

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.

January 14, 2026

Hearing Room No. 3

Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB

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

I	9:00 A.M.	SDAB-D-26-014	To construct exterior alterations to a Residential Use building (Driveway extensions, left side 2.6m x 8.3m (irregular shape) and right side, 1.0m x 9.1m), existing without permits
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718 - Hooke Place NW
Project No.: 627554561-002

II	10:30 A.M.	SDAB-D-26-015	To construct exterior alterations to a Single Detached House (Front Yard parking pad, 3.12m x 7.09m, and Side Yard Driveway extension 3.6m x 10.5m)
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863 - Wildwood Crescent NW
Project No.: 480534363-002

III	1:30 P.M.	SDAB-D-26-016	To construct a Residential Use building in the form of a Single Detached House with a rear attached Garage, unenclosed front porch, covered deck, and Basement development (NOT to be used as an additional Dwelling)
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12107 - Aspen Drive West NW
Project No.: 587115781-002

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-26-014

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 627554561-002

APPLICATION TO: To construct exterior alterations to a Residential Use building (Driveway extensions, left side 2.6m x 8.3m (irregular shape) and right side, 1.0m x 9.1m), existing without permits

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 3, 2025

DATE OF APPEAL: December 18, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 718 - Hooke Place NW

LEGAL DESCRIPTION: Plan 0224650 Blk 41 Lot 28

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

I am appealing the refusal of the Development Permit for the property at 718 Hooke Place NW. The application was refused on the basis that the

existing hard-surfaced areas beside the driveway are being treated as parking and represent increased intensity. This does not reflect how the property is actually used. The hard-surfaced areas on both sides of the driveway are not used for vehicle parking and are not intended to be used for parking in the future. They function as pedestrian access areas, providing safe access to the front entrance, assisting with snow management, and preventing repeated foot traffic across landscaped areas. All vehicle parking is contained within the existing garage and main driveway. The property has a unique lot configuration that limits standard driveway design. The extensions do not create additional parking stalls, do not increase traffic or congestion, and do not negatively impact neighbouring properties or the character of the street. There are no safety or sightline concerns associated with the existing configuration. Any past instances where a vehicle may have been temporarily positioned near these areas were incidental and not representative of regular or intended parking use. Current conditions reflect reduced parking demand at the property, and there is no ongoing use of the extensions for parking. The refusal places emphasis on the presence of hard surface rather than its actual use and impact. In these circumstances, the requested variances are reasonable and appropriate, and approval would not undermine the intent of the applicable regulations.

<i>General Matters</i>

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:

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

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

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

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

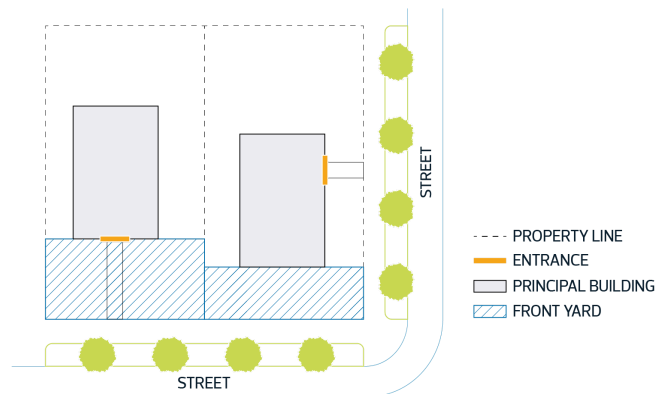
Under section 8.20, **Driveway** means:

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



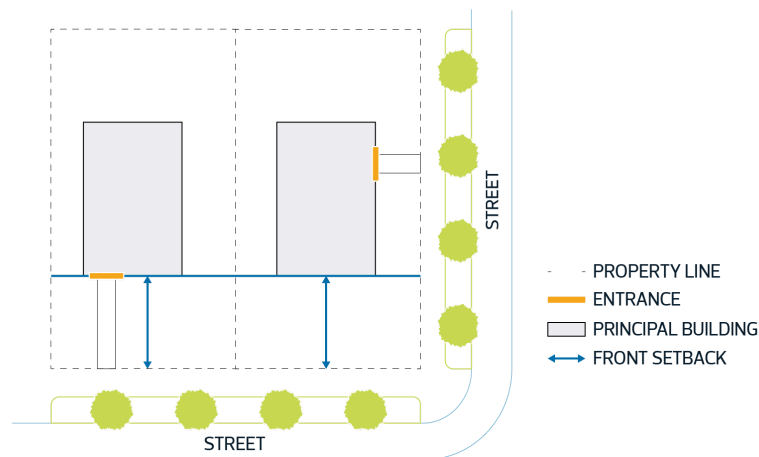
Under section 8.20, **Front Yard** means:

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



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

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



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

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

Section 2.20.1 states that the **Purpose** of the **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.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

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

Site Circulation

- 2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal

Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

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

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

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

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

2.1.5 A Driveway provided from a Street must comply with the following:

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

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

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

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

by 3.7 m, whichever is less.

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

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

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

Projection into Setbacks

Section 5.90.13 states:

Despite the regulations of this Section, Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines. This regulation does not apply where a building has a 0 m Setback from the Interior Side Lot Line.

Landscaping

Section 5.60.2.2 states:

All open space, including Yards, Setback areas, and Common Amenity Areas must be Landscaped with trees, shrubs, flowers, grass, or other perennial ground cover, except where the open space is:

2.2.1. designated for Pathways or parking and vehicle circulation;

2.2.2. designated for Hard Surfacing and architectural features for the purpose of on-Site Amenity Areas; or

2.2.3. substituted with other forms of permeable ground cover, including washed rock, shale, mulch, or other similar treatments, to the satisfaction of the Development Planner.

Development Planner's Determination

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

Proposed: Driveway extensions do not lead to the Garage.

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

- Maximum width: 6.2m

- Proposed: 9.7m

- Exceeds by 3.5m

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

Proposed: Driveway extensions are located within the Front Yard

4. Drainage Path: Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines (Subsection 5.90.13).

Proposed: Driveway extensions obstruct the required drainage path.


5. Landscaping: All open space, including Yards, Setback areas, and Common Amenity Areas must be Landscaped with trees, shrubs, flowers, grass, or other perennial ground cover (Subsection 5.60.2.2.)


Proposed: Existing driveway extensions and hard surface has removed soft landscaping area.

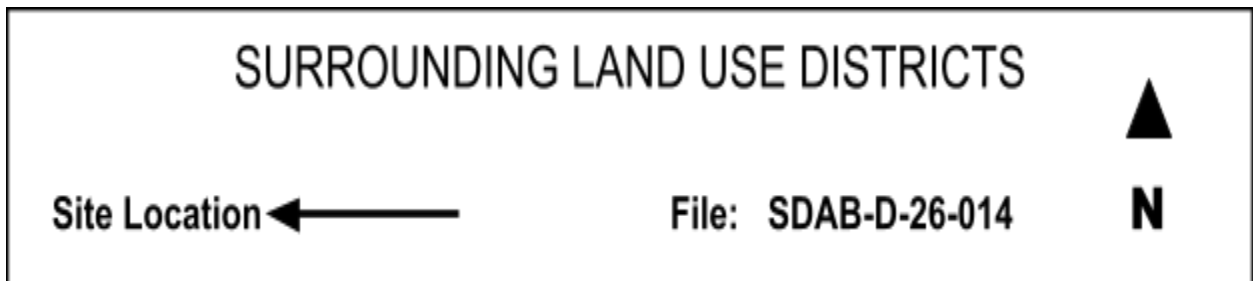
[unedited]

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: 627554561-002 Application Date: AUG 29, 2025 Printed: December 3, 2025 at 3:35 PM Page: 1 of 2	
<h2>Application for Driveway Extension Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant Project Name: Driveway Extension - 518668052-001		Property Address(es) and Legal Description(s) 718 - HOOKE PLACE NW Plan 0224650 Blk 41 Lot 28	
Scope of Application To construct exterior alterations to a Residential Use building (Driveway extensions, left side 2.6m x 8.3m (irregular shape) and right side, 1.0m x 9.1m), existing without permits.			
Details			
Development Category: Site Area (sq. m.): 689.41		Overlay: Statutory Plan:	
Development Application Decision Refused Issue Date: Dec 03, 2025 Development Authority: OBERT, WILLIAM Reason for Refusal <ol style="list-style-type: none"> 1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area (Subsection 5.80.2.1.3.) Proposed: Driveway extensions do not lead to the Garage. 2. Driveway Width - The maximum Driveway width is equal to the width of the Garage (Subsection 5.80.2.1.4.2). - Maximum width: 6.2m - Proposed: 9.7m - Exceeds by 3.5m 3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.5.1.). Proposed: Driveway extensions are located within the Front Yard 4. Drainage Path: Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines (Subsection 5.90.13). Proposed: Driveway extensions obstruct the required drainage path. 5. Landscaping: All open space, including Yards, Setback areas, and Common Amenity Areas must be Landscaped with trees, shrubs, flowers, grass, or other perennial ground cover (Subsection 5.60.2.2.) Proposed: Existing driveway extensions and hard surface has removed soft landscaping area. 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.			
THIS IS NOT A PERMIT			
P0702003			

	Application for Driveway Extension Permit				Project Number: 627554561-002 Application Date: AUG 29, 2025 Printed: December 3, 2025 at 3:35 PM Page: 2 of 2
Fees					
	Fee Amount Development Application Fee \$190.00 Total GST Amount: \$0.00 Totals for Permit: \$190.00	Amount Paid \$190.00	Receipt # 02516J001001648	Date Paid Aug 29, 2025	
THIS IS NOT A PERMIT					
P0702003					



ITEM II: 10:30 A.M.

FILE: SDAB-D-26-015

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 480534363-002

APPLICATION TO: To construct exterior alterations to a Single Detached House (Front Yard parking pad, 3.12m x 7.09m, and Side Yard Driveway extension 3.6m x 10.5m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: December 3, 2025

DATE OF APPEAL: December 21, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 863 - Wildwood Crescent NW

LEGAL DESCRIPTION: Plan 0928811 Blk 60 Lot 25

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN: The Meadows Area Structure Plan

DISTRICT PLAN: Mill Woods and Meadows District Plan

Grounds for Appeal

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

Hi there, I am appealing the above permit refusal, as first off, the driveway at the bottom in front of my garage, which is an extension directly connected with the garage, which I see was listed as a reason for refusal. I have attached images of 12 houses in my area with driveway extensions

similar to mine, and would like to know if they first off have permits for said extensions, and how their permits have been approved, and mine have been rejected? One of the houses included in the images is of former mayor Amarjeet Sohi, therefore if all these residences have approved permits for driveway extensions I would like to know how and why mine was rejected and if they do not then I think it is fair to ask that their extensions also have to be removed as I feel I am being singled out in this process. Some of these houses also have no tree in front of their homes as part of the front lawn, which is an essential from the city, alongside some don't even have front yards due to their driveway extensions/pads. I have included 12 house images in my appeal, but there are definitely countless more with the same extensions in my area and in the crescent over. There has never been a concern with anyone about my driveway extension and pad in 12 years. I pay house taxes yearly, too, and would appreciate a permit being granted. If anyone does have concerns or my driveway extension and pad is troubling anyone within my area then I can have it removed at my own cost. Please reassess and let me know how to proceed. Thank you.

<i>General Matters</i>

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:

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

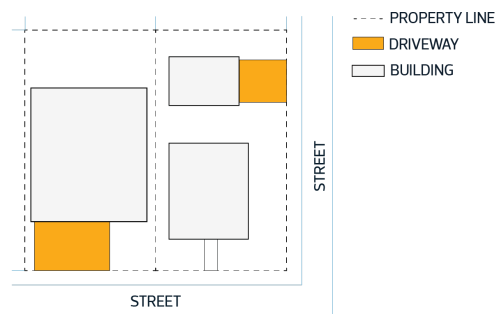
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

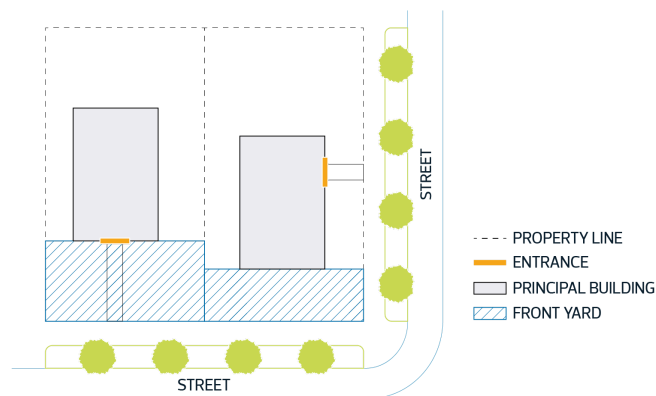
Under section 8.20, **Driveway** means:

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



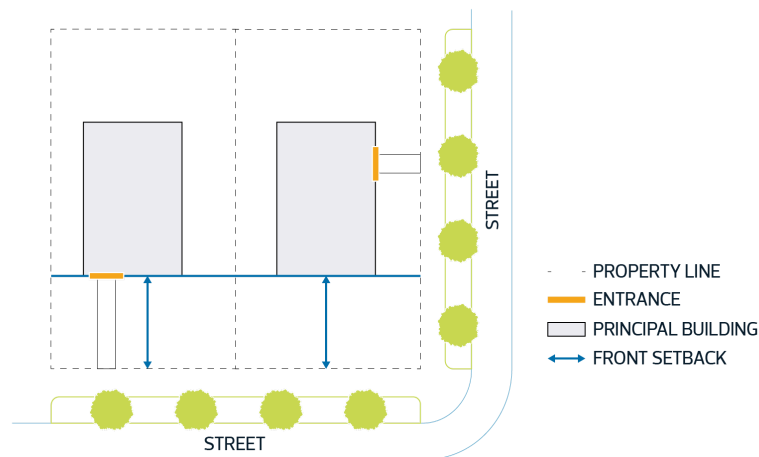
Under section 8.20, **Front Yard** means:

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



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

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



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

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

Section 2.20.1 states that the **Purpose** of the **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.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

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

Site Circulation

- 2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal

Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

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

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

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

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

2.1.5 A Driveway provided from a Street must comply with the following:

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

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

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

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

vehicle parking spaces multiplied by 3.7 m, whichever is less.

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

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

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

Development Planner's Determination

1. Subsection 5.80.2.1.3

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

Proposed: 2 Driveways with vehicle access from Wildwood Crescent NW.

2. Subsection 5.80.2.1.4

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

Proposed: Parking Pad (left side) of Front Yard does not lead to a Garage. Driveway extension (right side) does not lead to the Garage.

3. Subsection 5.80.2.1.5.2.1

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

Proposed: Driveway width (right side) is 9.7 m + Parking Pad width is 3.1 m. Total Width is 12.8 m instead of 7.4 m.

4. Subsection 5.80.2.1.6.1

Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard.

Proposed: Parking Pad is located within the Front Yard.

5. Subsection 5.80.2.1.6.2


Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Flanking Side Yard.


Proposed: Driveway extensions are within the Flanking Side Yard

[unedited]

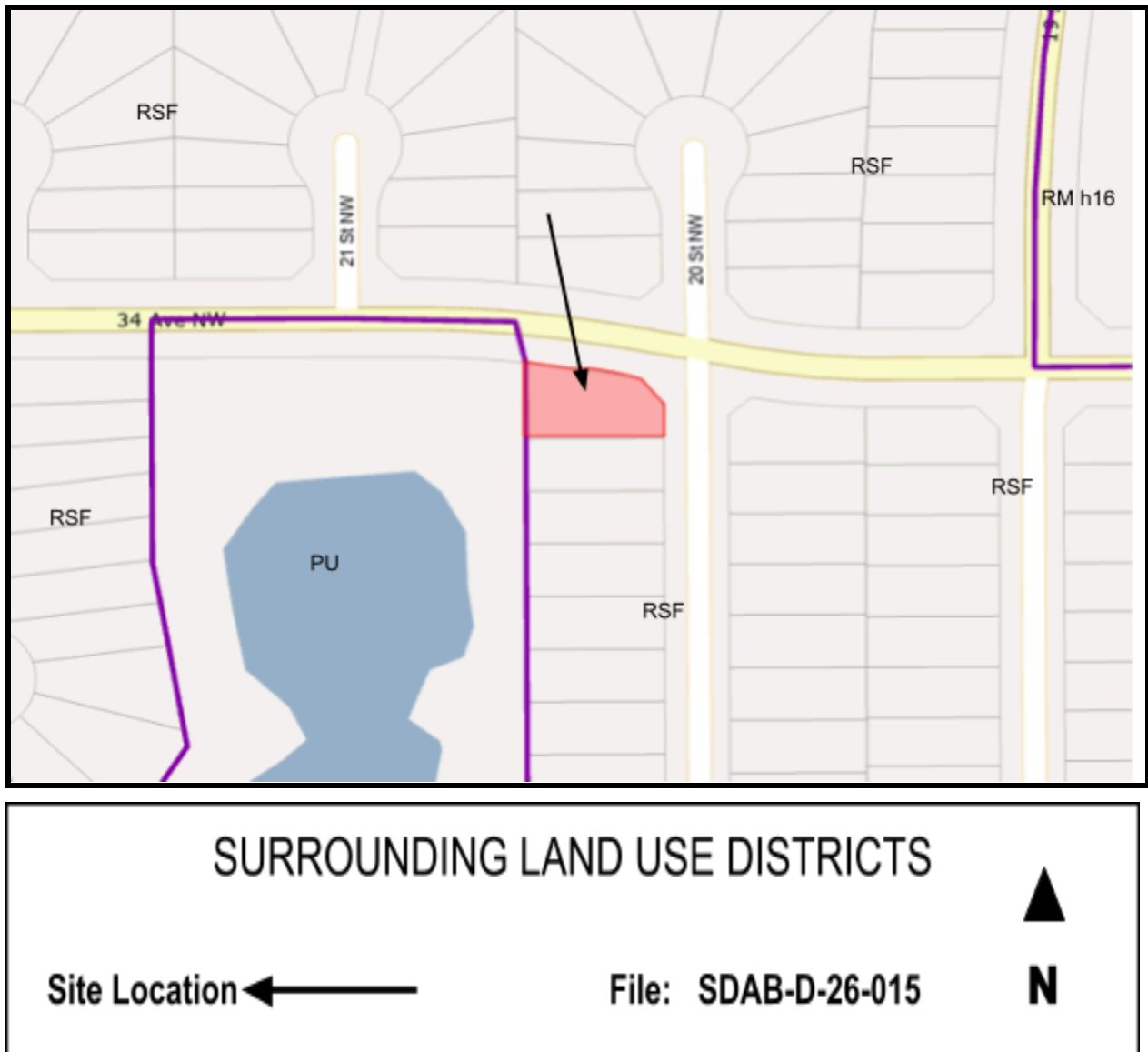
Notice to Applicant/Appellant

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: 480534363-002 Application Date: AUG 07, 2023 Printed: December 3, 2025 at 2:51 PM Page: 1 of 2	
		Application for Driveway Extension Permit	
This document is a Development Permit Decision for the development application described below.			
Applicant		Property Address(es) and Legal Description(s) 863 - WILDWOOD CRESCENT NW Plan 0928811 Blk 60 Lot 25	
		Location(s) of Work Suite: 863 - WILDWOOD CRESCENT NW Entryway: 863 - WILDWOOD CRESCENT NW Building: 863 - WILDWOOD CRESCENT NW	
Scope of Application To construct exterior alterations to a Single Detached House (Front Yard parking pad, 3.12m x 7.09m, and Side Yard Driveway extension 3.6m x 10.5m).			
Details			
Development Category: Site Area (sq. m.): 657.9		Overlay: Statutory Plan:	
Development Application Decision Refused Issue Date: Dec 03, 2025 Development Authority: HETHERINGTON, FIONA Reason for Refusal 1. Subsection 5.80.2.1.3 Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. Proposed: 2 Driveways with vehicle access from Wildwood Crescent NW. 2. Subsection 5.80.2.1.4 A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. Proposed: Parking Pad (left side) of Front Yard does not lead to a Garage. Driveway extension (right side) does not lead to the Garage. 3. Subsection 5.80.2.1.5.2.1 Driveway Width - Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less. Proposed: Driveway width (right side) is 9.7 m + Parking Pad width is 3.1 m. Total Width is 12.8 m instead of 7.4 m. 4. Subsection 5.80.2.1.6.1 Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard. Proposed: Parking Pad is located within the Front Yard.			
THIS IS NOT A PERMIT			
P0702003			

	<h2>Application for Driveway Extension Permit</h2>	Project Number: 480534363-002 Application Date: AUG 07, 2023 Printed: December 3, 2025 at 2:51 PM Page: 2 of 2																				
<p>5. Subsection 5.80.2.1.6.2 Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Flanking Side Yard.</p> <p>Proposed: Driveway extensions are within the Flanking Side Yard</p> <p>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.</p>																						
<p>Building Permit Decision No decision has yet been made.</p>																						
<p>Fees</p> <table border="1" data-bbox="219 787 1409 934"><thead><tr><th></th><th>Fee Amount</th><th>Amount Paid</th><th>Receipt #</th><th>Date Paid</th></tr></thead><tbody><tr><td>Development Application Fee</td><td>\$180.00</td><td>\$180.00</td><td>4440690901010010</td><td>Aug 07, 2023</td></tr><tr><td>Total GST Amount:</td><td>\$0.00</td><td></td><td></td><td></td></tr><tr><td>Totals for Permit:</td><td>\$180.00</td><td>\$180.00</td><td></td><td></td></tr></tbody></table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$180.00	\$180.00	4440690901010010	Aug 07, 2023	Total GST Amount:	\$0.00				Totals for Permit:	\$180.00	\$180.00		
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THIS IS NOT A PERMIT																						

P0702003



ITEM III: 1:30 P.M.

FILE: SDAB-D-26-016

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 587115781-002

APPLICATION TO: To construct a Residential Use building in the form of a Single Detached House with a rear attached Garage, unenclosed front porch, covered deck, and Basement development (NOT to be used as an additional Dwelling)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 3, 2025

DATE OF APPEAL: December 18, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12107 - Aspen Drive West NW

LEGAL DESCRIPTION: Plan 6773MC Blk 12 Lot 46, Plan 2521404 Blk 12 Lot 46A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Whitemud District Plan

<i>Grounds for Appeal</i>

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

We are the owners and occupants of 12103 Aspen Drive West NW, the property immediately adjacent to the proposed development at 12107 Aspen Drive West NW. Our property will be directly and materially impacted by the approved variances.

We oppose the Development Permit in its entirety. The number and magnitude of the variances are excessive, inconsistent with the intent of the Zoning Bylaw, and result in undue impacts on neighbouring properties.

The approved variances include a building length of 29.2 m (80% of site depth) instead of the permitted 18.3 m (50%), a reduced rear setback of 2.9 m instead of the required 10.0 m, and an attached rear garage where a detached garage is otherwise required.

These variances are not minor, either individually or cumulatively. Allowing a residential building to extend to 80% of the site depth represents a fundamental departure from low-density residential development standards. This level of site coverage eliminates meaningful rear-yard open space and creates an excessively long and visually dominant structure.

Reducing the rear setback by more than 70% brings the main building mass dramatically closer to neighbouring properties and the alley. This intensifies impacts related to privacy, shadowing, and loss of light, and defeats the purpose of rear setback regulations intended to preserve separation, openness, and livability.

The approval of an attached rear garage further compounds these impacts by creating a single, continuous built form extending deep into the lot, rather than distinct structures that reduce massing and visual dominance.

Our property at 12103 Aspen Drive West NW is equipped with rooftop solar panels. The proposed development at 12107 Aspen Drive West NW, which is immediately adjacent to our property, will cast prolonged shadows onto our roof plane due to its excessive length, reduced rear setback, and continuous massing. This will result in a permanent and measurable reduction in sunlight exposure and significantly diminish the effectiveness of existing renewable energy infrastructure installed in reliance on compliant development standards. Additional clarification, including sun-path information, can be provided if requested.

The cumulative effect of the variances results in excessive massing, minimal green space, and a form more consistent with a compound-style structure than a single detached dwelling. This development is out of character with the surrounding Aspen Gardens neighbourhood.

The Zoning Bylaw is intended to ensure that development does not unduly interfere with the amenities, use, enjoyment, or privacy of neighbouring properties, and to maintain adequate light penetration, open space, and compatibility with surrounding residential development. The approved variances defeat these objectives.

For these reasons, we respectfully request that the Subdivision and Development Appeal Board allow the appeal and overturn the approval, or require substantial revisions to bring the development into closer compliance with the Zoning Bylaw.

<i>General Matters</i>

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, **Single Detached Housing** means:

a building that contains 1 principal Dwelling and has direct access to ground level.

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.

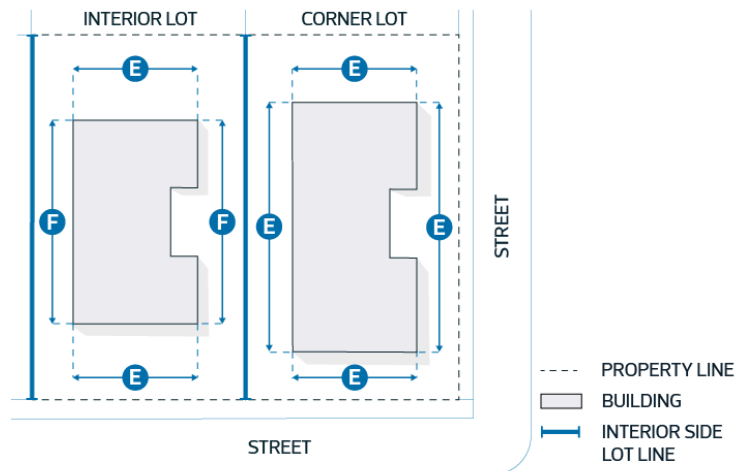
<i>Building Length</i>

Section 2.10.4.1 states:

- 4.1. Development must comply with Table 4.1:

Table 4.1 Site and Building Regulations

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

Diagram for Subsections 4.1.8 and 4.1.9**Development Planner's Determination**

Building Length - The building length is 29.2m (80% of site depth) instead of 18.3m (50% of site depth) (Subsection 2.10.4.1.9).

[unedited]

Parking, Loading, and Access

Section 2.10.6.2 states "Rear attached Garages are not permitted."

Development Planner's Determination

Attached Garage - The rear garage is allowed to be attached, instead of detached (Subsection 2.10.6.2).

[unedited]

Rear Setback

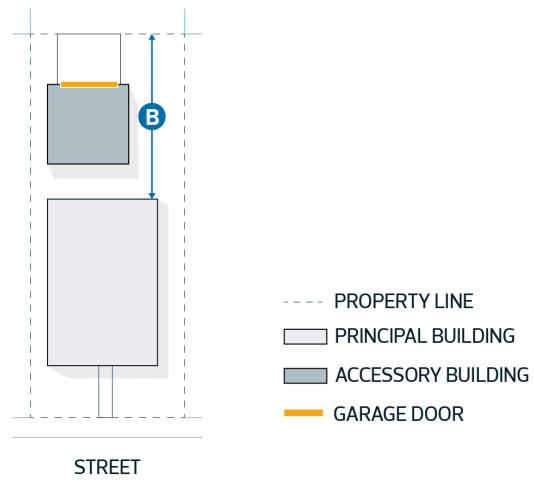
Section 2.10.4.3 states

4.3. Setbacks must comply with Table 4.3:

Table 4.3 Setback Regulations

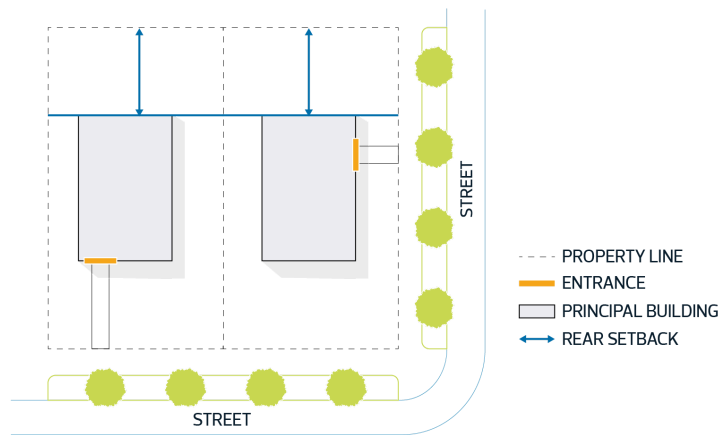
Subsection	Regulation	Value	Symbol
Rear Setback			
4.3.2	Minimum Rear Setback	10.0 m	B

Diagram for Subsections 4.3.2



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

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




Development Planner's Determination


Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 2.9m, instead of 10.0m (Subsection 2.10.4.3.2).


[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.

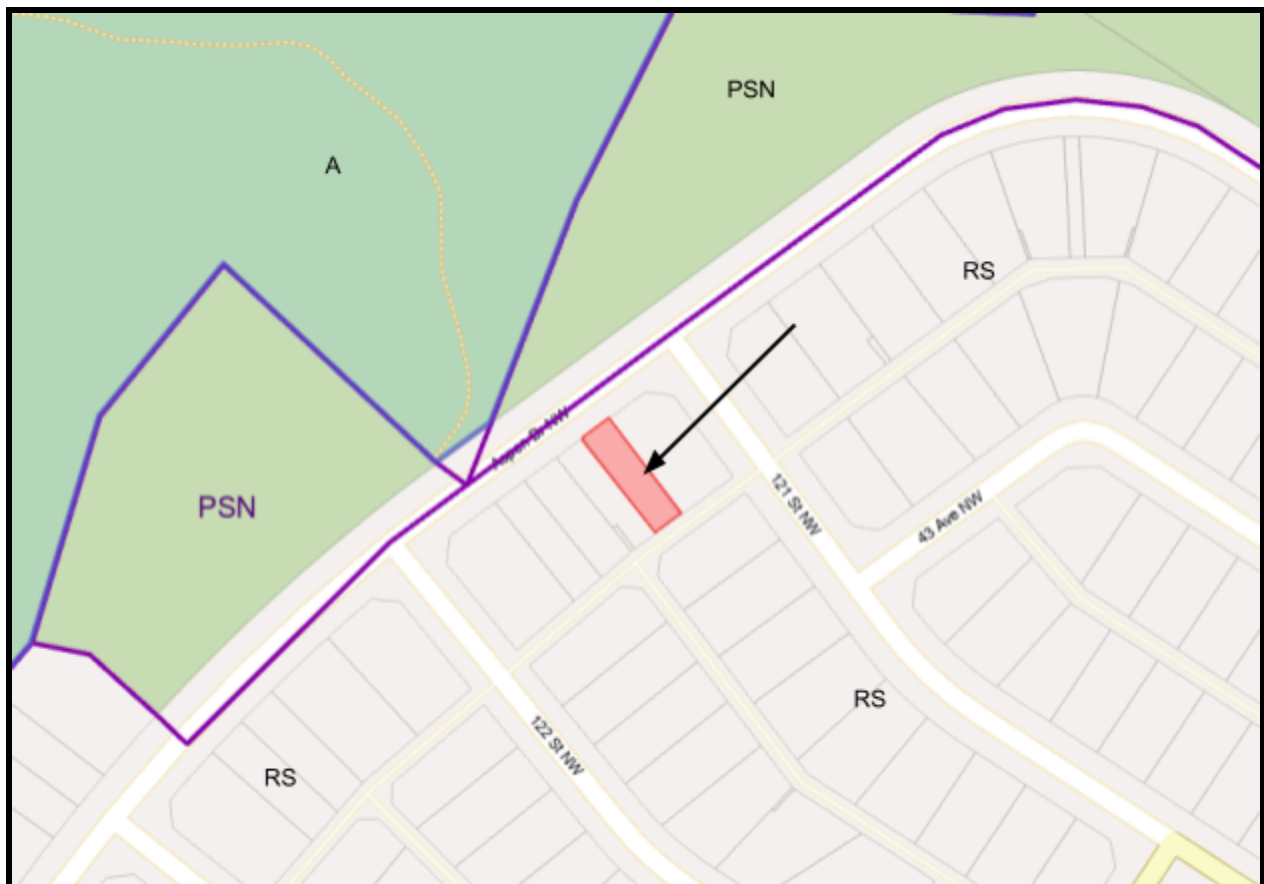
		Project Number: 587115781-002 Application Date: APR 15, 2025 Printed: December 3, 2025 at 4:10 PM Page: 1 of 5			
<h2>Development Permit</h2>					
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 12107 - ASPEN DRIVE WEST NW Plan 6773MC Blk 12 Lot 46 12107 - ASPEN DRIVE WEST NW Plan 2521404 Blk 12 Lot 46A			
		Specific Address(es) Suite: 12107 - ASPEN DRIVE WEST NW Entryway: 12107 - ASPEN DRIVE WEST NW Building: 12107 - ASPEN DRIVE WEST NW			
Scope of Permit To construct a Residential Use building in the form of a Single Detached House with a rear attached Garage, unenclosed front porch, covered deck, and Basement development (NOT to be used as an additional Dwelling).					
Details <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> 1. Titled Lot Zoning: R5, R5 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: R5, R5 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: R5, R5 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				
Development Permit Decision Approved Issue Date: Dec 03, 2025 Development Authority: Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Single Detached House with a rear attached Garage, unenclosed front porch, covered deck, and Basement development (NOT to be used as an additional Dwelling). The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). 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					
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	Project Number: 587115781-002 Application Date: APR 15, 2025 Printed: December 3, 2025 at 4:10 PM Page: 2 of 5
	<h2>Development Permit</h2>
<p>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.)</p>	
<p>The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.</p>	
<p>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).</p>	
<p>This Development Permit will be revoked if the conditions of this permit are not met.</p>	
<p>GEOTECHNICAL CONDITIONS:</p>	
<p>No 'Swimming Pool' shall be constructed or installed, where 'Swimming Pool' refers to a swimming pool, ornamental pond, or other water retention structure.</p>	
<p>No permanent sprinkler or irrigation systems shall be constructed or installed.</p>	
<p>Excessive watering of lawns, trees, shrubs and other vegetation, or other excessive or uncontrolled discharge of water shall not be caused or permitted.</p>	
<p>Roof leaders, downspouts, and sump pump discharge spouts shall not be allowed to discharge onto the ground surface. They shall be connected to the storm sewer system where possible.</p>	
<p>TRANSPORTATION CONDITIONS:</p>	
<p>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%.</p>	
<p>2. The proposed sidewalk connection to Aspen Drive West is acceptable. Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.</p>	
<p>3. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: https://utilityafety.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.</p>	
<p>4. 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.</p>	
<p>5. 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:</p> <ul style="list-style-type: none"> a. the start/finish date of the project; b. accommodation of pedestrians and vehicles during construction; 	
<p>P0702003</p>	

	Project Number: 587115781-002 Application Date: APR 15, 2025 Printed: December 3, 2025 at 4:10 PM Page: 3 of 5
<h2 style="margin: 0;">Development Permit</h2>	
<p>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</p> <p>Transportation Conditions: MINOR DEVELOPMENT CONDITIONS:</p> <ol style="list-style-type: none"> 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 proposed sidewalk connection to Aspen Drive West is acceptable. Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property. 3. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: https://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. 4. 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. 5. 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: <ol style="list-style-type: none"> a. the start/finish date of the project; b. accommodation of pedestrians and vehicles during construction; c. confirmation of lay down area within legal road right of way if required; d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx <p>Subject to the Following Advisements</p> <p>Zoning Advisements: Geotechnical Advisements</p> <p>The owner and resident must recognize the possible consequences of building adjacent to the top of bank. The resident must be aware that there remains inherent risk of instability of the slopes below the subject property that could lead to a loss of property within the life span of any proposed development. The City of Edmonton will assume all erosion and regression of the slope to be of natural origin and it is unlikely that we will undertake any remedial repairs, irrespective of the ownership of the land between the residence and the valley slopes.</p> <p>Relative to foundation construction for the new residence; it is also recommended that inspections by qualified personnel be undertaken during construction, to verify that recommended construction procedures are followed in accordance with proper engineering design.</p> <p>The owner and applicant must also be aware that they are fully responsible to mitigate all geotechnical risks to the development and</p>	
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<h2>Development Permit</h2>	
<p>surrounding infrastructure, properties and structures. Notably, all design and construction measures must suitably protect neighbouring properties and structures from any adverse impacts, both during and after construction</p>	
<p>Zoning Advisements</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>A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p>	
<p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p>	
<p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p>	
<p>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 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</p>	
<p>Variances</p>	
<p>Building Length - The building length is 29.2m (80% of site depth) instead of 18.3m (50% of site depth) ((Subsection 2.10.4.1.9).</p>	
<p>Attached Garage - The rear garage is allowed to be attached, instead of detached (Subsection 2.10.6.2).</p>	
<p>Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 2.9m, instead of 10.0m (Subsection 2.10.4.3.2).</p>	
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	Project Number: 587115781-002 Application Date: APR 15, 2025 Printed: December 3, 2025 at 4:10 PM Page: 5 of 5																									
<h2>Development Permit</h2>																										
Rights of Appeal This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act. Notice Period Begins: Dec 09, 2025 Ends: Dec 30, 2025																										
Fees <table><thead><tr><th></th><th>Fee Amount</th><th>Amount Paid</th><th>Receipt #</th><th>Date Paid</th></tr></thead><tbody><tr><td>Dev. Application Fee</td><td>\$615.00</td><td>\$615.00</td><td>03729G001001580</td><td>May 12, 2025</td></tr><tr><td>Lot Grading Fee</td><td>\$160.00</td><td>\$160.00</td><td>03729G001001580</td><td>May 12, 2025</td></tr><tr><td>Total GST Amount:</td><td>\$0.00</td><td></td><td></td><td></td></tr><tr><td>Totals for Permit:</td><td>\$775.00</td><td>\$775.00</td><td></td><td></td></tr></tbody></table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$615.00	\$615.00	03729G001001580	May 12, 2025	Lot Grading Fee	\$160.00	\$160.00	03729G001001580	May 12, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$775.00	\$775.00		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-016

