

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
January 21, 2026**

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM

TO BE RAISED

I 9:00 A.M. SDAB-D-26-009

To construct exterior alterations to a Residential Use building (Driveway extension, 1.20m x 5.60m)

6519 - 173 Avenue NW
Project No.: 610775724-002

TO BE RAISED

II 10:30 A.M. SDAB-D-26-010

To construct exterior alterations to a Residential Use building in the form of a Single Detached House (Driveway extension, 1.2m x 7.8m)

17712 - 70 Street NW
Project No.: 631968985-002

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-009

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 610775724-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extension, 1.20m x 5.60m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 7, 2025

DATE OF APPEAL: December 1, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 6519 - 173 Avenue NW

LEGAL DESCRIPTION: Plan 1520589 Blk 14 Lot 26

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S):
McConachie Neighbourhood Structure Plan
Pilot Sound Area Structure Plan

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

I am writing to formally appeal the decision to refuse my planning application for a 1.2-metre by 5.6-metre extension to my existing driveway

at the above address. I respectfully request that the council reconsider the proposal in light of the information and clarification provided below.

1- with extra 1.2m It would be easy access for my 3 year old daughter and Pregnant wife and 60 year old plus parents to walk out on winter.

2- My Neighbors also have their drive way approved address below- 6516 173ave (1.5m extension) city file number 631897397-002.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on December 5, 2025:

“That the appeal hearing be scheduled on January 21, 2026.”

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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(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;

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- (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.”

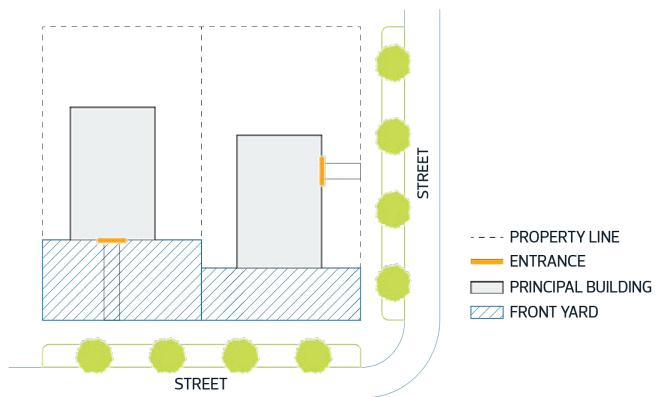
Under section 8.20, **Driveway** means:

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.



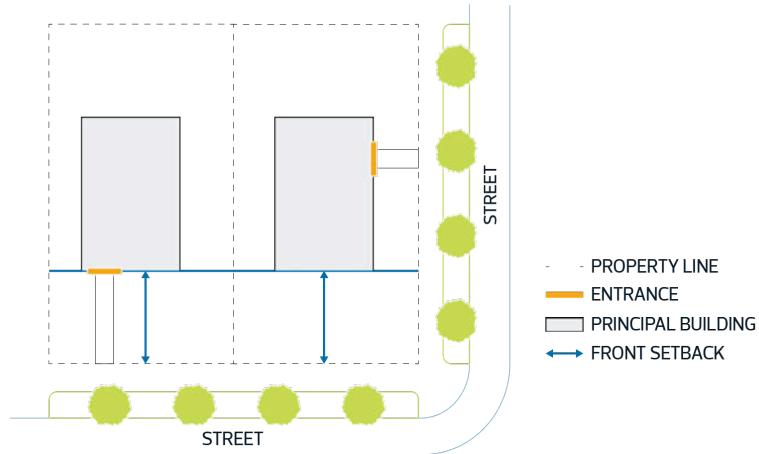
Under section 8.20, **Front Yard** means:

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

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

Proposed: The Driveway extension does not lead directly to the Garage.

2. Subsection 5.80.2.1.4.2.1

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 is 7.3 m instead of 6.1 m (width of Garage).

3. Subsection 5.80.2.1.5.1

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

Proposed: The Driveway extension is within the Front Yard.

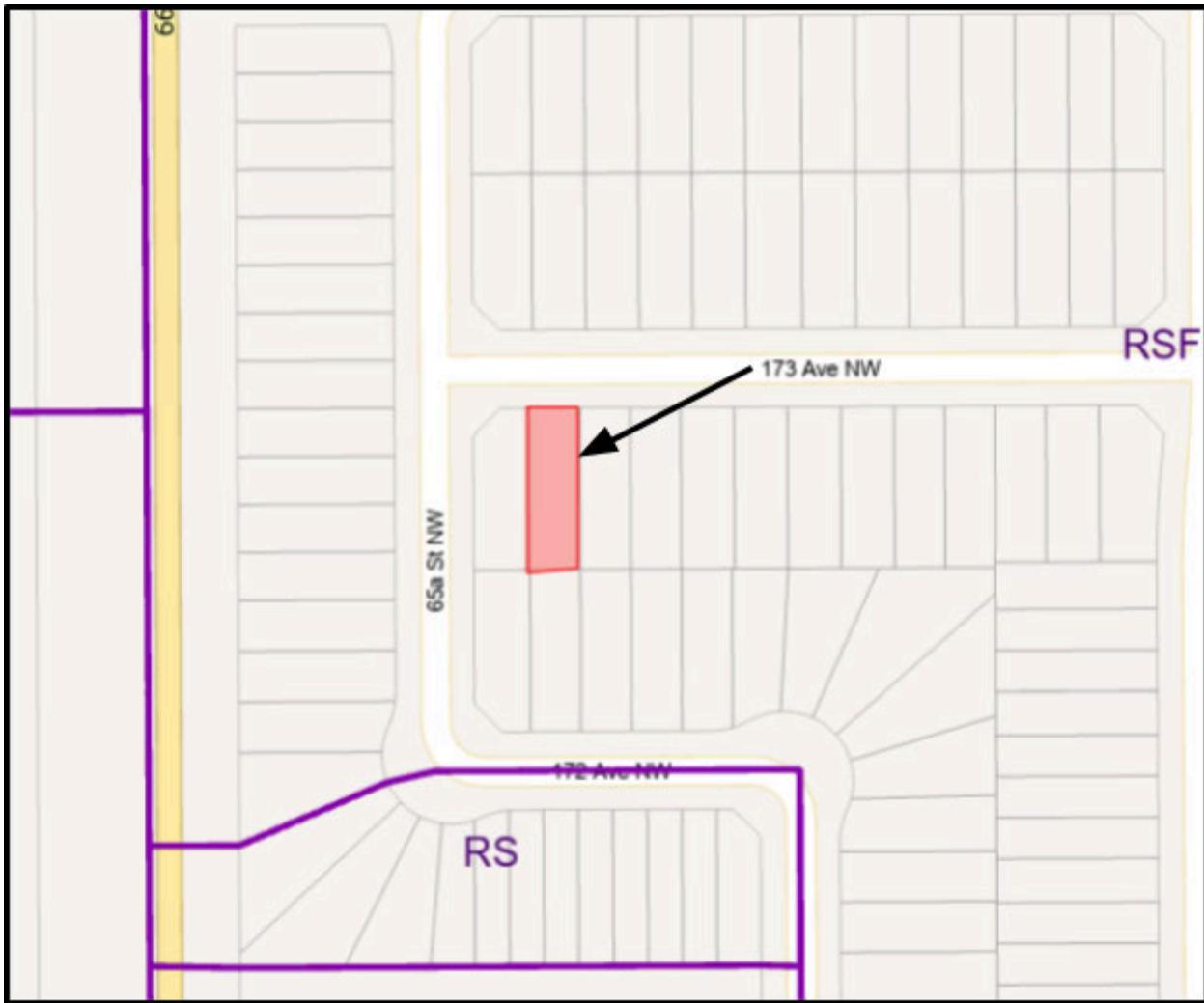
[unedited]

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.

Edmonton	Project Number: 610775724-002 Application Date: JUN 30, 2025 Printed: November 7, 2025 at 9:37 AM Page: 1 of 2		
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Driveway Extension Permit</h3>			
<p>This document is a Development Permit Decision for the development application described below.</p>			
Applicant	Property Address(es) and Legal Description(s) 6519 - 173 AVENUE NW Plan 1520589 Blk 14 Lot 26		
Project Name: Driveway Extension			
Scope of Application To construct exterior alterations to a Residential Use building (Driveway extension, 1.20m x 5.60m).			
Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Development Category: Site Area (sq. m.): 383.89 </td> <td style="width: 50%; padding: 5px;"> Overlay: Statutory Plan: </td> </tr> </table>		Development Category: Site Area (sq. m.): 383.89	Overlay: Statutory Plan:
Development Category: Site Area (sq. m.): 383.89	Overlay: Statutory Plan:		
Development Application Decision Refused			
Issue Date: Nov 07, 2025 Development Authority: HETHERINGTON, FIONA			
Reason for Refusal <p>1. Subsection 5.80.2.1.3 Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.</p> <p>Proposed: The Driveway extension does not lead directly to the Garage.</p> <p>2. Subsection 5.80.2.1.4.2.1 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.</p> <p>Proposed: Driveway width is 7.3 m instead of 6.1 m (width of Garage).</p> <p>3. Subsection 5.80.2.1.5.1 Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard.</p> <p>Proposed: The Driveway extension is within the Front Yard.</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.			
Building Permit Decision No decision has yet been made.			
THIS IS NOT A PERMIT			
<small>P0702003</small>			

Edmonton	Project Number: 610775724-002 Application Date: JUN 30, 2025 Printed: November 7, 2025 at 9:37 AM Page: 2 of 2																				
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-009



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TO BE RAISEDITEM II: 10:30 A.M.FILE: SDAB-D-26-010**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 631968985-002

APPLICATION TO: Construct exterior alterations to a Residential Use building in the form of a Single Detached House (Driveway extension, 1.2m x 7.8m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: November 14, 2025

DATE OF APPEAL: December 2, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 17712 - 70 Street W

LEGAL DESCRIPTION: Plan 2222364 Blk 11 Lot 83

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

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

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

1. Existing Parking

The distance between my driveway and my neighbour's to the north (17716 – 70 Street NW) is approximately 17 feet. On the west side of our street, most front-attached garages are separated by about 7.5–8 feet. Because of this, vehicles do not typically park between those driveways because the space is clearly insufficient.

By contrast, the 17-foot gap between our two driveways appears to create a usable parking space. However, in practice, this has resulted in:

- Vehicles frequently parking between our driveways and encroaching into my driveway, making it difficult to enter and exit.
- Significant blind spots when backing out, especially with vehicles parked on the opposite side of the street.
- Several near-miss incidents where my wife has almost been struck while exiting our driveway due to obstructed visibility.

Under City of Edmonton Bylaw 5590, vehicles must not park within 5 feet of a driveway. Applying that requirement to this 17-foot gap leaves only 7 feet of legal space. To the best of my knowledge, there are no production vehicles in North America that could legally fit in a 7-foot space (for example, a Smart Fortwo is approximately 8.8 feet long). Despite this, many drivers are unaware of the bylaw and attempt to park there. I have filed multiple 311 reports documenting these ongoing issues.

Our neighbourhood already experiences high parking demand, with frequent examples of vehicles parked too close to intersections and fire hydrants. Many homes, including ours, either have or are planning to develop separate basement suites, which further increases parking pressure.

I am proposing only a 4-foot extension to my driveway. This would reduce the apparent gap between the two driveways from 17 feet to approximately 13 feet. My belief is that this smaller space would make it visually obvious that parking between the driveways is not practical, thereby reducing the frequency of vehicles attempting to park there and encroaching on our access.

2. Safety Issues

This extension would:

- Improve visibility and safety, and reduce blind spots when exiting our driveway.
- Reduce instances of vehicles blocking or partially blocking our driveway.
- Help ease pressure on an already congested street by enabling us to park an additional vehicle on our property rather than on the road.

2. Consistency With Neighbourhood Character

Driveways that extend beyond the basic width requirement are already abundantly present throughout Edmonton. Within roughly 2 km west of our home, we have observed multiple properties with driveway extensions that are similar to, or larger than, what we are proposing. In some cases, vehicles are parked on front yards without a formal extension. Compared to that, a properly constructed, permitted extension would be more orderly and visually consistent.

Our proposed extension would be professionally installed, would not be an eyesore, and would still maintain a reasonable amount of front-yard green space. Even with the extension, we will continue to meet or exceed the City's requirements for landscaping, including trees and shrubs.

In summary, this proposed driveway extension would:

- Enhance safety and sightlines when entering and exiting our driveway.
- Reduce illegal or non-compliant parking between driveways.
- Decrease on-street parking congestion by allowing 1–2 additional vehicles to park on our property, which will be particularly important as more basement suites are developed in the area.
- Provide a clean, permanent solution instead of informal or ad-hoc parking practices.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board made and passed the following motion on December 3, 2025:

“That the appeal hearing be scheduled for January 21, 2026.”

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

Grounds for Appeal

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

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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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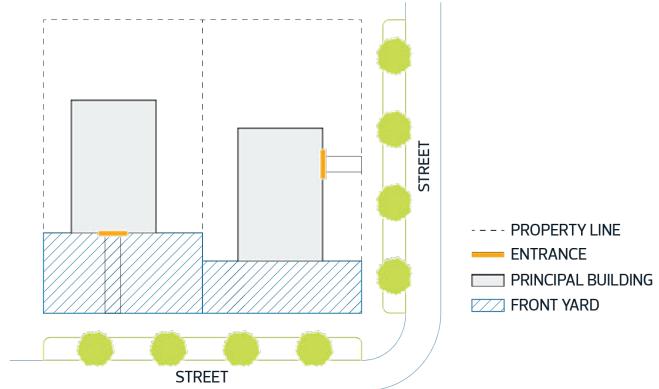
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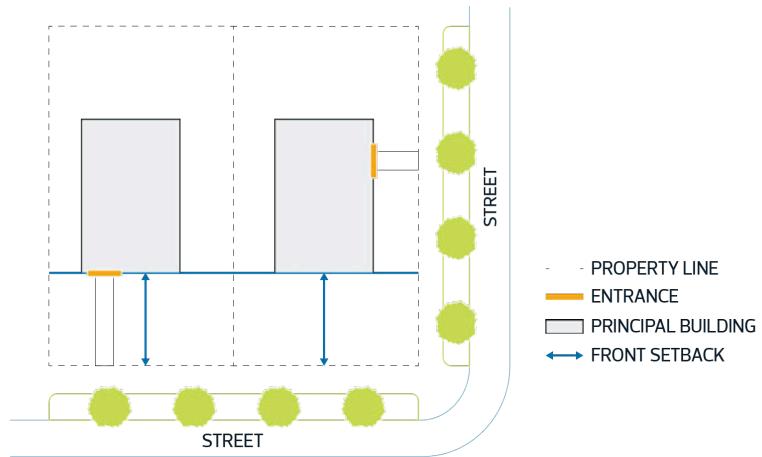
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Driveways

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.

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

Development Planner's Determination

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

Proposed: The driveway does not lead directly from the roadway to the garage.

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. (Section 5.80.2.1.4.2)

Proposed: The driveway is 7.3 m wide.

Garage Width: 6.1 m

3) Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Section 5.80.2.1.5.1)

Proposed: The additional concrete provides vehicle parking space in the front yard.

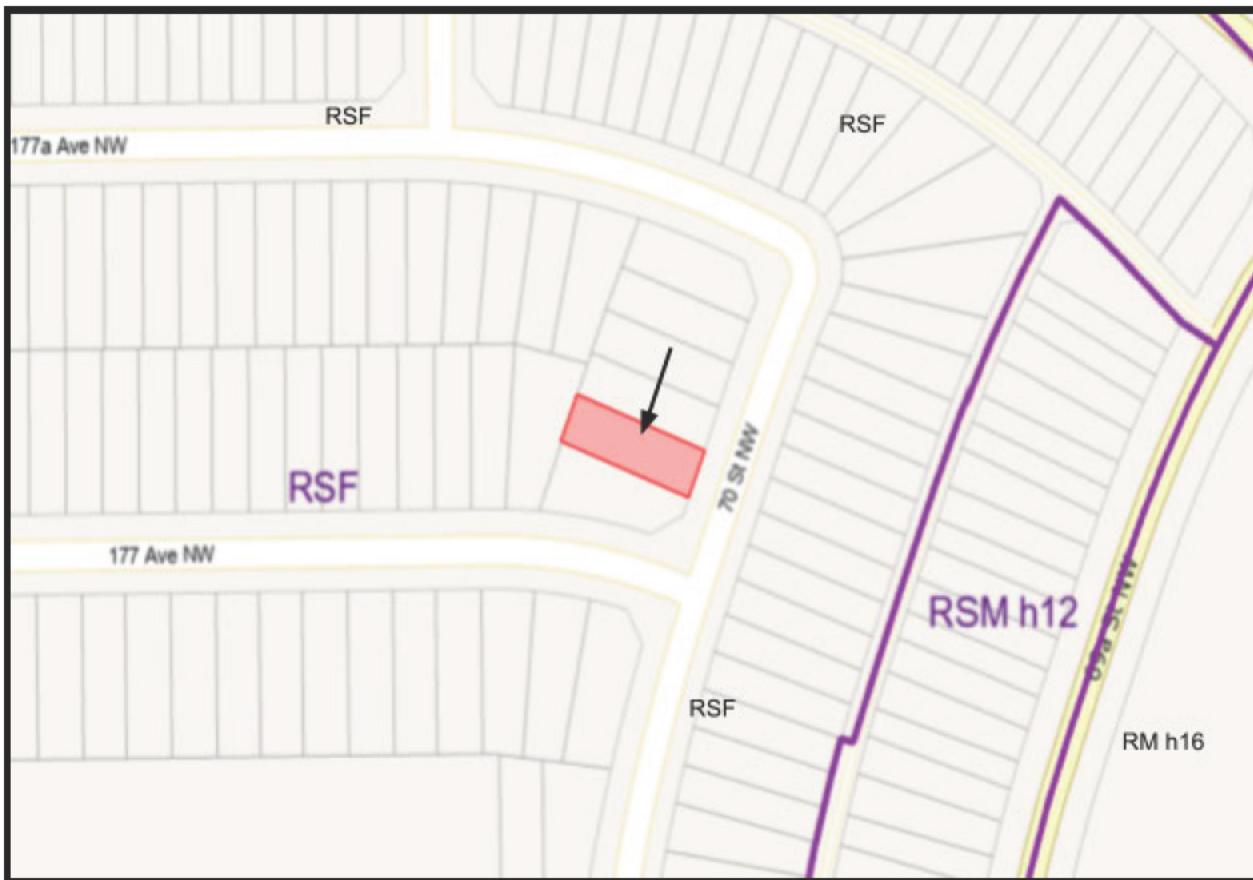
[unedited]

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: 631968985-002 Application Date: OCT 06, 2025 Printed: November 14, 2025 at 9:24 AM Page: 1 of 2								
<h2>Application for</h2> <h3>Driveway Extension 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) 17712 - 70 STREET NW Plan 2222364 Blk 11 Lot 83								
Scope of Application To construct exterior alterations to a Residential Use building in the form of a Single Detached House (Driveway extension, 1.2m x 7.8m).									
Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Development Category: Site Area (sq. m.): 343.82 </td> <td style="width: 50%; padding: 5px;"> Overlay: Schematic Plan: </td> </tr> </table>		Development Category: Site Area (sq. m.): 343.82	Overlay: Schematic Plan:						
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Development Application Decision Refused Issue Date: Nov 14, 2025 Development Authority: SAHL, RAMANJYOT									
Reason for Refusal 1) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Section 5.80.2.1.3) Proposed: The driveway does not lead directly from the roadway to the garage. 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. (Section 5.80.2.1.4.2) Proposed: The driveway is 7.3 m wide. Garage Width: 6.1 m 3) Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Section 5.80.2.1.5.1) Proposed: The additional concrete provides vehicle parking space in the front yard.									
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 style="width: 25%;"></th> <th style="width: 25%; text-align: center;">Fee Amount</th> <th style="width: 25%; text-align: center;">Amount Paid</th> <th style="width: 25%; text-align: center;">Receipt #</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">P0702003</td> <td style="text-align: center;">THIS IS NOT A PERMIT</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	P0702003	THIS IS NOT A PERMIT		
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P0702003	THIS IS NOT A PERMIT								

Edmonton	Project Number: 631968985-002 Application Date: OCT 06, 2025 Printed: November 14, 2025 at 9:24 AM Page: 2 of 2																				
Application for Driveway Extension Permit																					
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-010



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