

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Wednesday, 9:00 A.M.**

**February 18, 2026**

**River Valley Room**

**City Hall, 1 Sir Winston Churchill Square NW, Edmonton,  
AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**River Valley Room**

I	9:00 A.M.	SDAB-D-26-032	Install a Minor Digital Sign in the form of a Ground Sign (Pattison Outdoor Advertising)  4219 - 99 Street NW Project No.: 634620162-002
II	10:30 A.M.	SDAB-D-26-033	Construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch, rear attached Garage, front balcony, rear uncovered deck (3.1m x 4.9m) and fireplace  7852 - Jasper Avenue NW Project No.: 623541184-002
III	1:30 P.M.	SDAB-D-26-034	Add a Dwelling to a Residential Use building (Secondary Suite in the Basement of a Semi-detached house)  18107 - 74 Street NW Project No.: 641343590-002
<b>NOTE:</b> <i>Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.</i>			

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-032

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 634620162-002

APPLICATION TO: Install a Minor Digital Sign in the form of a Ground Sign  
(Pattison Outdoor Advertising)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 19, 2026

DATE OF APPEAL: January 20, 2026

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 4219 - 99 Street NW

LEGAL DESCRIPTION: Plan 9424063 Blk 6 Lot 10A

ZONE: BE - Business Employment Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

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***Grounds for Appeal***

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

1. The subject Sign, approved by the Board November 6, 2020, replaced a much larger sign initially approved for this location in April of 2013. In addition to the reduction in size, the subject Sign was applied for and approved with a single face, replacing the double-sided Sign previously in place.

2. The subject Sign has not been the subject of any complaints and has generated no concerns from the Transportation Department.
3. The necessary variances are minor in relation to the large, commercial intersection at which the subject Sign is located and will not, in any way, negatively impact on the use, enjoyment of value of neighbouring Sites not negatively impact on the amenities of the area.
4. Such further and other reasons as may be presented at the hearing of this appeal.

<b><i>General Matters</i></b>
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**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 2.120.2.29, a **Minor Digital Sign** is a **Permitted Use** in the **BE - Business Employment Zone**..

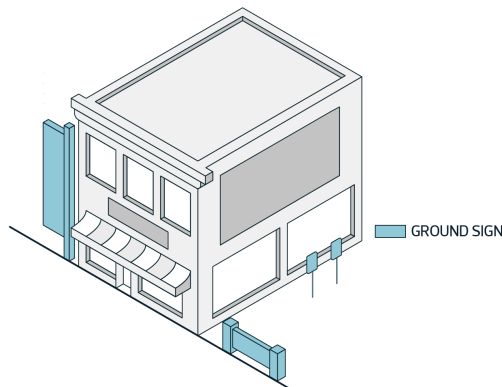
Under section 8.10, a **Minor Digital Sign** means:

a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.

Typical examples include: digital billboards, digital posters, and junior panels.

Under section 8.10, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.120.3.17 states “Signs must comply with Section 6.90.”

Section 2.120.1 states that the **Purpose** of the **BE - Business Employment Zone** is:

To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial and Collector Roads, or along mass transit routes.

***6.90.5 - Specific Regulations for General Commercial and Business Employment Zones***

Section 6.90.6.28.2 states “The maximum Digital Copy area is 20.0 m2.”

Section 6.90.6.28.3 states “The total maximum Sign Area is 30.0 m2.”

Under section 8.20, **Digital Copy** means “the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.”

Under section 8.20, **Sign Area** means “the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.”

**Development Planner’s Determination**

**1. Subsection 6.90.6.28.2. The maximum Digital Copy area is 20.0 m<sup>2</sup>.**

**PROPOSED: (300 sq ft) 27.87 m<sup>2</sup>**

**Exceeds by: 7.87 m<sup>2</sup>**

**2. Subsection 6.90.6.28.3. The total maximum Sign Area is 30.0 m<sup>2</sup>.**

**PROPOSED: (375 sq ft) 35 m<sup>2</sup>**

**Exceeds by: 5 m<sup>2</sup>**

[unedited]

***Previous Subdivision and Development Appeal Board Decisions***

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-20-145	To install a Minor Digital On-premises Off-premises Freestanding Sign (PATTISON   SAFETY FIRST PROJECTS & LTD   REVOLVE FURNISHING).	<p>November 6, 2020; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED as applied for to the Development Authority with the following CONDITIONS:</p> <p>1. The permit will expire on November 6, 2025.</p> <p>...</p> <p>[20] In granting the development the following variance to the Edmonton Zoning Bylaw is allowed:</p> <p>1. The minimum required Setback of 6.0 metres per Section 400.4(3) and Schedule 59F.3(6)(j) is varied to allow a deficiency of 4.14 metres, thereby decreasing the minimum required Setback to 1.86 metres.</p>
SDAB-D-13-064	To construct an On/Off-Premises Freestanding Sign (WORLD HEALTH with	<p>April 18, 2013; that the appeal be ALLOWED and the DEVELOPMENT GRANTED.</p>




	3.73m x 7.62m Minor Digital panel - double sided facing North / South and 2.13m x 7.62m On-premises panel)	
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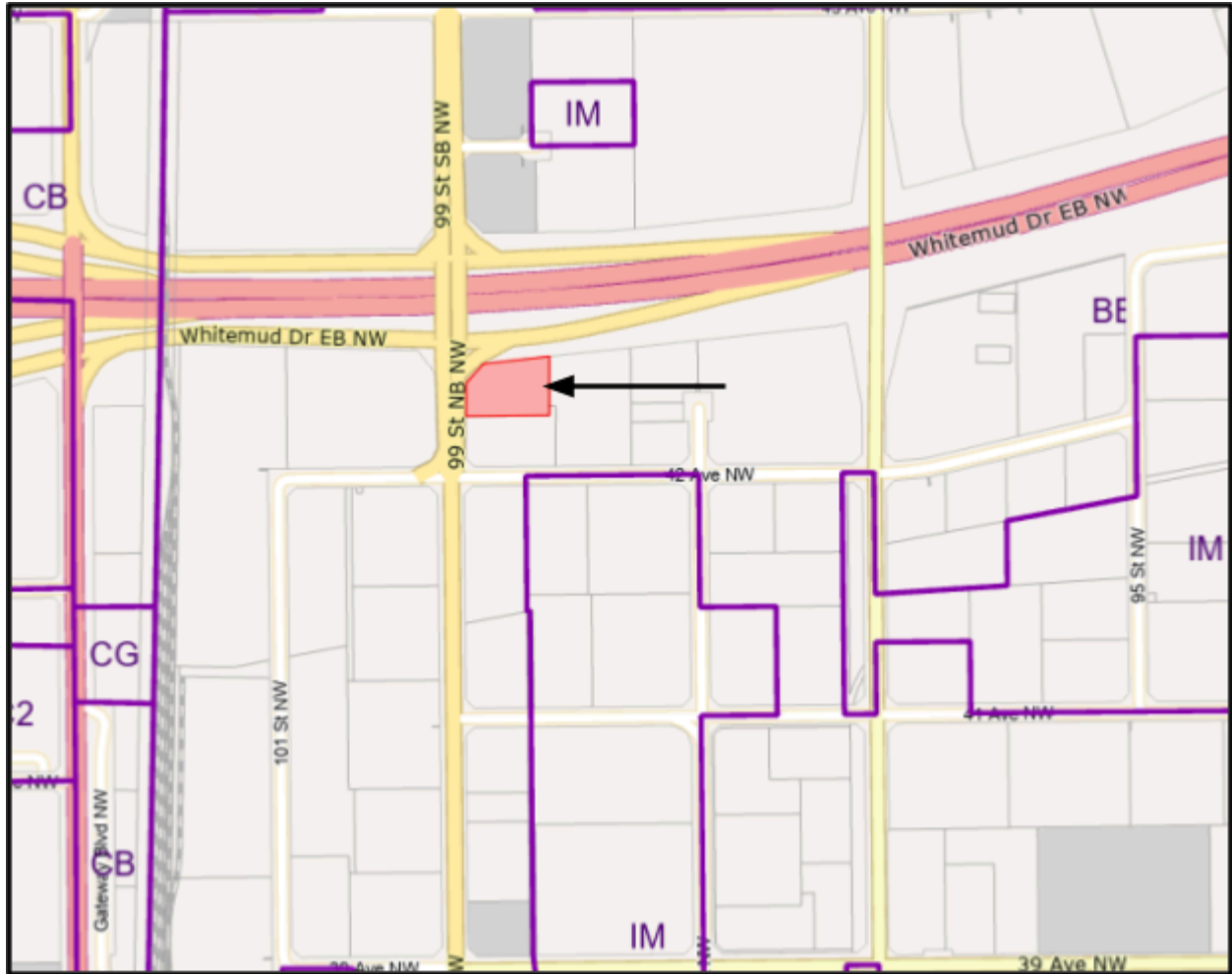
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Notice to Applicant/Appellant

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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	<h2>Application for Sign Permit</h2>			Project Number: <b>634620162-002</b> Application Date: OCT 28, 2025 Printed: January 19, 2026 at 8:29 AM Page: 1 of 1
This document is a Development Permit Decision for the development application described below.				
Applicant		<b>Property Address(es) and Legal Description(s)</b> 4219 - 99 STREET NW Plan 9424063 Blk 6 Lot 10A		
<b>Scope of Application</b> To install a Minor Digital Sign in the form of a Ground Sign (Pattison Outdoor Advertising).				
Details				
ASA Sticker No./Name of Engineer: Development Category:		Construction Value: 100000 Expiry Date:		
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jan 19, 2026 <b>Development Authority:</b> MERCIER, KELSEY <b>Reason for Refusal</b> 1. Subsection 6.90.6.28.2. The maximum Digital Copy area is 20.0 m <sup>2</sup> . PROPOSED: (300 sq ft) 27.87 m <sup>2</sup> Exceeds by: 7.87 m <sup>2</sup> 2. Subsection 6.90.6.28.3. The total maximum Sign Area is 30.0 m <sup>2</sup> . PROPOSED: (375 sq ft) 35 m <sup>2</sup> Exceeds by: 5 m <sup>2</sup> <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>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Sign Development Application Fee - Digital Signs	\$940.00	\$940.00	08830J001001399	Oct 28, 2025
Variance Fee	\$235.00	\$235.00	08804J000007354	Jan 13, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,175.00	\$1,175.00		
<b>THIS IS NOT A PERMIT</b>				
P0702003				



ITEM II: 10:30 A.M.FILE: SDAB-D-26-033AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 623541184-002

APPLICATION TO: Construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch, rear attached Garage, front balcony, rear uncovered deck (3.1m x 4.9m) and fireplace

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 19, 2025

DATE OF APPEAL: January 19, 2026

RESPONDENT: 1687421 Alberta Ltd.

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 7852 - Jasper Avenue NW

LEGAL DESCRIPTION: Plan 1875R Blk 2 Lot 11

ZONE: DC1 - Direct Development Control Provision (Schedule "H" Stadium ARP (DC1 Area 3) Viewpoint Direct Development Control District) (Bylaw 19270)

OVERLAY: N/A

STATUTORY PLAN: Cromdale/Virginia Park Area Redevelopment Plan

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 appealing the Variance granted for a Reduced Side Setback  
I am appealing the height of the breezeway.  
I am appealing as the development does not comply with the DC-1 zoning  
which mandates design in tune with historical development.

<b><i>General Matters</i></b>
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**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.

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

(a) ...

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

### **Hearing and Decision**

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

...

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

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

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

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

licence and distances between those premises and other premises;

...

<b><i>Zoning Bylaw 20001 - Part 7 - Administrative and Interpretative Clauses</i></b>
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**Section 7.10, *Repeal, Enactment and Transition Procedures*, states the following:**

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

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

- 4.1. For the purpose of any Direct Control Zone passed on or before December 31, 2023:
  - 4.1.1. the definitions of the listed Uses in the Direct Control Zone must be interpreted in compliance with either Land Use Bylaw 5996 as it appeared on June 13, 2001, or Zoning Bylaw 12800 as it appeared on December 31, 2023, whichever is applicable;
  - 4.1.2. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the

specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and

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

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

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

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

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

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

...

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

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

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

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

unless specifically noted otherwise in the Direct Control Zone.



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

1. General Development Regulations

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

2. Specific Development Regulations

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

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

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

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

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

4.3.1. within the Direct Control Zone;

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

4.3.3. within an applicable regulation of this Bylaw.

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

**General Provisions from the DC1 19270 - Direct Development Control Provision ("DC1")**

Under section 3.1, **Single Detached Housing** is a **Listed Use** in the **DC1**.

Section 2 states that the following with respect to the **Rationale** of the **DC1**:

It is the intent of this Plan to provide a district to preserve and protect the low density family oriented housing function the area serves, and to recognize and protect the heritage resources and low density family-oriented residential functions which exist in this Sub-Area, to recognize the unique geography of the Viewpoint community, and to provide guidelines to stabilize and protect the character of this neighbourhood, in order to achieve the intent of Section 3.4 of this Plan. To accomplish this last objective, guidelines are set forward in this District which will control the design of new development and additions to existing development in a manner that ensures common design elements and building materials are utilized throughout the area.

Section 4 of the **DC1** states the following with respect to **Development Criteria**:

...

7. Renovation of existing structures shall retain the original architectural elements and proportions of the structure, including the elements outlined in Section 11.17.4.6 of this Plan.
  - i. When reviewing development applications, the Development Officer shall have regard for the requirements of Sections 11.17.4.6 and 11.17.4.7 in particular, and he shall review such applications with the City's Heritage Officer.
  - ii. The minimum site and yard requirements shall be in accordance with the provisions of Section 140.4, Clauses (6) to (8), of the Land Use Bylaw. Notwithstanding this, the Development Officer may, at his discretion, reduce the minimum yard requirements further where one or more adjacent properties exhibit similar variations from the RF3 District regulations (Section 140, Land Use Bylaw), providing this creates no adverse impact on these properties, in accordance with Section 51.2 of the Land Use Bylaw.

**General Provisions from the *Edmonton Land Use Bylaw 5996*:**

Under section 9.1(7), **Single Detached Housing** means:

development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use Class in a District, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use Class includes Mobile Homes which conform to Section 89 of this Bylaw.

Under section 9.1(66), **Yard, Side** means:

that portion of a site abutting a Side Lot Line extending from the Front Yard to the Rear Yard. The Side Yard shall be situated between the Side Lot Line and a line on the site parallel to it, at a specified distance from it, and measured at a right angle to it along its full length.

Section 140.4(8)(a) states “Side Yards shall total at least 20% of the site width, but the requirement shall not be more than 6.0 m (19.7 ft.) with a minimum Side Yard of 1.2 m (3.94 ft.) except that the minimum Side Yard for buildings over 7.5 m (24.6 ft.) in Height shall be 2 m (6.6 ft.).”

**Development Planner’s Determination**

**Reduced Side Setback - The distance from the house to the side property line shared with 7850 Jasper Avenue NW is 1.5m instead of 2.0m (Land Use Bylaw 5996, Subsection 140.4.8.a).**


[unedited]


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**Notice to Applicant/Appellant**

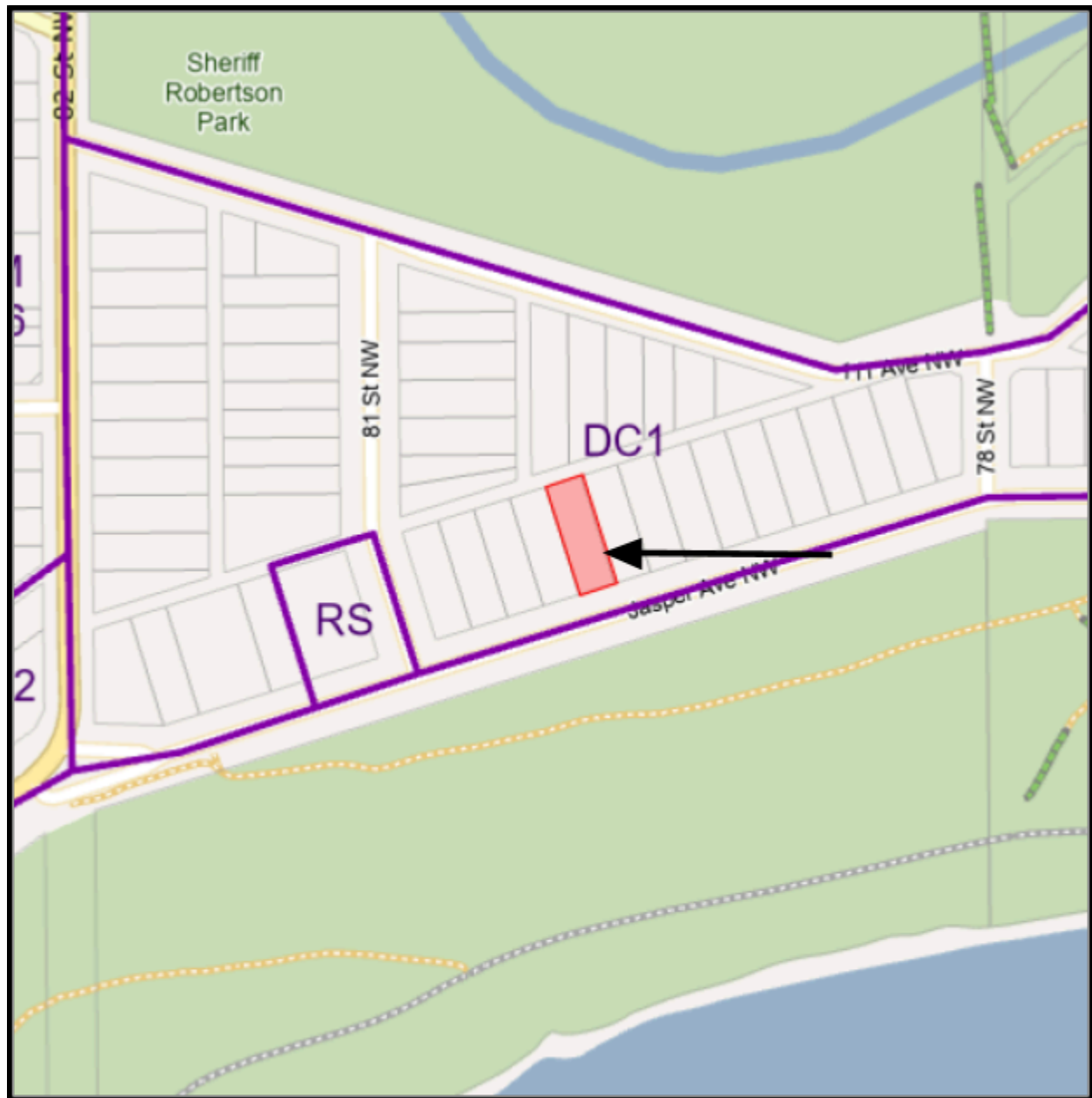
Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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		<b>Project Number: 623541184-002</b> Application Date: JUL 30, 2025 Printed: December 19, 2025 at 10:53 AM Page: 1 of 3			
		<h2>Development Permit</h2>			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
<b>Applicant</b>		<b>Property Address(es) and Legal Description(s)</b> 7852 - JASPER AVENUE NW Plan 1875R.Blk 2 Lot 11			
		<b>Specific Address(es)</b> Entryway: 7852 - JASPER AVENUE NW Building: 7852 - JASPER AVENUE NW			
<b>Scope of Permit</b> To construct a Residential Use building in the form of a Single Detached House with an unenclosed front porch, rear attached Garage, front balcony, rear uncovered deck (3.1m x 4.9m) and fireplace.					
<b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;">           1. Titled Lot Zoning: DC1            3. Overlay:            5. Statutory Plan:            7. Neighbourhood Classification: Redeveloping         </td> <td style="vertical-align: top; width: 50%;">           2. Number of Principal Dwelling Units To Construct: 1            4. Number of Secondary Suite Dwelling Units to Construct:            6. Backyard Housing or Secondary Suite Included?: No            8. Development Category / Class of Permit: Discretionary Development         </td> </tr> </table>				1. Titled Lot Zoning: DC1 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 1 4. Number of Secondary Suite Dwelling Units to Construct: 6. Backyard Housing or Secondary Suite Included?: No 8. Development Category / Class of Permit: Discretionary Development
1. Titled Lot Zoning: DC1 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 1 4. Number of Secondary Suite Dwelling Units to Construct: 6. Backyard Housing or Secondary Suite Included?: No 8. Development Category / Class of Permit: Discretionary Development				
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Dec 19, 2025 <b>Development Authority:</b> OLTHUIZEN, JORDYN <b>Subject to the Following Conditions</b> This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3).  This Development Permit authorizes the construction of a Residential Use building in the form of a Single Detached House with an unenclosed front porch, rear attached Garage, front balcony, rear uncovered deck (3.1m x 4.9m) and fireplace.  The development must be constructed in accordance with the approved drawings.  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).  Landscaping must be installed and maintained in accordance with Section 5.60.  A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).  Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).  Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m <sup>2</sup> , a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)					
P0702003					

	<b>Project Number: 623541184-002</b> Application Date: JUL 30, 2025 Printed: December 19, 2025 at 10:53 AM Page: 2 of 3																				
<h2 style="margin: 0;">Development Permit</h2>																					
<p><b>General Advisements</b></p> <p>Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>Any future deck enclosure or cover requires a separate development and building permit approval.</p> <p>An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p> <p>Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p> <p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p> <p>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 <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p> <p><b>Variances</b></p> <p>Reduced Side Setback - The distance from the house to the side property line shared with 7850 Jasper Avenue NW is 1.5m instead of 2.0m (Land Use Bylaw 5996, Subsection 140.4.8.a).</p> <p><b>Rights of Appeal</b></p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p> <p><b>Notice Period Begins:</b> Dec 30, 2025      <b>Ends:</b> Jan 20, 2026</p>																					
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P0702003																					

	<div>Project Number: <b>623541184-002</b></div> <div>Application Date: JUL 30, 2025</div> <div>Printed: December 19, 2025 at 10:53 AM</div> <div>Page: 3 of 3</div>			
<b>Development Permit</b>				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$928.75	\$928.75		
<div></div>				
P0702003				



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-033



ITEM III: 1:30 P.M.FILE: SDAB-D-26-034AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 641343590-002

APPLICATION TO: Add a Dwelling to a Residential Use building (Secondary Suite in the Basement of a Semi-detached house)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 27, 2026

DATE OF APPEAL: January 27, 2026

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 18107 - 74 Street NW

LEGAL DESCRIPTION: Plan 2422337 Blk 28 Lot 16

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Crystallina Nera West Neighbourhood Structure Plan  
Edmonton North Area Structure Plan

DISTRICT PLAN: Northeast District Plan

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***Grounds for Appeal***

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

The refusal is based on a required minimum pathway width of 0.9 m. The existing pathway provides a clear width of 0.84 m, representing a minor deficiency of 0.06 m.



#### Basis of Appeal

This appeal is requested on the grounds that the existing pathway meets the intent of the Fire Rescue & Safety regulation and provides an equivalent level of safety and functionality.

- The pathway is straight, level, continuous, and unobstructed.
- It provides direct and safe access to the basement entrance.
- There are no projections, encroachments, or reductions along the route.
- The 0.06 m difference does not materially affect pedestrian movement, emergency egress, or Fire Rescue access.

#### Drainage and Seasonal Safety

- Site grading directs water away from the pathway and building.
- Drainage measures prevent ponding or ice accumulation.
- Downspouts and surface treatments maintain year-round usability and safety.

#### Practical Hardship

The deficiency results from existing site conditions, including the porch configuration and lot width. Achieving full compliance would require substantial structural alteration with no corresponding improvement to life safety, given the minimal nature of the shortfall.

#### Impact on Neighbours and Public Safety

- No encroachment onto adjacent properties.
- No negative impact to neighbouring access, drainage, or sightlines.
- No increased risk to occupants, visitors, or emergency responders.

#### Conclusion

This appeal involves a minor technical deficiency that does not compromise Fire Rescue & Safety objectives. The existing pathway provides safe, functional access and satisfies the intent of the regulation.

I respectfully request that the Appeal Board allow this appeal and approve the Secondary Suite permit.

<b><i>General Matters</i></b>
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#### **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 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex 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, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



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 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex 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. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

#### ***Projection into Setbacks***

Section 5.90.9 states:

Despite Subsection 8.1, on Interior Sites, a minimum distance of 1.2 m must be maintained from one Interior Side Lot Line to the outside wall of projections from the first Storey where:

9.1. a main entrance to another Dwelling on the Lot is provided further from the Street than the projection;

#### **Development Planner's Determination**

**1) A minimum distance of 1.2m must be maintained from one Interior Side Lot Line to the outside wall of projections from the first Storey where a main entrance to another Dwelling on the Lot is provided further from the Street than the projection. (Subsection 5.90.9.1)**

**Proposed: The distance between the projection and the Interior Side Lot Line is 0.8m.**

[unedited]

#### ***Site Circulation***

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, Row Housing, and Residential development in the

form of Multi-unit Housing or Cluster Housing with 8 Dwellings or less, must comply with the following:

2.1.1. 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of Dwellings directly to an Abutting sidewalk, Street where no sidewalk exists or to a Driveway, [...]

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.”

**Development Planner’s Determination**

**2) 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of Dwellings directly to an Abutting sidewalk, Street where no sidewalk exists or to a Driveway. (Subsection 5.80.2.1.1)**

**Proposed: Only 0.8m unobstructed width is provided between the Dwelling entrance and the sidewalk.**


[unedited]


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**Notice to Applicant/Appellant**

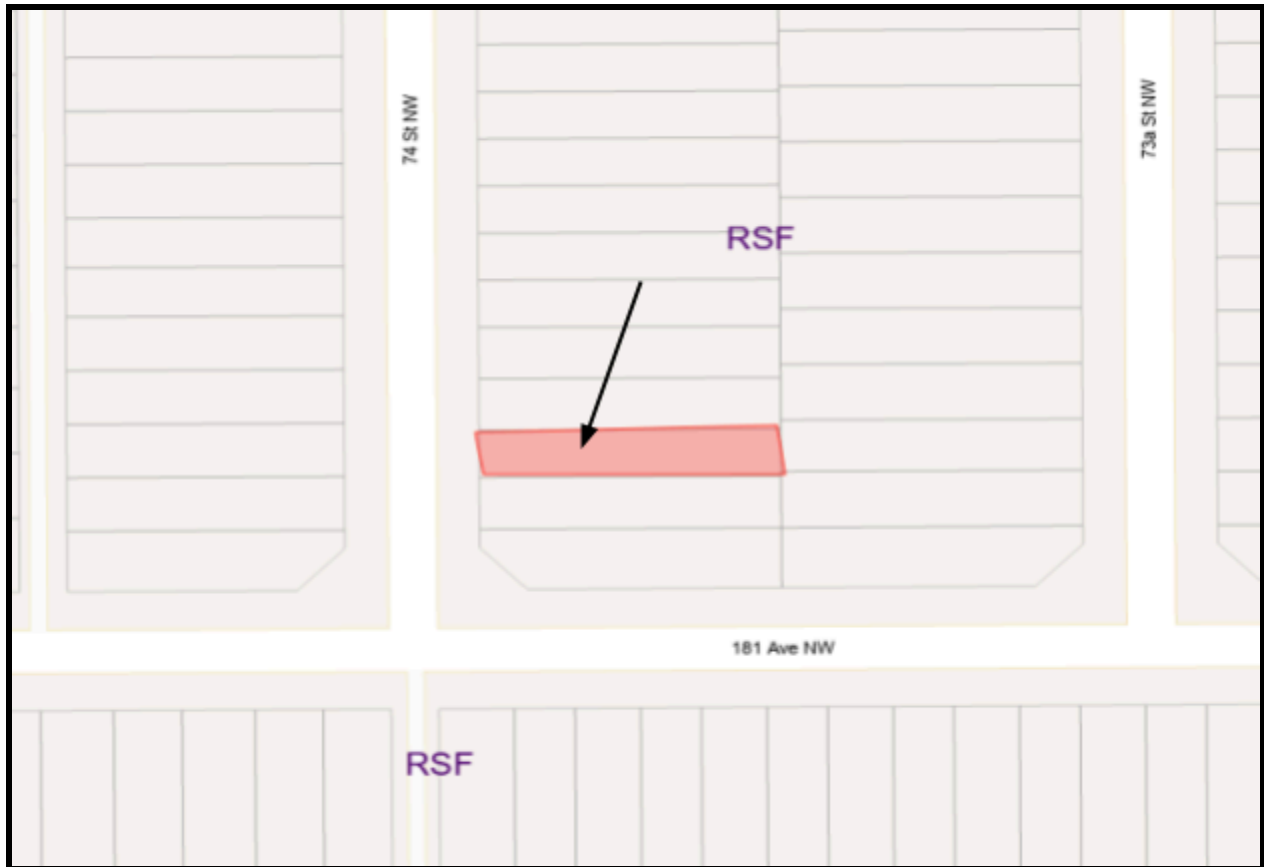
Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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		<b>Project Number: 641343590-002</b> Application Date: DEC 20, 2025 Printed: January 27, 2026 at 11:28 AM Page: 1 of 2																					
<h2>Application for Secondary Suite Permit</h2>																							
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> 18107 - 74 STREET NW Plan 2422337 Blk 28 Lot 16																					
		<b>Location(s) of Work</b> Suite: BSMT, 18107 - 74 STREET NW Entryway: 18107 - 74 STREET NW Building: 18107 - 74 STREET NW																					
<b>Scope of Application</b> To add a Dwelling to a Residential Use building (Secondary Suite in the Basement of a Semi-detached house).																							
<b>Details</b>																							
Development Category: Site Area (sq. m.): 255.75		Overlay: APO - Airport Protection Overlay Statutory Plan:																					
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Jan 27, 2026 <b>Development Authority:</b> SAHL, RAMANJYOT <b>Reason for Refusal</b> 1) A minimum distance of 1.2m must be maintained from one Interior Side Lot Line to the outside wall of projections from the first Storey where a main entrance to another Dwelling on the Lot is provided further from the Street than the projection. (Subsection 5.90.9.1) Proposed: The distance between the projection and the Interior Side Lot Line is 0.8m. 2) 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of Dwellings directly to an Abutting sidewalk, Street where no sidewalk exists or to a Driveway. (Subsection 5.80.2.1.1) Proposed: Only 0.8m unobstructed width is provided between the Dwelling entrance and the sidewalk. <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.																							
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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-034

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