

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
January 22, 2026

Council Chambers - City Hall
1 Sir Winston Churchill Square, Edmonton, AB

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

TO BE RAISED

I 9:00 A.M. SDAB-D-26-011

**POSTPONED TO A DATE TO BE
DETERMINED IN MARCH, 2026**

Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basements (total of 8 Dwellings), and to demolish a Single Detached House and a detached garage

7302 - 118A Street NW
Project No.: 608410676-002

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

POSTPONED TO A DATE TO BE DETERMINED IN MARCH, 2026
TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-011

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT(S):

APPLICATION NO.: 608410676-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basements (total of 8 Dwellings), and to demolish a Single Detached House and a detached garage

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: November 28, 2025

DATE OF APPEAL(S): December 16, 17, 18, and 19, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7302 - 118A Street NW

LEGAL DESCRIPTION: Plan 2938HW Blk 10 Lot 11

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:

D. & M. Hitesman

The grounds of appeal include, but are not limited to:

1. The Development Officer misinterpreted the Zoning Bylaw by deciding that the proposed development was a row house within the definition in the Zoning Bylaw when it does not meet that definition.
2. The Development Officer misinterpreted the Zoning Bylaw by deciding that the proposed development complied with all of the development regulations in the Zoning Bylaw, when it does not.
3. If the Development Officer did grant a variance by implication, the variance test was not met as this development is out of scale to the rest of the neighbourhood, will cause excessive street parking usage, will cause an unsightly massing effect, and thus will damage the amenities of the neighbourhood and will negatively affect the use, value and enjoyment of the neighbouring properties.
4. The Development Officer failed to apply and follow the terms and direction of the Scona District Plan, as amended.

F. Sutherland

I am very unhappy about the proposed development on 118A Street at 7302. Building an 8 plex in the middle of the block, in the middle of the mature community with no green space on the lot, inadequate parking and destroying mature trees in the process is unacceptable. That said, I realize this may not be a sufficient reason for appeal. Therefore my grounds for appeal include:

- The Development Officer misinterpreted the Zoning Bylaw by deciding that the proposed development complied with all of the development regulations in the Zoning Bylaw, when it does not. The Development Officer granted a variance and the test for a variance was not met and will negatively affect the use, value and enjoyment of the neighbouring properties. The Development Officer failed to apply and follow the terms and direction of the Scona District Plan, as amended. I look forward to the opportunity to speak on this issue at a hearing associated with this proposed development. I understand there is a fee to be paid to secure my appeal. Please forward the link for payment to this email address.

E. Leoni

This appeal relates to Development Permit 608410676-009, for the proposed 8-plex residential development at 7302 118A Street NW.

My reasons for appeal are the following:

The Development Officer misapplied the Zoning Bylaw and incorrectly approved the development.

The variance was granted without meeting the required test, causing adverse impacts on neighbouring properties.

The Development Officer failed to comply with the Scona District Plan, as amended.

Please let me know if any additional information is required. Thank you for your assistance.

D. Nichols

I am writing to appeal the issuance of the development permit for the 8-plex residential structure at 7302- 118A Street NW. While I recognize that an 8-plex is a permitted use within the RS Zone, I contend that the specific siting and massing of this proposal fail to meet the regulatory requirements and policy directions necessary for this site. I note that I can not submit an online appeal for this project number, so thank you for accepting this letter in lieu. I will pay any required fee to submit this permit as soon as you contact me at your earliest convenience. Grounds for Appeal 1. Failure to Meet the Variance Test To the extent that the Development Officer granted variances, the test for variance was not met. Specifically: • Undue Interference with Amenities: The proposed development creates an overwhelming "looming effect". This massing results in significant shadowing and a total loss of privacy for the property to the North, which constitutes an undue interference with the amenities of the neighborhood. • Impact on Use and Enjoyment: The scale of the structure, and the allowed multiple side entrances, materially interfere with the use, value, and enjoyment of my private outdoor amenity area. 2. Inconsistency with the Scona District Plan The Scona District Plan directs that new development should provide a "sensitive transition" to existing low-scale housing and prioritize the protection of the mature tree canopy. • Lack of Sensitive Transition: The proposed building's massing fails to provide a respectful transition between the new highdensity structure and the adjacent single-family dwellings. • Loss of Urban Forest: The development necessitates the removal of a significant, mature tree canopy that currently provides essential privacy and environmental value. This is a direct contradiction of the District Plan's objective to integrate new growth while maintaining the "green" character of the Scona District. 3. Misapplication of Zoning Bylaw I believe the Development Officer misinterpreted or misapplied the Zoning Bylaw by deciding that the proposed development complies with all of the development regulations,

which it does not. Conclusion The cumulative impact of the requested variances and the building's siting results in a development that is incompatible with the immediate context. I request the opportunity to appeal the development plan, or that the Board overturn the current permit.

R. Abdalkader

As per phone conversation, this is to provide a formal request to appeal project # 608410676-009 located at 7302 – 118A St. NW. My reasons are as follows: Upon reviewing the terms of Scona District Plan, the development officer misinterpreted the plan and subsequently not complied with the terms as written. Upon reviewing zoning bylaw, the decision to grant the proposed 8-plex development is incompliant with all regulations in the zoning bylaw. I am of the opinion it is due to misinterpretation by the development officer. The variance granted has not been filed properly and the test for a variance has not been met which will negatively impact the use, value and enjoyment of the neighbouring properties. The lot where the project is proposed to develop narrows substantially to the front, in addition it sits on a bend in the road with several of neighbors/homeowners street park. This will impose a street parking challenge. In the winter, if all owners/tenants of the x8 dwelling also street park, passing between the cars will be extremely hard, very tight, and risky if at all possible. Especially when the city piles the snow on both sides of the road.

J. Hoffart

I am writing to appeal the development permit at 7302 - 118A Street. Reasons for the appeal include: 1. Bylaw 20001 regulations are not fully met 2. Development does not adhere to the terms of the Scona District Plan 3. Development will negatively impact neighbouring properties

S. Ellis

The reasons are as follows:

- The Development office misinterpreted the Zoning Bylaw by deciding that the proposed development complied with all the development regulations in the Zoning Bylaw, when it does not.
- The Development Officer granted a variance and the test for variance was not met and will negatively affect the use, value, and enjoyment of neighbouring properties.
- The Development officer failed to apply and follow the terms and direction of the Scona District Plan, as amended.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on December 16, 2025:

“That the appeal hearing be scheduled on January 22, 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).

...

(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, **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.

		Project Number: 608410676-002 Application Date: JUN 10, 2025 Printed: November 28, 2025 at 9:48 AM Page: 1 of 8			
		<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) 7302 - 118A STREET NW Plan 2938HW Blk 10 Lot 11			
		Specific Address(es) Suite: 1, 7302 - 118A STREET NW Suite: 2, 7302 - 118A STREET NW Suite: 3, 7302 - 118A STREET NW Suite: 4, 7302 - 118A STREET NW Suite: BSMT1, 7302 - 118A STREET NW Suite: BSMT2, 7302 - 118A STREET NW Suite: BSMT3, 7302 - 118A STREET NW Suite: BSMT4, 7302 - 118A STREET NW Entryway: 1, 7302 - 118A STREET NW Entryway: 2, 7302 - 118A STREET NW Entryway: 3, 7302 - 118A STREET NW Entryway: 4, 7302 - 118A STREET NW Building: 1, 7302 - 118A STREET NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and 4 secondary suites in the basements (total of 8 Dwellings), and to demolish a Single Detached House and a detached garage.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				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: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Nov 28, 2025 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions <p>GENERAL 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 and 4 secondary suites in the basements (total of 8 Dwellings), and to demolish a Single Detached House and a detached garage.</p> <p>The development must be constructed in accordance with the approved drawings.</p>					
P0702003					

Development Permit

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).

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).

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.

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

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.

SUBDIVISION PLANNING (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 proposed connector sidewalks within the 118A Street road right-of-way are acceptable to Subdivision Planning (Transportation) and must maintain a 3.0 m separation distance from the outer face of the existing boulevard tree's trunk. The side walks must be constructed in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination.
3. There is an existing streetlight in the vicinity of the proposed southerly connector sidewalk to 118A Street NW. The connector walk must maintain a minimum clearance of 0.5 from the streetlight.
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 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.

Development Permit

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://utilitypartners.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;
- 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 WATER SERVICES CONDITIONS:

1. The IFPA (Infill Fire Protection Assessment) review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.

2. There is a 250mm cast iron water main 1.2m west of the west property line of the subject site in the lane west of 118A Street adjacent to Lot 11. 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

GENERAL ADVISEMENTS:

Unless otherwise stated, all above references to "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

Development Permit

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

Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20mm copper water service (S13910) located 2.13m north of the south wall of existing house. 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 250mm water main along the lane west of 118A 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.drainage@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-

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	Development Permit

connections.html.

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@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 EWSinspections@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. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Also, hydrant spacing adjacent to the site is 221m. Water network capacity and hydrant spacing do not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

9. The IFPA (Infill Fire Protection Assessment) review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.

10. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

11. 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).

12. 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.

13. 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.

14. This review was completed to the best of our knowledge with the information provided and is not an official response to any DP or LDA applications.

Should you require any additional information, please contact Jonathan Fong at jfong@epcor.com.

FIRE RESCUE SERVICES ADVISEMENTS:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.


A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit 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).

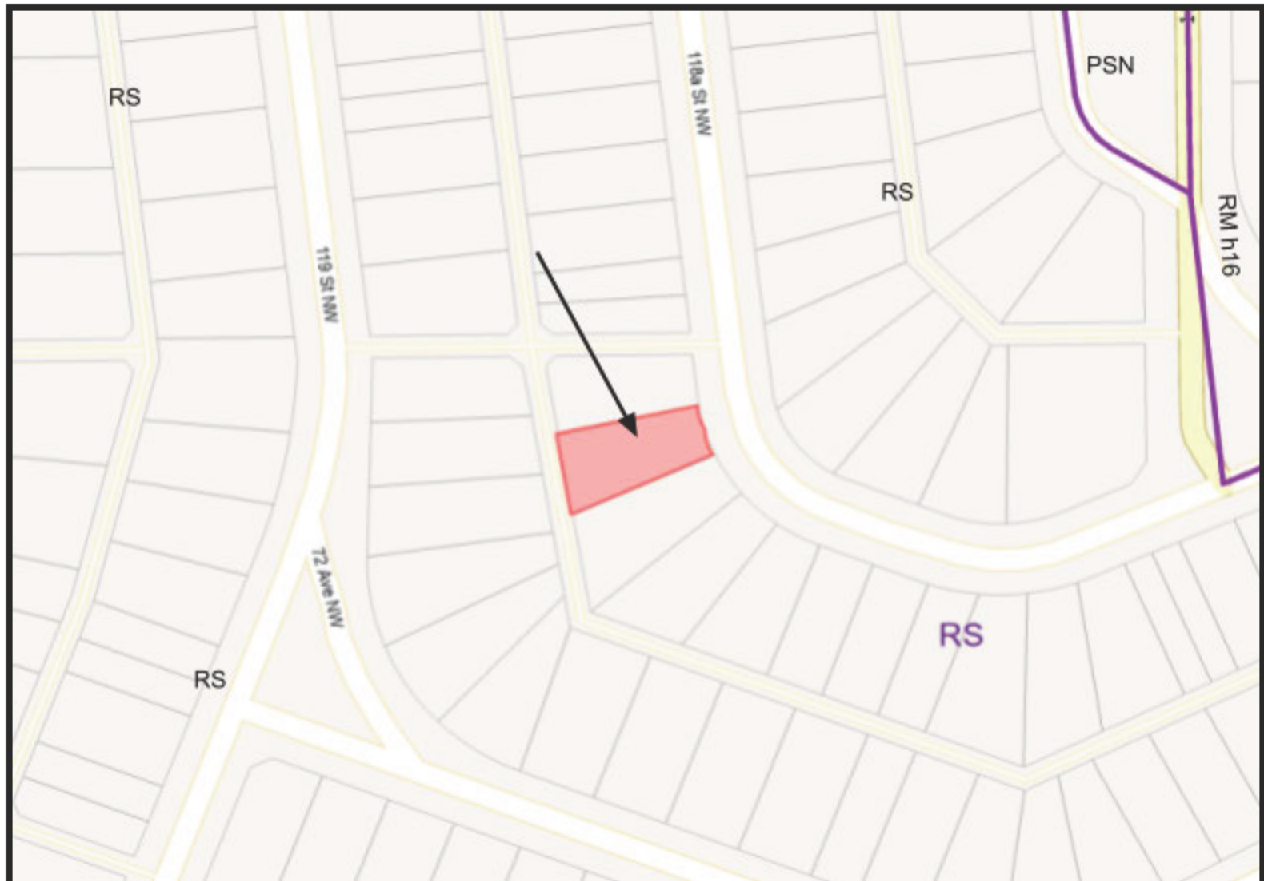
A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place

P0702003

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<h2>Development Permit</h2>	
<p>and ready for review in accordance with section 5.6 of the NFC(AE).</p> <p>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</p> <p>Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.</p> <p>Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access</p> <p>1) Hydrants on construction, alteration, or demolition site shall</p> <ol style="list-style-type: none"> be clearly marked with a sign, be accessible, and have an unobstructed clearance of not less than 2 m at all times. <p>NBC (2023-AE) 9.10.20.3. Fire Department Access to Building</p> <ol style="list-style-type: none"> Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard. Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking. <p>Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m in distance.</p> <p>https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800</p> <p>The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.</p> <p>During Construction</p> <p>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.</p> <p>https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const</p> <p>Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building</p> <p>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.</p> <p>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-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf</p> <p>Kind regards, Matthew McKellar FSCO Group B, Level II Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca</p>	
DRAINAGE ASSESSMENT SERVICES ADVISEMENTS:	
<p>Sanitary Sewer Trunk Charge (SSTC)</p> <ul style="list-style-type: none"> SSTC charges are being paused until December 31, 2025. Therefore, SSTC is deferred for this development permit application, DP#608410676-002. SSTC may apply at the time of the future application for subdivision, development permit, or servicing connection application. 	
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<p>Permanent Area Contribution (PAC)</p> <ul style="list-style-type: none"> Storm and sanitary PACs are not applicable, since the property is not within any active PAC basin. <p>Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above-noted PAC and SSTC assessments and will be at the developer's cost.</p>	
<p>WASTE MANAGEMENT SERVICES ADVISEMENTS:</p>	
<p>Waste Services has reviewed the proposed plan PLOT PLAN" dated 2025-07-04 and has no concerns to identify during this review.</p>	
<p>This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.</p>	
<p>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.</p>	
<p>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.</p>	
<p>To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:</p>	
<p>Access to containers and removal of obstructions.</p>	
<p>Container set out, and</p>	
<p>The responsibility for wear and tear or damages.</p>	
<p>The green cart equivalency program 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 8 dwellings, allowing it to receive Curbside Collection.</p>	
<p>The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.</p>	
<p>Please note:</p>	
<p>Residents would be required to share their food scraps carts.</p>	
<p>Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.</p>	
<p>Residents would use blue bags for recycling.</p>	
<p>A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p>	
<p>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.</p>	
<p>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.</p>	
<p>If you require any further clarifications, please contact us.</p>	
<p>Sincerely, Abdullah Elsherif Development Planning Assessor</p>	
<p>LOT GRADING ADVISEMENTS:</p>	
<p>The person responsible, owner, or developer of the premises shall ensure that final grading of the premises is approved by the City Manager within 18 months of a building permit being issued for the premise, which includes a building permit issued for an addition.</p>	
<p>In the event that no building permit is issued where lot grading approval is required as part of a development permit application, the person responsible, owner, or developer of the premises shall ensure that the final grading of the premises is approved by the City Manager within 18 months of the development permit being issued.</p>	
<p>P0702003</p>	

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<p>Surface drainage must be controlled during all phases of the development to ensure that stormwater and subsurface water are discharged to a City right-of-way. Releasing stormwater and/or subsurface water onto an adjacent private property is a Drainage Bylaw violation.</p> <p>For additional information, refer to the Commercial Lot Grading Guidelines: https://www.edmonton.ca/sites/default/files/public-files/assets/CommercialGuidelines.pdf?cb=1761576893 or call 311 or 780-442-5311.</p> <p>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.</p>																															
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-011

