Edmonton Public Tree Bylaw

<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit

[https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit#:~:text=A%20Public%20Tree%20Permit%20will,\(paved%20or%20granular%20 surface\)](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit#:~:text=A%20Public%20Tree%20Permit%20will,(paved%20or%20granular%20 surface))

Transportation Conditions:

1. Access is available to the alley. The area between the parking area/garbage area (east property line) and the alley driving surface must be paved to the satisfaction of Subdivision and Development Coordination. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m.
2. Onsite sidewalks must be maintained and developed as accessible and hard-surfaced and must connect the building entrances to the public sidewalks and parking areas to meet Section 5.80 of Zoning Bylaw 20001. Onsite curb ramps are required.
3. Permanent objects including concrete steps, curbing, fencing, garbage bins, 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.
4. 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](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.
5. There may be utilities within 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.
6. 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](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)



Project Number: **518729802-002**  
 Application Date: JUL 07, 2024  
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 Page: 3 of 6

## Major Development Permit

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

**Zoning Conditions:**

1. This Development Permit authorizes the construction of a Child Care Service for up to 74 children.
2. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.
3. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).
4. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).
5. **WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL** and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).
6. **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).
7. Landscaping must be installed and maintained in accordance with Section 5.60.
8. 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).
9. Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).
10. Bike parking must be provided in accordance with Subsection 5.80.8.
11. All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).
12. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; 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).
13. 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).
14. 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).
15. 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).

**Subject to the Following Advisements**

Fire Rescue Services Advisements:



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## Major Development Permit

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>

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](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.

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 that the travel distance (not radius) from the principal entrance to the nearest fire hydrant does not exceed 90 meters (non-sprinklered building).

Reference: NBC(2019-AE) 3.2.5.5. Location of Access Routes

- 2) Access routes shall be provided to a building so that
  - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90m, and
  - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45m.

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/public-files/assets/PDF/COE-IM-GUIDE-0011\\_DSOPEGPWP.pdf?cb=1655835149](https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/COE-IM-GUIDE-0011_DSOPEGPWP.pdf?cb=1655835149)

Reference: NBC(2019-AE) 3.2.5.6. Access Route Design

- 1) A portion of a roadway or yard provided as a required access route for fire department use shall
  - a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory
  - b) have a centreline radius not less than 12m,
  - c) have an overhead clearance not less than 5 m,
  - d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15m,
  - e) be designed to support the expected loads imposed by firefighting equipment and be surfaced with concrete, asphalt or other



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material designed to permit accessibility under all climatic conditions,  
 f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and  
 g) be connected with a public thoroughfare.

Ensure that the Fire Alarm Announcer panel is located in close proximity to the building entrance that faces a street or emergency access route.

Reference: NBC(2019-AE) 3.2.4.8 Announcer and Zone Indication

1) The Fire Alarm Announcer Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.

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

### Transportation Advisements:

Traffic Operations will not install a drop off/loading zone on the roadway in residential areas to support a deficiency in any onsite parking.

### Zoning Advisements:

1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
4. Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.
6. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see [https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit). All new installations, above and below ground, within 5m of a City tree require forestry consultation.
7. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.
8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My



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## Major Development Permit

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

11. 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.

### Variances

Passenger pick-up and drop-off spaces: The development has 4 passenger pick-up and drop-off spaces instead of 8 (Subsection 5.80.6.10).

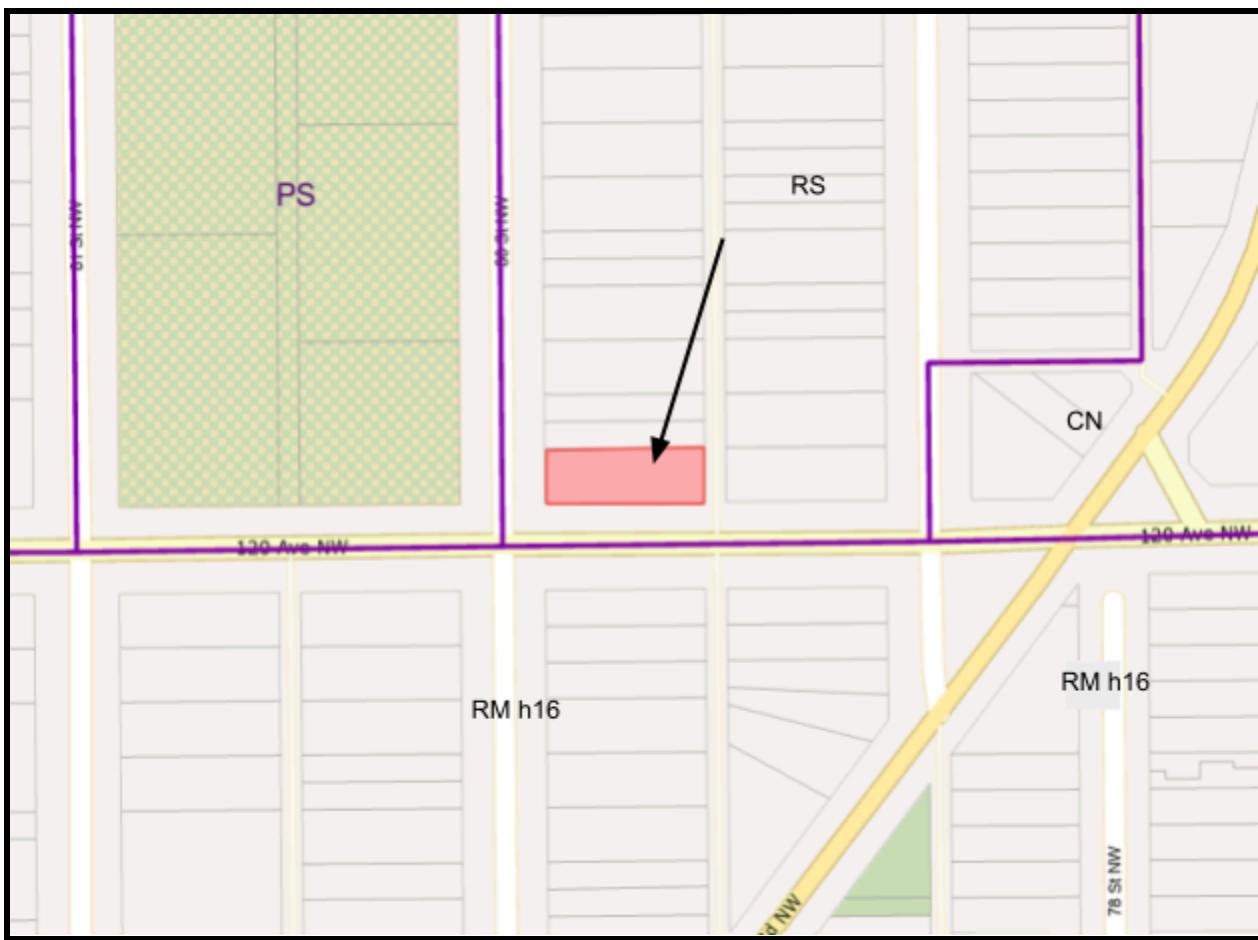
### Rights of Appeal

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.

**Notice Period Begins:** Dec 24, 2024      **Ends:** Jan 14, 2025

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Major Dev. Application Fee	\$400.00	\$400.00	024361001001580	Jul 24, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	006551001001702	Nov 27, 2024
Variance Fee	\$100.00	\$100.00	006551001001702	Nov 27, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$1,050.00</u>	<u>\$1,050.00</u>		



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-017



N