

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
February 12, 2026**

**River Valley Room
City Hall, 1 Sir Winston Churchill Square NW**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM**

I 9:00 A.M. SDAB-D-26-026

Construct an Accessory building (Mutual detached Garage, 12.6m x 5.9m)

10711 - 60A Avenue NW
Project No.: 639698523-002

II 10:30 A.M. SDAB-D-26-027

Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement development (unit D, NOT to be used as an additional dwelling), and to develop 3 Secondary Suites in the Basements (units A, B, and C only)

7807 - 93 Street NW
Project No.: 628526398-002

III 10:30 A.M. SDAB-D-26-041

Construct an Accessory building (rear mutual detached Garage, 6.3m x 5.7m).

7807 - 93 Street NW
Project No.: 628526398-006

IV 1:30 P.M. SDAB-D-26-037

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

8710 - Strathearn Drive NW
Project No.: 617068199-002

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-26-026AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 639698523-002

APPLICATION TO: Construct an Accessory building (Mutual detached Garage, 12.6m x 5.9m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: January 16, 2026

DATE OF APPEAL: January 17, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10711 - 60A Avenue NW

LEGAL DESCRIPTION: Plan 3756HW Blk 14 Lot 62

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

<i>Grounds for Appeal</i>

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

Market feedback for comparable multi-unit developments consistently indicates that four on-site parking stalls are increasingly necessary to meet tenant demand and reduce reliance on on-street parking. The subject lot has sufficient size and configuration to accommodate the additional parking without impacting setbacks, access, neighboring properties, or overall site

circulation.

Granting this variance supports the intent of the bylaw by providing adequate on-site parking, reducing pressure on public street parking, and improving the long-term usability and livability of the 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, **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, **Garage** means “an Accessory building, or part of a principal building, designed and used primarily to store vehicles and includes carports. A Garage does not contain a Drive Aisle.”

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.

Site Coverage

Section 2.10.4.1.7 states:

4.1. Development must comply with Table 4.1:

Table 4.1 Site and Building Regulations			
Subsection	Regulation	Value	Symbol
Site Coverage			
4.1.7	Maximum Site Coverage	45%	-

Under section 8.20, **Site Coverage** means:

the total horizontal area on a Site:

- a. covered by buildings and structures that are 1.8 m or more in Height above Grade; or
- b. covered by a Parkade that is 1.0 m or more in Height above Grade.

This definition includes cantilevers, but does not include steps, eaves, cornices, or other similar projections.

Development Planner's Determination

1. Site Coverage - The maximum Site Coverage is 45% (Subsection 2.10.4.1.6).

Proposed: 48%

Exceeds by: 3%

[unedited]

Notice to Applicant/Appellant

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

	Project Number: 639698523-002 Application Date: DEC 05, 2025 Printed: January 16, 2026 at 8:53 AM Page: 1 of 2																									
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Accessory Building Permit</h3>																										
<p>This document is a Development Permit Decision for the development application described below.</p>																										
Applicant	Property Address(es) and Legal Description(s) 10711 - 60A AVENUE NW Plan 3756HW Blk 14 Lot 62																									
Project Name: 10711-60a Ave (Change 3-car to 4-car garage + add sidewalk for unit A)																										
Location(s) of Work <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Suite:</td> <td>1, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Suite:</td> <td>2, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Suite:</td> <td>3, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Suite:</td> <td>4, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Entryway:</td> <td>1, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Entryway:</td> <td>2, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Entryway:</td> <td>3, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Entryway:</td> <td>4, 10711 - 60A AVENUE NW</td> </tr> <tr> <td>Building:</td> <td>1, 10711 - 60A AVENUE NW</td> </tr> </table>		Suite:	1, 10711 - 60A AVENUE NW	Suite:	2, 10711 - 60A AVENUE NW	Suite:	3, 10711 - 60A AVENUE NW	Suite:	4, 10711 - 60A AVENUE NW	Entryway:	1, 10711 - 60A AVENUE NW	Entryway:	2, 10711 - 60A AVENUE NW	Entryway:	3, 10711 - 60A AVENUE NW	Entryway:	4, 10711 - 60A AVENUE NW	Building:	1, 10711 - 60A AVENUE NW							
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Issue Date: Jan 16, 2026 Development Authority: OBERT, WILLIAM																										
Reason for Refusal 1. Site Coverage - The maximum Site Coverage is 45% (Subsection 2.10.4.1.6). Proposed: 48% Exceeds by: 3%																										
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.																										
Building Permit Decision No decision has yet been made.																										
Fees <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Fee Amount</th> <th style="text-align: center;">Amount Paid</th> <th style="text-align: center;">Receipt #</th> <th style="text-align: center;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: center;">\$4.80</td> <td style="text-align: center;">\$4.80</td> <td style="text-align: center;">091937001001628</td> <td style="text-align: center;">Dec 05, 2025</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: center;">\$145.00</td> <td style="text-align: center;">\$145.00</td> <td style="text-align: center;">091937001001628</td> <td style="text-align: center;">Dec 05, 2025</td> </tr> <tr> <td>Building Permit Fee (Accessory Building)</td> <td style="text-align: center;">\$120.00</td> <td style="text-align: center;">\$120.00</td> <td style="text-align: center;">091937001001628</td> <td style="text-align: center;">Dec 05, 2025</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: center;">\$36.25</td> <td style="text-align: center;">\$36.25</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.80	\$4.80	091937001001628	Dec 05, 2025	Development Application Fee	\$145.00	\$145.00	091937001001628	Dec 05, 2025	Building Permit Fee (Accessory Building)	\$120.00	\$120.00	091937001001628	Dec 05, 2025	Variance Fee	\$36.25	\$36.25		
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<small>P0702003</small>																										

Edmonton	Project Number: 639698523-002 Application Date: DEC 05, 2025 Printed: January 16, 2026 at 8:53 AM Page: 2 of 2																		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-026



N

ITEM II: 10:30 A.M.FILE: SDAB-D-26-027AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 628526398-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement development (unit D, NOT to be used as an additional dwelling), and to develop 3 Secondary Suites in the Basements (units A, B, and C only)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 29, 2025

DATE OF APPEAL: January 18, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7807 - 93 Street NW

LEGAL DESCRIPTION: Plan 5178HW Blk 3 Lot 14

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

<i>Grounds for Appeal</i>

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

I am appealing the Development Authority's decision on the basis that the approval appears to have been granted in error and does not properly apply or interpret the Zoning Bylaw or associated regulations.

In particular, it appears that one or more variances or relaxations may have been issued without appropriate justification, and that the resulting form and density of development may conflict with the intended use class. This includes concerns regarding building configuration, infrastructure servicing, site drainage, waste collection and storage arrangements, and other potential impacts to adjacent properties.

The approval may also create adverse community impacts, including but not limited to increased congestion and servicing demands, that may not have been fully or appropriately evaluated. As an affected neighbouring property owner, I require the opportunity to fully review the complete development file in order to understand these impacts and respond appropriately.

I respectfully request that the Subdivision and Development Appeal Board review whether:

the development has been correctly categorized and assessed under the Zoning Bylaw;

any variances or relaxations were properly justified and issued in accordance with the bylaw;

the Development Authority appropriately assessed impacts on neighbouring properties and community infrastructure; and

the cumulative impacts of three adjacent development permits have been appropriately assessed and addressed to ensure compliance with the order, intent, and spirit of the Zoning Bylaw and intended land use.

There are three properties immediately adjacent to one another that are being developed concurrently by the same builder. I request the opportunity to address all three developments together, as there are concerns that the combined form and scale may constitute cluster housing or a similar intensified development pattern. It is not practical to meaningfully assess these impacts without access to the information and approvals associated with all three properties.

The properties in question are:

7811 93 Street NW Permit No. 628297645-002 (currently under appeal, SDAB File D-26018);

7807 93 Street NW Permit No. 628526398-002 (subject of this appeal); and

9148 78 Avenue NW Permit No. 629912782-002 (currently under Development Authority review).

For the reason mentioned above, I have filed a separate request for postponement in respect of SDAB File D-26018. I intend to provide a further detailed written submission once full documentation and supporting materials have been made available to me.

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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(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

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Hearing and Decision

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

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

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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.

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

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

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row

Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

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

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

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

Notice to Applicant/Appellant

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

Edmonton	Project Number: 628526398-002 Application Date: SEP 08, 2025 Printed: December 29, 2025 at 4:24 PM Page: 1 of 8	
<h2 style="margin: 0;">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>		
Applicant	Property Address(es) and Legal Description(s) 7807 - 93 STREET NW Plan 5178HW Blk 3 Lot 14	
	Specific Address(es) Suite: 1, 7807 - 93 STREET NW Suite: 2, 7807 - 93 STREET NW Suite: 3, 7807 - 93 STREET NW Suite: 4, 7807 - 93 STREET NW Suite: BSMT1, 7807 - 93 STREET NW Suite: BSMT2, 7807 - 93 STREET NW Suite: BSMT3, 7807 - 93 STREET NW Entryway: 1, 7807 - 93 STREET NW Entryway: 2, 7807 - 93 STREET NW Entryway: 3, 7807 - 93 STREET NW Entryway: 4, 7807 - 93 STREET NW Building: 1, 7807 - 93 STREET NW	
Scope of Permit <p>To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement development (unit D, NOT to be used as an additional dwelling), and to develop 3 Secondary Suites in the Basements (units A, B, and C only).</p>		
Details	1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 3 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
Development Permit Decision Approved	Issue Date: Dec 29, 2025 Development Authority: SELTZ, AARON	
Subject to the Following Conditions <p>Zoning Conditions:</p> <p>This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement development (unit D, NOT to be used as an additional dwelling), and to develop 3 Secondary Suites in the Basements (units A, B, and C only).</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>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).</p>		
<small>P0702003</small>		



Project Number: **628526398-002**
 Application Date: SEP 08, 2025
 Printed: December 29, 2025 at 4:24 PM
 Page: 2 of 8

Development Permit

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

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

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

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

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

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

The Street-facing Facade of each RowHousing Dwelling must have clear glass windows covering a minimum of 15% of the Facade area above the basement (Subsection 2.10.5.6.2).

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

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

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

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

The proposed basement development must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.

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 8.20).

Landscaping Conditions:

1. 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.
2. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.
3. 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.



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Planner.

Transportation Conditions:

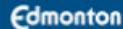
1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.
2. The existing sidewalk with steps connecting to the city sidewalk butting 93 Street must be removed, and the boulevard must be restored to grass, from the east side of the city sidewalk up to the west property line to the City of Edmonton Complete Streets Design and Construction Standards. The connection between the curb and the sidewalk does not require removal.
3. There is an existing wooden power pole with street light and guy wires adjacent to the site that may interfere with access to the proposed on-site parking stalls / garages. The applicant is responsible to contact EPCOR Electricity at ces@epcor.com about the conflict and to resolve the issue as required. The applicant is responsible for all costs associated with any required mitigative action (including but not limited to: removal / relocation / modification) associated with the conflict.

Should it be determined that the existing wood power pole with streetlight requires relocation, there is a separate process required in order to relocate the streetlight.

All costs associated with permanent street light installations, relocations, removals or any other related work on street light infrastructure, including street light infrastructure on wood poles, is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To Initiate the Engineering Drawing review process and Servicing Agreement process, please contact Development.Coordination@Edmonton.ca. Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements.

For further information regarding the streetlight relocation process, please contact Shawn Jacobs at shawn.jacobs@edmonton.ca.

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 to arrange any clearance pruning or root cutting prior to construction.
5. Permanent objects including steps, railings, retaining walls, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.
6. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.
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. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.
8. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:
 - a. the start/finish date of project;
 - b. accommodation of pedestrians and vehicles during construction;



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c. confirmation of lay down area within legal road right of way if required;
 d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.
 It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

EPCOR Conditions:

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

Subject to the Following Advisements

Zoning Advisements:

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

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

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

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

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

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

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

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

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



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Transportation Advisements:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.
2. The proposed onsite hard surfaced driveway connecting the garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal road right-of-way may result in enforcement measures

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S14818) located 24.4 m north of the north property line of 78 Avenue off of the lane east of 93 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.
- 1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.
2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.
3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 93 Street or directly off EPCOR's 250 mm water main along 93 Street adjacent to the subject site.
4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.
- 4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.
5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444.
6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWInspections@epcor.com or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.
9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and



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Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

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).

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.

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.

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.

Fire Rescue Services Advisements:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advice 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 provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or 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>

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

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

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

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

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata>

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

Waste Management Advisements:



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

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-11-17 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

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

Additional information about waste service at your proposed development:

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

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:
 Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

The green cart equivalency program with an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 7 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 11 carts: 7 x 240 L for garbage and 1 x 120 L and 3 x 240 L for food scraps.

Please note:

Residents would be required to share their food scraps carts.

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

Residents would use blue bags for recycling.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

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

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

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

If you require any further clarifications, please contact us.

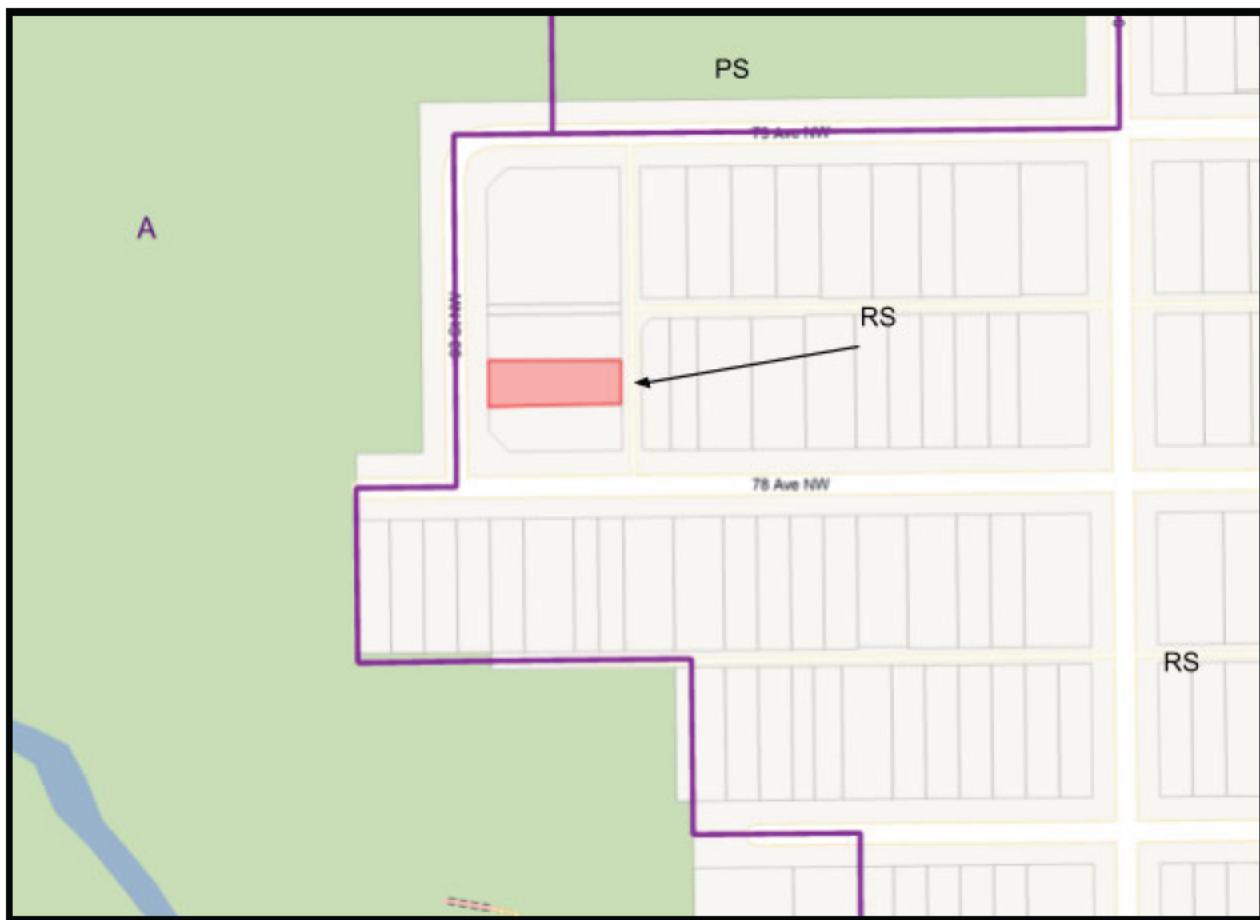
Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,020.00	\$1,020.00	09866116	Sep 12, 2025
Lot Grading Fee	\$490.00	\$490.00	09866116	Sep 12, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	09866116	Sep 12, 2025
P0702003				

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Development Permit																			
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-027

N

ITEM III: 10:30 A.M.FILE: SDAB-D-26-041AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 628526398-006

APPLICATION TO: Construct an Accessory building (rear mutual detached Garage, 6.3m x 5.7m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions**DECISION DATE:** **December 29, 2025****DATE OF APPEAL:** **February 3, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7807 - 93 Street NW

LEGAL DESCRIPTION: Plan 5178HW Blk 3 Lot 14

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

Grounds for Appeal

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

I am appealing the Development Authority's decision to approve Garage Permit No. 628526398-006 on the basis that it is integral to, and cannot be

meaningfully separated from, the approval of the associated house permit (628526398-002) for the same property.

The garage is not an ancillary or minor element in this development. Its location, footprint, height, and massing directly affect site coverage, spatial configuration, access, servicing, drainage, and the overall form and intensity of development on the lot. As such, the garage approval materially contributes to the same concerns raised in my appeal of the house permit.

In particular:

Site Coverage and Massing

The garage contributes to total site coverage and built form on the lot. Any assessment of whether the development complies with the Zoning Bylaw's site coverage, setback, and spatial requirements necessarily depends on the combined footprint of the house and garage, rather than either structure in isolation.

Integrated Development Form

The house and garage together define the functional layout of the site, including vehicle access, hard surfacing, and building placement. Reviewing the garage separately risks understating the true scale and intensity of development approved.

Servicing, Drainage, and Access Impacts

The garage affects driveway configuration, impermeable surface area, drainage patterns, and servicing demands. These impacts overlap directly with the issues raised in the house appeal and must be assessed cumulatively.

Cumulative and Contextual Impacts

The garage forms part of a broader pattern of concurrent development occurring on immediately adjacent properties by the same builder. Evaluating the garage independently from the house, and independently from neighbouring approvals, risks fragmenting the analysis and obscuring cumulative impacts on adjacent properties and neighbourhood character.

For these reasons, I submit that the Development Authority's decision to approve the garage permit cannot be properly reviewed without reference to the house permit, and vice versa. The approvals function together as a single development for the purposes of Zoning Bylaw compliance and impact assessment.

I respectfully request that the Subdivision and Development Appeal Board review whether:

the garage permit has been correctly assessed in conjunction with the associated house permit;

the combined development complies with the order, intent, and spirit of the Zoning Bylaw;
any variances or relaxations affecting the garage and house together were properly justified; and
the cumulative impacts of the full development on the site and surrounding properties were appropriately evaluated.

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

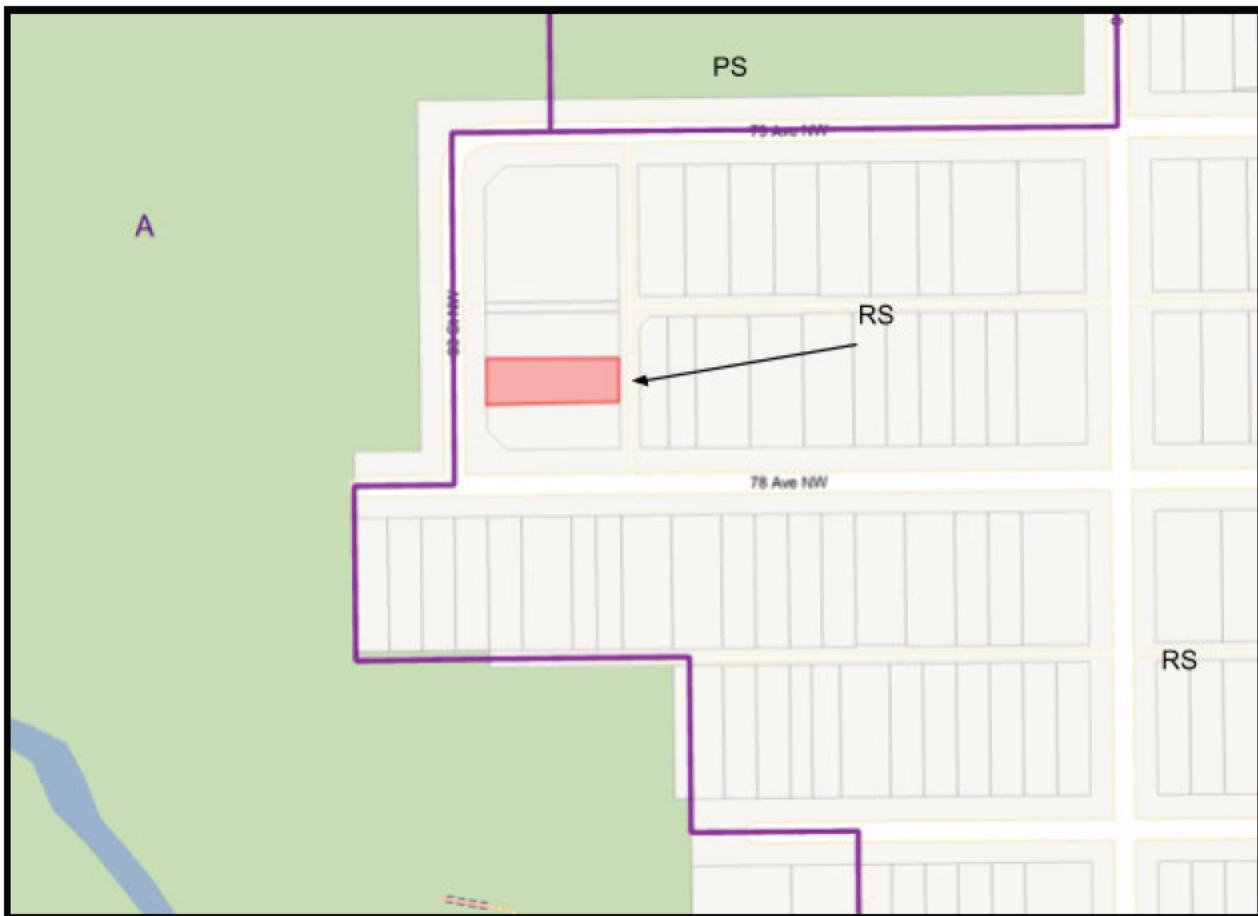
(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-041



N

ITEM IV: 1:30 P.M.FILE: SDAB-D-26-037AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 617068199-002

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

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with ConditionsDECISION DATE: **November 4, 2025**DATE OF APPEAL: **January 28, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 8710 Strathearn Drive NW

LEGAL DESCRIPTION: Plan 2528HW Blk 9 Lot 23

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

Grounds for Appeal

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

Strathearn falls under the Mature Neighbourhood Overlay (MNO), which imposes additional regulations to preserve neighbourhood character in areas zoned for low-density residential uses like RS (Small Scale Residential) or similar. As such, this particular development does not align with the MNO's intent to maintain the low-density, single-family bungalow-dominated character of mature neighbourhoods.

Row housing introduces a bulkier form that disrupts the streetscape, especially mid-block between bungalows, where the MNO requires designs to be consistent with abutting lots. This violates overlay rules on massing, form, and architectural cohesion.

Additionally, zoning requires 1-2 parking spaces per dwelling unit, potentially totalling 8-16 for 4 dwellings plus suites. Considering this is a very narrow street with already limited on-street parking, this will lead to overflow onto streets, causing congestion and safety issues for residents. Adding up to 8 households will double or triple local traffic in an otherwise quiet area, exacerbating issues on residential streets not designed for higher volumes, potentially violating SDAB considerations for neighbourhood livability. Furthermore, these taller row structures between bungalows are already casting excessive shadows, reducing sunlight access to adjacent yards and homes.

This may constitute undue hardship under SDAB rules if it affects solar access or gardening, which it will. Lastly, the recent construction activities have been causing damage to adjacent properties, specifically my lot that they continuously run over with their large vehicles. Please, can we put a stop to this?

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.

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-037

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