

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.

July 23, 2025

Hearing Room No. 3

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

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

	9:00 A.M.	SDAB-D-25-100	POSTPONED	
				ORDER: Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, DIAMOND PARKING LTD and 360373 ALBERTA LTD are hereby ordered to complete the following actions: 1. Immediately cease the Use of the property as a Standalone Parking Facility by removing all vehicles from the site. 2. Immediately restrict access to the site by closing and locking the main gate. No public access to the property is permitted until a valid Development Permit is approved. 3. Remove all signage from the site advertising public parking services at the property by July 13, 2025. 4. Remove any online advertising of public parking services for this property by July 13, 2025. 10524 - 100 Avenue NW Project No.: 602071507-001

TO BE RAISED

	I 10:30 A.M.	SDAB-D-25-101	
			To construct an Addition and Exterior alterations to a Single detached House (rear covered deck with below grade exterior staircase and new basement entrance) 1141 - Twin Brooks Point NW Project No.: 557964372-002

	II 1:30 P.M.	SDAB-D-25-102	vs.
			To change the Use from Residential (Single Detached House) to a Childcare Service with 24 Children 14614 - 30 Street NW Project No.: 506842031-002

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

ITEM I: 10:30 A.M.

FILE: SDAB-D-25-101

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 557964372-002

APPLICATION TO: To construct an Addition and Exterior alterations to a Single detached House (rear covered deck with below grade exterior staircase and new basement entrance)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 15, 2025

DATE OF APPEAL: June 12, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 1141 - Twin Brooks Point NW

LEGAL DESCRIPTION: Plan 9924614 Blk 38 Lot 52

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Whitemud District Plan

Grounds for Appeal

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

We are writing to formally oppose the recent development permit issued for the property located at 1141 Twin Brooks Point NW, specifically concerning the addition of a separate basement entrance. We strongly believe this modification opens the door to the potential creation of illegal basement suites in a neighborhood zoned for single-family dwellings. When we chose to invest in Twin Brooks Pointe over 25 years ago, it was with the clear understanding that we were buying into a quiet, low-density residential area, intentionally free from the congestion and disruptions often associated with multi-family or rental properties. This character has been essential not only to our quality of life, but also to the preservation of our home's value. Introducing the possibility of unauthorized or unregulated suites creates legitimate concerns for: Increased traffic and parking congestion (already have people living in the house with additional automobiles being parked in front of the home and the cul-de Sac) Strain on community infrastructure Noise and disruption inconsistent with single-family living Potential safety and compliance issues (many new families with young children playing on the street whom could be hurt with all of the additional automobile traffic on the road) We respectfully urge the appropriate city planning and zoning authorities to reconsider and revoke the permit in question, or at the very least impose strict conditions ensuring compliance with all applicable bylaws and zoning regulations. We also request that all affected residents be formally notified and provided a clear opportunity to participate in the decision-making process. I have also been canvassing on the street to ensure clear opposition to this development permit.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on June 18, 2025:

"That the appeal hearing be scheduled for July 23 or 24, 2025"

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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more,

any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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

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

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

Under section 8.20, **Single Detached Housing** means:

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

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

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

<i>Non-conforming building</i>

Section 7.100.4.2 states “The Development Planner may approve a Development Permit application, with or without conditions, for an enlargement, alteration or addition to a non-conforming building by granting a variance in compliance with Subsections 5 and 6.”


Development Planner’s Determination


Non-conforming Building - This Single Detached House no longer conforms to current zoning rules, which may have changed since it was originally constructed (Subsection 7.100.4.2).

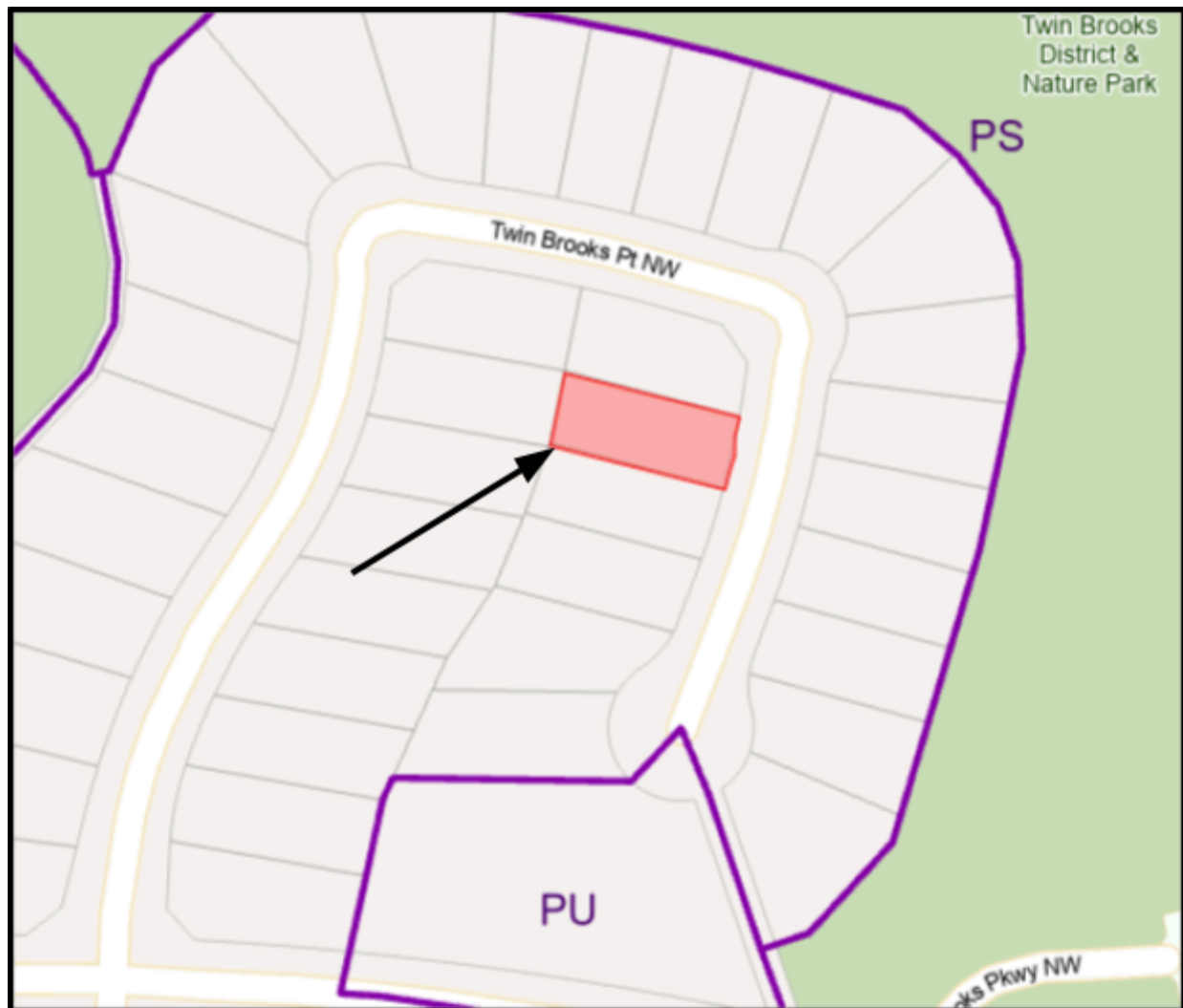
[unedited]

Notice to Applicant/Appellant

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

		Project Number: 557964372-002 Application Date: JAN 15, 2025 Printed: May 15, 2025 at 11:49 AM Page: 1 of 2			
		<h2>Home Improvement 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 Project Name: 1141 Basement Separate Entry		Property Address(es) and Legal Description(s) 1141 - TWIN BROOKS POINT NW Plan 9924614 Blk 38 Lot 52			
Scope of Permit To construct an Addition and Exterior alterations to a Single detached House (rear covered deck with below grade exterior staircase and new basement entrance).					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Discretionary Development Site Area (sq. m.): 566.37 </td> <td style="width: 50%;"> Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Discretionary Development Site Area (sq. m.): 566.37	Overlay: Statutory Plan:
Development Category: Discretionary Development Site Area (sq. m.): 566.37	Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: May 15, 2025 Development Authority: ZENG, KATHY Subject to the Following Conditions This Development Permit is NOT valid until the notification period expires as specified Section 7.190. This Development Permit authorizes the construction of an Addition and Exterior alterations to a Single detached House (rear covered deck with below grade exterior staircase and new basement entrance). The development must be constructed in accordance with the approved drawings. Immediately upon completion of the addition and exterior alterations, the Site must be cleared of all debris. As far as reasonably practicable, the design and use of exterior finishing materials used must be similar to, or better than, the standard of surrounding development (Subsection 5.120.1.1.1). GENERAL ADVISEMENTS: Any future deck enclosure or cover requires a separate development and building permit approval. 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					
P0702003					

	Project Number: 557964372-002 Application Date: JAN 15, 2025 Printed: May 15, 2025 at 11:49 AM Page: 2 of 2																																								
<h2 style="margin: 0;">Home Improvement Permit</h2>																																									
<p>may be collected for each change request.</p> <p>A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>City of Edmonton Drainage Bylaw 18093 requires the site to maintain surface grades and elevations adjacent to buildings in such a way that water drains away from buildings, is contained on the subject site, and directed towards a City right-of-way.</p> <p>For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</p> <p>Variances Non-conforming Building - This Single Detached House no longer conforms to current zoning rules, which may have changed since it was originally constructed (Subsection 7.100.4.2).</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> <p style="text-align: center;">Notice Period Begins: May 22, 2025 Ends: Jun 12, 2025</p>																																									
<p>Building Permit Decision</p> <p>No decision has yet been made.</p>																																									
<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%; text-align: right;">Fee Amount</th> <th style="width: 15%; text-align: right;">Amount Paid</th> <th style="width: 20%; text-align: left;">Receipt #</th> <th style="width: 20%; text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$15.20</td> <td style="text-align: right;">\$15.20</td> <td>054230001001523</td> <td>Jan 29, 2025</td> </tr> <tr> <td>Building Permit Fee (Construction Value)</td> <td style="text-align: right;">\$380.00</td> <td style="text-align: right;">\$380.00</td> <td>00077F001001548</td> <td>Jan 29, 2025</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$190.00</td> <td style="text-align: right;">\$190.00</td> <td>054230001001523</td> <td>Jan 29, 2025</td> </tr> <tr> <td>Building Permit Fee (Accessory Building)</td> <td style="text-align: right;">\$0.00</td> <td style="text-align: right;">\$0.00</td> <td>054230001001523</td> <td>Jan 29, 2025</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: right;">\$47.50</td> <td style="text-align: right;">\$47.50</td> <td>03708F001001929</td> <td>Apr 17, 2025</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$632.70</td> <td style="text-align: right; border-top: 1px solid black;">\$632.70</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$15.20	\$15.20	054230001001523	Jan 29, 2025	Building Permit Fee (Construction Value)	\$380.00	\$380.00	00077F001001548	Jan 29, 2025	Development Application Fee	\$190.00	\$190.00	054230001001523	Jan 29, 2025	Building Permit Fee (Accessory Building)	\$0.00	\$0.00	054230001001523	Jan 29, 2025	Variance Fee	\$47.50	\$47.50	03708F001001929	Apr 17, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$632.70	\$632.70		
	Fee Amount	Amount Paid	Receipt #	Date Paid																																					
Safety Codes Fee	\$15.20	\$15.20	054230001001523	Jan 29, 2025																																					
Building Permit Fee (Construction Value)	\$380.00	\$380.00	00077F001001548	Jan 29, 2025																																					
Development Application Fee	\$190.00	\$190.00	054230001001523	Jan 29, 2025																																					
Building Permit Fee (Accessory Building)	\$0.00	\$0.00	054230001001523	Jan 29, 2025																																					
Variance Fee	\$47.50	\$47.50	03708F001001929	Apr 17, 2025																																					
Total GST Amount:	\$0.00																																								
Totals for Permit:	\$632.70	\$632.70																																							
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>																																									
PG702003																																									



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-101



ITEM II: 1:30 P.M.FILE: SDAB-D-25-102AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 506842031-002

APPLICATION TO: To change the Use from Residential (Single Detached House) to a Childcare Service with 24 Children

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions**DECISION DATE: November 13, 2024****DATE OF APPEAL: June 23, 2025**

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14614 - 30 Street NW

LEGAL DESCRIPTION: Plan 8020699 Blk 92 Lot 13

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

<i>Grounds for Appeal</i>

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

I was not granted proper opportunity to oppose this development approval.
Notices were sent out on November 13, 2024 and the Canada Post mail

strike began November 15, 2024. The appeal timeline ended on December 10, 2024, while the mail strike continued until December 17, 2024. This ensured that no neighbors had the opportunity to voice their concerns regarding the project.

In addition, with the variances granted with the parking approvals, my property runs the continued risk of being driven on by workers, and customers of this day care facility. In addition, these variances will allow vehicles to run the continued risk of driving into my properties fence as well as blocking the view when entering an already very busy street from our alleyway.

As well, since there was no traffic study conducted - according to the city of Edmonton development officer that issued the permit - I am highly concerned about the increase in traffic that this facility will bring to the surrounding streets.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted

or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

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

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.10.2.8, a **Child Care Service** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Child Care Service** means:

Child Care Service means a development that provides temporary care and supervision of children. This Use includes facility-based early learning and child care programs. This Use does not include a Home Based Business operating as Home Based Child Care.

Typical examples include: daycares, out-of-school care, and preschools.

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

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

residents.

<i>Surface Parking Lot Design / Setback</i>
--

Section 5.80.4.3 states:

Unless otherwise specified, a Surface Parking Lot must be located a minimum of 2.0 m from the Lot line of an Abutting Site, or the minimum required Setback in the underlying Zone, whichever is greater, [...]

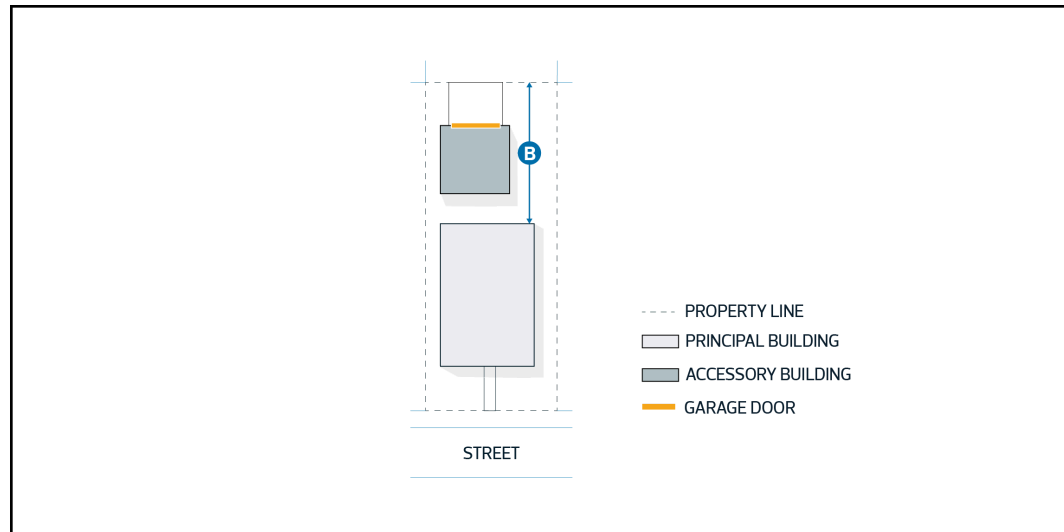
Section 5.80.4.4 states:

A Surface Parking Lot must be located a minimum of 3.0 m from a Lot line Abutting a Street, or the minimum required Setback Abutting a Street in the underlying Zone, whichever is greater.

Section 2.10.4 states:

4.3. Setbacks must comply with Table 4.3:

Table 4.3 Setback Regulations			
Subsection	Regulation	Value	Symbol
Rear Setback			
4.3.2.	Minimum Rear Setback	<u>10.0 m</u>	B
Diagram for Subsections 4.3.2			



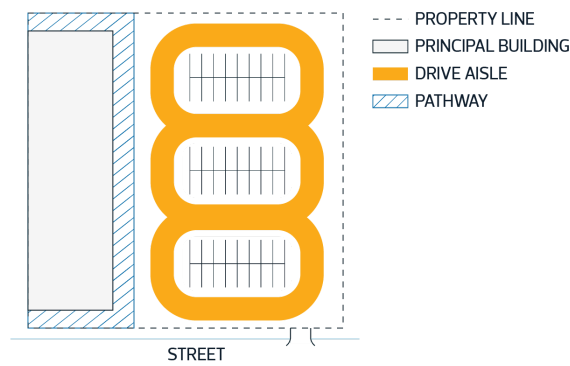
Under section 8.20, **Abut** means:

immediately contiguous to or physically touching.

When used in reference to a Lot or a Site, Abut means that the Lot or Site physically touches another Lot, Site, or piece of land, and shares a Lot line with it.

Under section 8.20, **Drive Aisle** means:

the area that provides circulation for vehicles within Parkades or Surface Parking Lots, and does not include a Street, Pathway, or vehicle access.



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

Under section 8.20, **Rear Setback** means “the distance that a development, or a specified portion of a development, must be from a Rear Lot Line. A Rear Setback is not a Rear Yard.”

Under section 8.20, **Surface Parking Lot** means “an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.”

Section 5.80.4.5 states:

Landscaping must be incorporated to shade and enhance the appearance of the Parking Area and Pathways, in compliance with Section 5.60.

Development Planner’s Determination

Distance of Surface Parking Lot from Side Lot Line - The proposed surface parking lot is only 0.0 metres from the abutting Side Lot Line instead of 2.0 metres (Section 5.80(4.3))


Distance of Surface Parking Lot Line from Street - The proposed surface parking lot is only 0.0 metres from the abutting Road Right of Way instead of 3.0 metres (Section 5.80(4.4))

Parking Area Landscaping - The proposed parking area does not provide landscaping to shade or enhance its appearance (Section 5.80(4.5))

[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: 506842031-002 Application Date: APR 16, 2024 Printed: November 13, 2024 at 9:07 AM Page: 1 of 4	
		<h2>Major 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)	
		14614 - 30 STREET NW Plan 8020699 Blk 92 Lot 13	
		Specific Address(es)	
		Suite: 14614 - 30 STREET NW	
		Entryway: 14614 - 30 STREET NW	
		Building: 14614 - 30 STREET NW	
Scope of Permit			
To Change the Use from Residential (Single Detached House) to a Childcare Service with 24 Children			
Details			
Development Category: Discretionary Development		Gross Floor Area (sq.m.):	
Lot Grading Needed?: N/A		New Sewer Service Required:	
NumberOfMainFloorDwellings:		Overlay:	
Site Area (sq. m.):		Statutory Plan:	
Development Permit Decision			
Approved			
Issue Date: Nov 13, 2024		Development Authority: HARRISON, MARK	
Subject to the Following Conditions			
Transportation Conditions:			
CONDITIONS:			
1. The existing approximate 5.4m wide private driveway access to 30 Street located approximately 8.6m from the south property line, must be removed from the back of the existing sidewalk and restored with grassed boulevard to the east property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, developmentpermits@edmonton.ca .			
2. The encroaching fence along the north property line must be relocated to within private property.			
3. The encroaching boulders and shrubs within the boulevard along Kirkness Rd and 30 Street must be removed from City road right-of-way and restored to grass.			
4. Permanent objects including fencing, railings, gate swings 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 and only grass is permitted to be planted within the boulevard.			
5. Onsite sidewalks must be developed as accessible and hard-surfaced and must connect the building entrance to the public sidewalk to meet Section 5.80 of Zoning Bylaw 20001.			
6. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.			

Major Development Permit

7. 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:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required;
- 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

8. Any alley, sidewalk 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.

FILL IN PERMIT CONDITIONS:

1. The existing approximate 5.4m wide private driveway access to 30 Street located approximately 8.6m from the south property line, must be removed from the back of the existing sidewalk and restored with grassed boulevard to the east property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 for inspection 72 hours prior to and following removal of the driveway access.

2. 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://utilitiesafety.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 removal shall be at the expense of the owner/applicant.

3. 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:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required;
- 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

4. Any alley, sidewalk 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.

Zoning Conditions:

On-Site outdoor play spaces for Child Care Services must be designed, located, Landscaped, and screened to enhance safety and mitigate a Nuisance from other on-Site Uses, waste collection areas, Surface Parking Lots, outdoor storage areas, queuing spaces, loading spaces, rail lines, Streets, Alleys, mechanical equipment and exhaust systems.

Subject to the Following Advisements

Transportation Advisements:

ADVISEMENTS:



Project Number: **506842031-002**
 Application Date: APR 16, 2024
 Printed: November 13, 2024 at 9:07 AM
 Page: 3 of 4

Major Development Permit

1. Designated on-street drop off stalls are not supported with this development application.

Zoning Advisements:

This Development Permit authorizes the development of a Child Care Service.

The development shall be constructed in accordance with the stamped and approved drawings.

Immediately upon completion of the exterior alterations, the site shall be cleared of all debris.

As far as reasonably practicable, the design and use of exterior finishing materials used shall be similar to, or better than, the standard of surrounding development (Section 57.3.1).

An approved 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 or any caveats, restrictive covenants or easements that might be attached to the Site (Section 5.2).

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

Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800.

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. Public Tree Permit

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.

Please contact Forestry at treepreservation@edmonton.ca, with any questions or concerns

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

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 7.190.

Variances

Distance of Surface Parking Lot from Side Lot Line - The proposed surface parking lot is only 0.0 metres from the abutting Side Lot Line instead of 2.0 metres (Section 5.80(4.3))

Distance of Surface Parking Lot Line from Street - The proposed surface parking lot is only 0.0 metres from the abutting Road Right of Way instead of 3.0 metres (Section 5.80(4.4))


Parking Area Landscaping - The proposed parking area does not provide landscaping to shade or enhance its appearance (Section 5.80(4.5))

Rights of Appeal

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

Notice Period Begins: Nov 19, 2024

Ends: Dec 10, 2024



Project Number: **506842031-002**

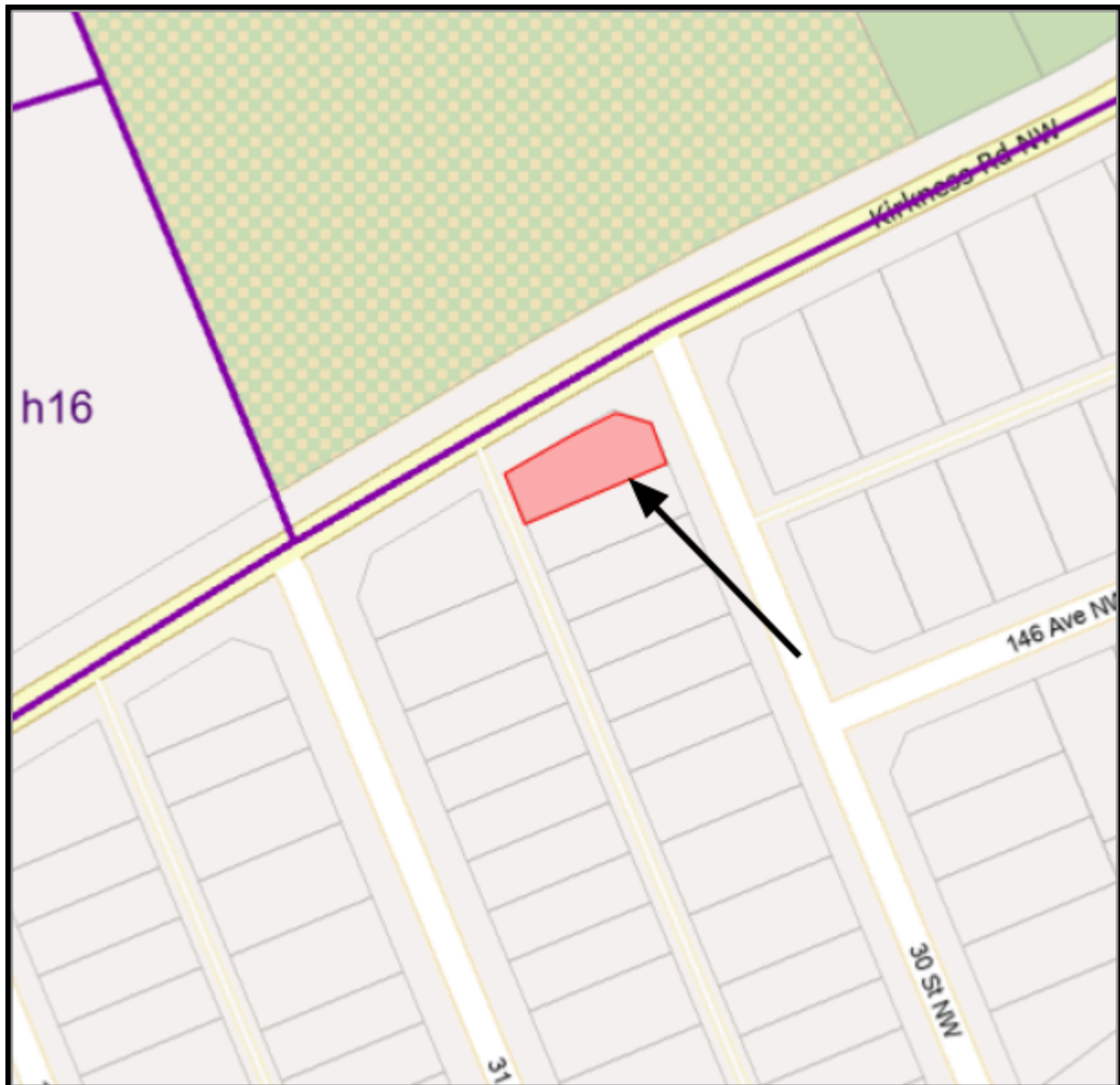
Application Date: APR 16, 2024

Printed: November 13, 2024 at 9:07 AM

Page: 4 of 4

Major Development Permit

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$400.00	\$400.00	08839475	Apr 24, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	\$400.00	\$400.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-102



N