

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Wednesday, 1:30 P.M.**  
**July 9, 2025**

**Hearing Room No. 3**  
**Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB**

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

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I      1:30 P.M.      SDAB-D-25-088

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

4912 - 112 Street NW  
Project No.: 550404911-002

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

ITEM I: 1:30 P.M.

FILE: SDAB-D-25-088

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: C. Stangeland

APPLICATION NO.: 550404911-002

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

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE:** May 22, 2025

**DATE OF APPEAL:** June 13, 2025

RESPONDENT: K. Correia

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 4912 - 112 Street NW

LEGAL DESCRIPTION: Plan 5397MC Blk 1 Lot 37

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

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<b><i>Grounds for Appeal</i></b>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

We are writing to formally submit our appeal regarding the proposed development at the property directly adjacent to ours in the Malmo Plains neighbourhood. While we understand and support the City of Edmonton's broader goals around densification and sustainable growth, we have several serious concerns about this particular development, specifically the size, and the significant impact it will have on our neighbourhood.

Malmo Plains is primarily composed of single-family homes. The densification here so far has consisted of taking one lot and creating either two infills or a duplex, all with basement suites. This kind of gentle densification aligns well with the community's character. However, the proposed development - four townhouses, each with a basement suite - represents a significant and abrupt intensification. This type of density will fundamentally alter the look, feel, and livability of our neighbourhood. We respectfully request the City reconsider the scale and scope of this project.

#### Built Form and Lot Coverage Concerns

Currently, most homes in our area occupy approximately 35–45% of the lot, allowing for ample green space, backyard use, and natural light. We are concerned the proposed development will take up the majority of the lot, leaving little to no outdoor yard space and no garage or laneway parking. This will affect sunlight availability for neighbouring gardens, reduce privacy due to the size of the building on the lot and up to three-story structure, and introduce significant parking strain on surrounding streets, which are not designed for this level of density.

#### Neighbourhood Planning and Fairness in Housing Distribution

The area is already experiencing significant densification through major projects such as the redevelopment of Michener Park into townhouses and apartments, as well as the multifamily housing and apartment developments on 51st Avenue across from the U of A farm. These projects provide a broad range of housing options in close proximity to transit and amenities. Our community also needs to retain housing suitable for single families who also rely on transit and value the character of Malmo Plains.

#### Impact on Existing Residents and Property Values

Our family has invested our life savings into our home and yard with the intention of raising our children here. We have worked hard to contribute positively to the neighbourhood. This scale of development next door is likely to negatively affect our property value, our privacy, and our daily quality of life, as well as our neighbours who have also signed this letter. We urge the City to consider the cumulative effect of such developments on long-time residents and families like ours. Our neighbours Patrick Bright and Susan Chanyi are actually now selling their home right next to this development, because of this impact. They have lived here for 33 years

so now Edmonton is losing long term residents to other municipalities like Sherwood Park.

#### Lack of Community Consultation

To date, there has been no meaningful consultation with residents regarding this development. This lack of engagement does not align with the City's goals of inclusive and transparent community planning, and it has left neighbours feeling sidelined from decisions that deeply affect our daily lives. Please see the attached image below showing that the sign out front of the property doesn't even contain the developers contact information.

#### Infrastructure and Parking Pressure

This development will introduce eight new households without sufficient off-street parking or yard space. This will put pressure on street parking, garbage collection, and sewer infrastructure - none of which are currently designed to accommodate this level of density on a single lot.

#### Precedent for Future Overdevelopment

Approving this development sets a precedent that could lead to similar projects throughout Malmo Plains. This could result in incremental but dramatic changes to the community's form and function, effectively transforming it into something unrecognizable to long-term residents.

#### Pedestrian and Traffic Safety

The absence of off-street parking and a high concentration of tenants will lead to more vehicles parked along narrow residential streets. This increases traffic congestion and may pose safety concerns for pedestrians - particularly children walking to the nearby schools, the nearby daycare that is just down the alleyway at Holy Spirit Lutheran Church, and those who play out on the sidewalk and street at the neighbouring properties. This problem will be exacerbated in the winter when streets are plowed and snow piled on the side of the street.

#### Developer Conduct and Community Impact

The conduct of the developer has been deeply troubling. When the previous home structure was abated for asbestos, it was left unsecured, resulting in trespassing, vandalism, and a noticeable uptick in crime to both that property and neighbouring properties. This required intervention by the City of Edmonton Community Property Safety Team after we reached out. More recently, the developer proceeded with demolition on April 25, 2025 - well before a demolition permit was approved on May 22, 2025. These actions show a disregard for both community safety and City

regulations, raising serious concerns about how future construction will be managed. Again, please see the attached image below of the sign out front saying “upcoming demolition”, which was put up after the demolition already took place on April 25, 2025 and has no developer contact information on it.

#### Loss of Green Space and Urban Tree Canopy

Demolition resulted in removal of all mature trees on the property. Edmonton’s City Plan emphasizes preserving our tree canopy and enhancing biodiversity. The loss of these features not only harms our immediate streetscape but also erodes long-term ecological value.

In conclusion, we urge the City of Edmonton to consider a more moderate development plan that aligns with the scale, character, and integrity of our neighbourhood. While thoughtful densification is important, it must be implemented in a way that balances growth with community preservation and fairness to current residents.

Thank you for your time and consideration. We are available at your convenience should you require further information or discussion on this matter.

<b><i>General Matters</i></b>
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#### **Appeal Information:**

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

#### **Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

**(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued**

**by a development authority may appeal the decision in accordance with subsection (2.1).**

**(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).**

#### **Appeals**

**686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal**

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

**(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.**

#### **Hearing and Decision**

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

...

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

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

- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
  - and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the Zoning Bylaw 20001:**

Under section 2.10.2.2, 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.


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Notice to Applicant/Appellant

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

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		Project Number: <b>550404911-002</b> Application Date: DEC 17, 2024 Printed: May 22, 2025 at 10:26 AM Page: 1 of 7		
<h2>Minor Development Permit</h2>				
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.				
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 4912 - 112 STREET NW Plan 5397MC Blk 1 Lot 37			
<b>Scope of Permit</b> 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.				
<b>Details</b> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">           1. Titled Lot Zoning: R5            3. Overlay:            5. Statutory Plan:            7. Neighbourhood Classification: Redeveloping         </td> <td style="width: 50%;">           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: R5 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
1. Titled Lot Zoning: R5 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			
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> May 22, 2025 <b>Development Authority:</b> LAI, ECHO <b>Subject to the Following Conditions:</b> <ol style="list-style-type: none"> <li>ZONING/DEVELOPMENT CONDITIONS:             <p>This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch, 4 Secondary Suites in the Basements 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> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).</p> <p>Landscaping must be installed and maintained in accordance with Section 5.60.</p> <p>A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).</p> <p>Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).</p> <p>Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)</p> <p>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</p> </li> </ol>				
P0702003				

	Project Number: <b>550404911-002</b> Application Date: DEC 17, 2024 Printed: May 22, 2025 at 10:26 AM Page: 2 of 7
	<b>Minor Development Permit</b>

5.120.3).

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

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

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

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

**2. 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). 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](http://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. 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.

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:

- 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](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

**3. LANDSCAPING CONDITIONS:**

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

P0702003

## Minor Development Permit

Planner.

### 4. EPCOR CONDITIONS:

1). Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

1a. The proposed development must comply with any requirements identified in the IFPA.

1b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.

2). 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](mailto:waterlandadmin@epcor.com).

### 5. EPCOR ADVISEMENTS:

1). The site is currently serviced by a 20 mm copper water service (S28369) located 8.5 m north of the south property line of Lot 37 off of 112 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.

2). EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.

3). A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along 112 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](mailto: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-connections.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html).

5). For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass.drainage@epcor.com](mailto: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](mailto: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.

	Project Number: <b>550404911-002</b> Application Date: DEC 17, 2024 Printed: May 22, 2025 at 10:26 AM Page: 4 of 7
<h2>Minor Development Permit</h2>	
<p>8). In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.</p> <p>9). Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).</p> <p>10). In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (<a href="http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html">www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html</a>).</p> <p>10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.</p> <p>10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.</p> <p>11). 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.</p> <p>12). 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).</p> <p>13). 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.</p> <p>14). 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.</p> <p>15). The advisements and conditions provided in this response are firm and cannot be altered.</p> <p>Should you require any additional information, please contact Sarah Chileen at <a href="mailto:schileen@epcor.com">schileen@epcor.com</a>.</p> <p><b>6. FIRE RESCUE SERVICES ADVISEMENTS:</b></p> <p>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.</p> <p>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</p> <p>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).</p> <p>A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).</p>	
PC702003	



## Minor Development Permit

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>

Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

1) Hydrants on construction, alteration, or demolition site shall

- a) be clearly marked with a sign,
- b) be accessible, and
- c) have an unobstructed clearance of not less than 2 m at all times.

NBC (2023-AE) 9.10.20.3. Fire Department Access to Building

- 1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
- 2) 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.

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.

[https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1632115800](https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800)

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.

### During Construction

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.

[https://www.edmonton.ca/programs\\_services/fire\\_rescue/fire-safety-planning-for-const](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const)

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

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

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

Protection of Adjacent Buildings During Construction and Demolition

<https://open.alberta.ca/dataset/4ac126d2-ccb2-455d-b215-7bcb75827924/resource/27dc6f1b-2bbe-451b-8a3f-618013413608/download/ma-standata-interpretation-fire-building-19-fci-005-19-bci-016.pdf>

Please send ALL FRS DP review inquiries to [cmsfpts@edmonton.ca](mailto:cmsfpts@edmonton.ca)

### 7. WASTE MANGEMENT ADVISEMENTS:

Waste Services has reviewed the proposed plan (PRELIMINARY PLOT PLAN and dated 2024-12-17) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.

Please visit [edmonton.ca/apartmentandcondocollection](https://www.edmonton.ca/apartmentandcondocollection) for detailed information for developers.

## Minor Development Permit

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

Additional information about waste service at your proposed development:

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

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

- Access to containers and removal of obstructions.
- Container set out, and
- The responsibility for wear and tear or damages.

The green cart equivalency program has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts; 8 x 240L for garbage and 4 x 240L for food scraps. Please note:

- Residents would be required to share their food scraps carts.
- Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
- Residents would use blue bags for recycling.

Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.

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 applicant or owner to ensure residents have access to the rear lane for waste set out.

If you require any further clarifications, please contact us.

### 8. ZONING/DEVELOPMENT 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](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit). All new installations, above and below ground, within 5m of a City tree require forestry consultation.

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

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

A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations

	Project Number: <b>550404911-002</b> Application Date: DEC 17, 2024 Printed: May 22, 2025 at 10:26 AM Page: 7 of 7																														
<h2 style="margin: 0;">Minor Development Permit</h2>																															
<p>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 <a href="http://epcor.com/newconnection">epcor.com/newconnection</a> and click 'ONLINE APPLICATION' for instructions on the plan submission process.</p> <p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval.</p> <p>For more information on Lot Grading requirements, plans and inspections refer to the website:  <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p> <p>Signs require separate Development Permit application(s).</p> <p><b>9. TRANSPORTATION ADVISEMENTS:</b></p> <p>1). The proposed driveway length of 1.27m from the garage face to the property line will not allow for perpendicular parking on the driveway pad. The land owner is advised that any potential vehicles parking perpendicular on the driveway must not overhang onto City road right-of-way resulting in an obstruction within the alley. Non-compliance of this issue may result in enforcement measures. All parking stalls perpendicular to the alley must be a minimum length of 5.5m.</p> <p>2). It is our understanding that Fire Rescue Services (FRS) may have concerns with the site submission as it relates to sidewalk connections. Any revisions to the design of the sidewalk connections will require recirculation to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.</p> <p><b>Rights of Appeal</b></p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>																															
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