

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
June 25, 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 9:00 A.M. SDAB-D-25-083

To change the Use from an Indoor Sales and Service to a Liquor Store and construct interior alterations

14908 - 45 Avenue NW  
Project No.: 594367847-002

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**WITHDRAWN**

II 10:30 A.M. SDAB-D-25-082

To construct a Residential Use development in the form of Cluster Housing with a total of 70 Dwellings (14 individual Multi-unit Housing buildings, 5 Dwelling units per building)

909 - Ogilvie Boulevard NW  
Project No.: 529765426-002

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III 1:30 P.M. SDAB-D-25-084

To convert a Residential Use building to a Child Care Service with up to 50 children and to demolish and Accessory building (detached Garage)

18035 - 62B Avenue NW  
Project No.: 527527510-002

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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: 9:00 A.M.FILE: SDAB-D-25-083AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 594367847-002

APPLICATION TO: To change the Use from an Indoor Sales and Service to a Liquor Store and construct interior alterations

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 22, 2025

DATE OF APPEAL: May 28, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 14908 - 45 Avenue NW

LEGAL DESCRIPTION: Plan 8221928 Blk 35 Lot 70

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Whitemud District Plan

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

Appeal a refused permit

***General Matters*****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 2.90.2.9, a **Liquor Store** is a **Permitted Use** in the **CN - Neighbourhood Commercial Zone**.

Under section 8.10, **Liquor Store** means “a development where the primary purpose is to sell alcoholic drinks and other related products for off-Site consumption.”

Section 2.90.3.8 states “**Liquor Stores** must comply with Section 6.70.”

Section 2.90.1 states that the **Purpose** of the **CN - Neighbourhood Commercial Zone** is:

To allow for small scale activity centres to support Local Nodes, as directed by statutory plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian oriented developments.

**Section 6.70 of the Zoning Bylaw 20001 - Liquor Stores**

1. At the time a Development Permit application is submitted, a Liquor Store must be located to provide minimum separation distances in compliance with Table 1:

**Table 1. Minimum Separation Distance**

Subsection	From <u>approved or existing:</u>	<u>500 m (store to store)</u>	<u>100 m (Site to Site)</u>
1.1.	<u>Liquor Stores</u>	x	
1.2.	<u>Schools</u> , limited to primary and secondary		x
	From <u>Sites Zoned:</u>		

1.3.	<u>PS, PSN, or A</u>		x
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2. For the purposes of Subsection 1, when measuring separation distances:
  - 2.1 from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
  - 2.2 from store to store, the distance is measured from the closest point of the Liquor Store to the closest point of another Liquor Store.

**Diagram for Subsection 2**



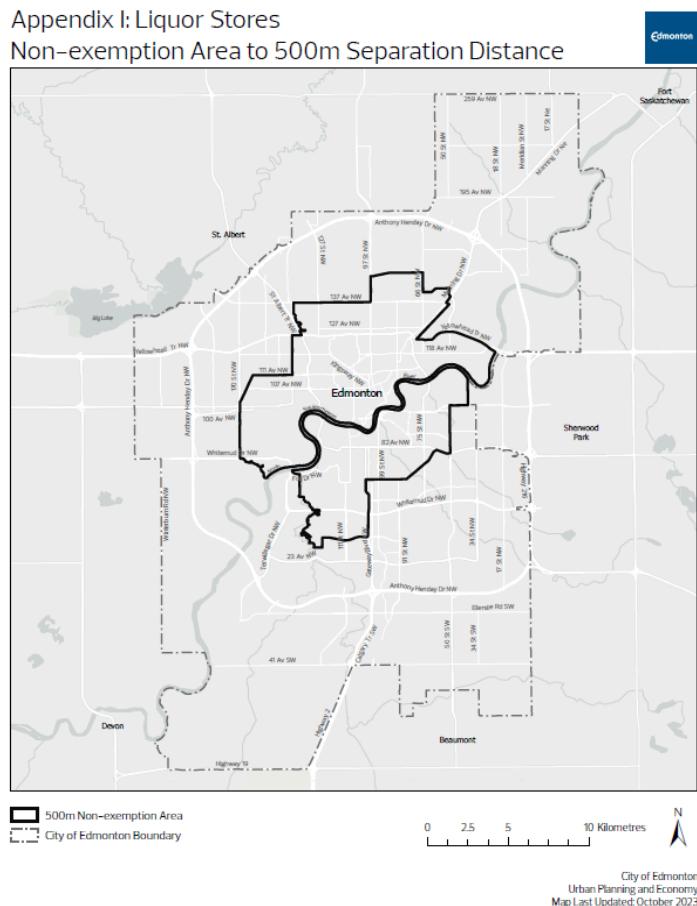
3. Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in Appendix I, if:
  - 3.1 at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, MU, or Direct Control; and
  - 3.2 the Liquor Stores are located on separate Sites.
4. Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control.
5. No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another

Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:

- 5.1 the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
  - 5.2 the Floor Area of the temporary location is not more than 50.0 m<sup>2</sup> larger than the total Floor Area of the original Liquor Store;
  - 5.3 the Development Permit is issued for a duration of 5 years or less; and
  - 5.4 the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

## Appendix I

## Appendix I: Liquor Stores Non-exemption Area to 500m Separation Distance



**Development Planner's Determination**

**1) The proposed Liquor Store does not comply with the minimum separation distance requirement from public lands (sites zoned PS, PSN, or A) (Subsection 6.70.1.3):**

**4603 - 151 Street NW (Zone PSN):**  
**Required Separation Distance: 100m**  
**Proposed Separation Distance: 0m**  
**Deficient by 100m**

**15010 - 43 Avenue NW (Zone PSN):**  
**Required Separation Distance: 100m**  
**Proposed Separation Distance: 44m**  
**Deficient by 56m**

**Note: Under Subsection 6.70.5 of the Zoning Bylaw, the Development Officer is prohibited from granting the necessary variances to allow for the proposed Liquor Store**

[unedited]

***Previous Subdivision and Development Appeal Board Decision***

Application Number	Description	Decision
SDAB-D-12-165	To add the Use of a Child Care Service to an existing Commercial School (Oxford Learning Centre) for 20 children	<p>August 3, 2012; “that the appeal be ALLOWED and the DEVELOPMENT GRANTED, and the deficiency of 29 parking spaces in the minimum required total number of on-site Parking Spaces be permitted, subject to the following condition:</p> <p>1. The hours of operation shall be 9:00 a.m. to 3:30 p.m., Monday to Friday.”</p>

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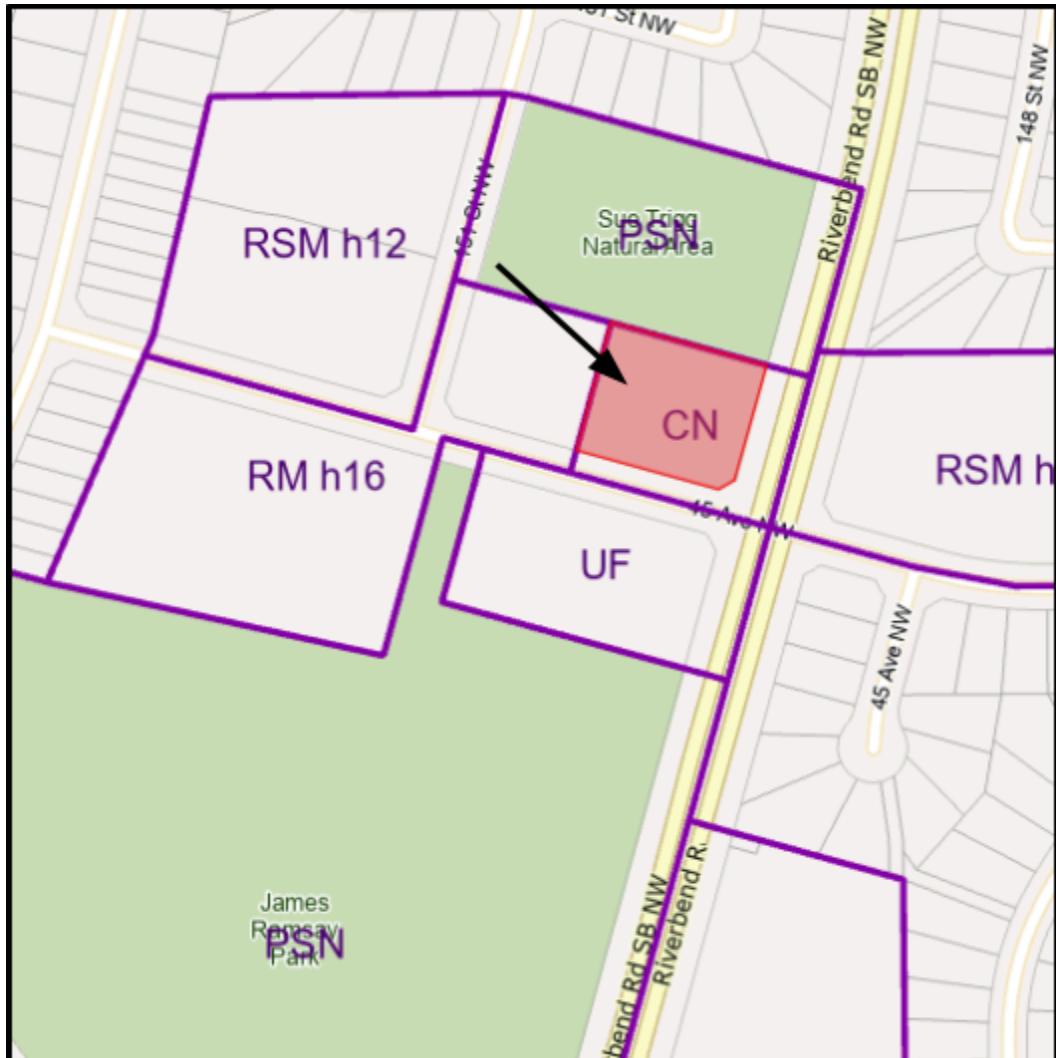
Notice to Applicant/Appellant

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>594367847-002</b> Application Date: MAY 05, 2025 Printed: May 22, 2025 at 11:11 AM Page: 1 of 2														
<h2 style="margin: 0;">Application for</h2> <h3 style="margin: 0;">Major Development Permit</h3>																
<p>This document is a Development Permit Decision for the development application described below.</p>																
<b>Applicant</b>		<b>Property Address(es) and Legal Description(s)</b> 14908 - 45 AVENUE NW Plan 8221928 Blk 35 Lot 70														
<b>Scope of Application</b> To change the Use from an Indoor Sales and Service to a Liquor Store and construct interior alterations.		<b>Specific Address(es)</b> Suite: 14908 - 45 AVENUE NW Entryway: 14908 - 45 AVENUE NW Building: 14908 - 45 AVENUE NW														
<b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Development Category: Discretionary Development</td> <td style="width: 50%;">Gross Floor Area (sq.m.):</td> </tr> <tr> <td>Lot Grading Needed?: N</td> <td>New Sewer Service Required:</td> </tr> <tr> <td>NumberOfMainFloorDwellings:</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 4041.71</td> <td>Statutory Plan:</td> </tr> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.):	Lot Grading Needed?: N	New Sewer Service Required:	NumberOfMainFloorDwellings:	Overlay:	Site Area (sq. m.): 4041.71	Statutory Plan:	<b>Development Application Decision</b> Refused						
Development Category: Discretionary Development	Gross Floor Area (sq.m.):															
Lot Grading Needed?: N	New Sewer Service Required:															
NumberOfMainFloorDwellings:	Overlay:															
Site Area (sq. m.): 4041.71	Statutory Plan:															
<b>Issue Date:</b> May 22, 2025 <b>Development Authority:</b> ZHANG, LAILAI																
<b>Reason for Refusal</b> 1) The proposed Liquor Store does not comply with the minimum separation distance requirement from public lands (sites zoned PS, PSN, or A) (Subsection 6.70.1.3):  4603 - 151 Street NW (Zone PSN): Required Separation Distance: 100m Proposed Separation Distance: 0m Deficient by 100m																
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<p>Note: Under Subsection 6.70.5 of the Zoning Bylaw, the Development Officer is prohibited from granting the necessary variances to allow for the proposed Liquor Store.</p>																
<b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26. Section 683 through 689 of the Municipal Government Act.																
<b>Fees</b> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Fee</th> <th style="width: 25%;">Fee Amount</th> <th style="width: 25%;">Amount Paid</th> <th style="width: 25%;">Receipt #</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td>\$410.00</td> <td>\$410.00</td> <td>09587270</td> </tr> <tr> <td colspan="4" style="text-align: right;">Date Paid May 13, 2025</td> </tr> </tbody> </table>					Fee	Fee Amount	Amount Paid	Receipt #	Major Dev. Application Fee	\$410.00	\$410.00	09587270	Date Paid May 13, 2025			
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<small>P0702033</small>																

	Project Number: <b>594367847-002</b> Application Date: MAY 05, 2025 Printed: May 22, 2025 at 11:11 AM Page: 2 of 2			
<b>Application for Major Development Permit</b>				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$410.00	\$410.00		
<b>THIS IS NOT A PERMIT</b>				
P0702003				



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-083



N

**WITHDRAWN**

ITEM II: 10:30 A.M.

FILE: SDAB-D-25-082

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 529765426-002

APPLICATION TO: Construct a Residential Use development in the form of Cluster Housing with a total of 70 Dwellings (14 individual Multi-unit Housing buildings, 5 Dwelling units per building)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: April 28, 2025

DATE OF APPEAL: May 26, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 909 - Ogilvie Boulevard NW

LEGAL DESCRIPTION: Plan 2421212 Blk 111 Lot 71

ZONE: RSM - Small-Medium Scale Transition 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:

There is already insufficient parking in this neighborhood for the residents. This development will add 70 further households along Ogilvie Boulevard in a development with insufficient parking. The reduced rear setback from 5.5 metres to 1.2 metres is 4.3 metres or 14.1 feet which would accommodate the length of our Honda CRV for the width of the west property line.

### ***General Matters***

#### **Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on June 4, 2025:**

**“That the appeal hearing be postponed to June 25, 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).

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

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

### **Hearing and Decision**

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

...

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

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

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

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

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

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

Under section 2.30.2.2, a **Residential Use** is a **Permitted Use** in the **RSM - Small-Medium Scale Transition 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.

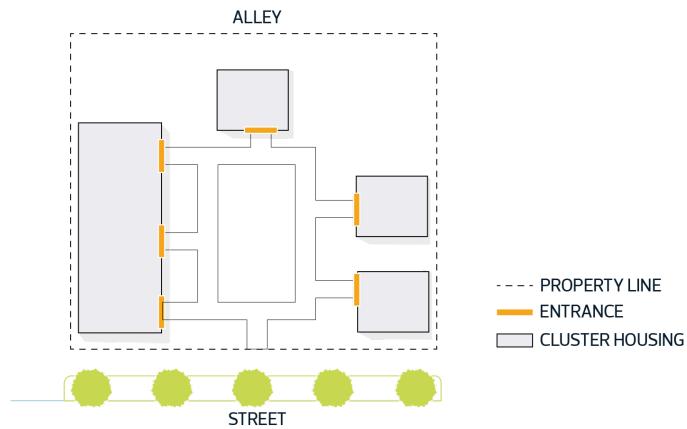
Under section 8.20, **Multi-unit Housing** means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential or Home Based Business; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Cluster Housing** means:

a housing arrangement consisting of 2 or more principal residential buildings, other than Backyard Housing, on a Site that includes common property, such as communal Parking Areas, private roadways, Pathways, Amenity Areas, or maintenance areas that are shared.



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 2.30.1 states that the **Purpose** of the **RSM - Small-Medium Scale Transition Residential Zone** is:

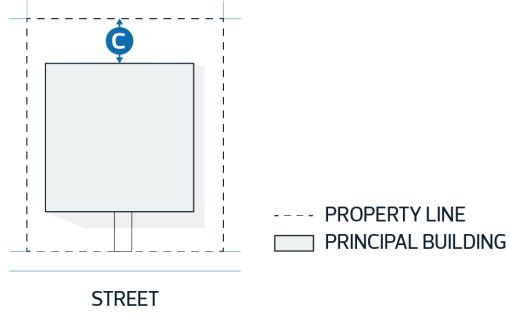
To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. The scale of development in this Zone may act as a transition between small scale Residential development and larger scale Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

#### ***Rear Setback***

Section 2.30.4.3 states Setbacks must comply with Table 4.3:

Table 4.3. Setback Regulations			
Subsection	Regulation	Value	Symbol
<b>Rear Setback</b>			
4.3.3.	Minimum Rear Setback	5.5 m	C

Diagram for Subsection 4.3.3



Under section 8.20, **Setback** means:

the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.

#### Development Planner's Determination

**Reduced Rear Setback** - The distance from the buildings to the rear property line (West property line) is 1.2m, instead of 5.5m (Subsection 2.30.4.3.3).

[unedited]

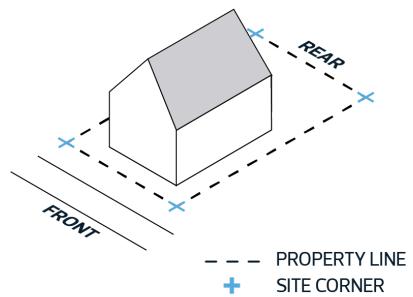
#### *Determining Grade*

Section 5.70.2 states the following with respect to **Determining Grade**:

2.1. The Development Planner determines Grade by using 1 of the following methods that best ensures compatibility with surrounding development:

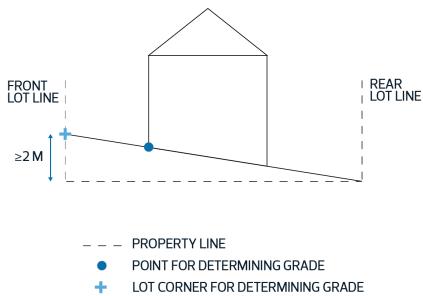
2.1.1. Grade may be determined by calculating the average of the elevation at the corners of a Site prior to construction as shown on the Site plan or plot plan.

**Diagram for Subsection 2.1.1**



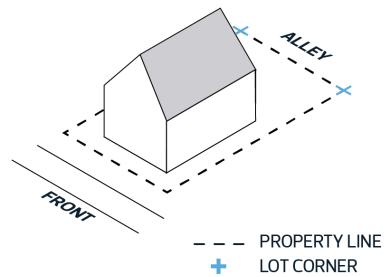
2.1.2. For a Site where the elevation at a corner of the Front Lot Line is higher than the elevation at a corner of the Rear Lot Line by 2.0 m or greater in a residential Zone where the maximum Height is 12.0 m or less, Grade may be determined by calculating the average elevation based on the corners of the Front Lot Line and the corners established where the minimum Front Setback of the Zone meets the Side Lot Line.

**Diagram for Subsection 2.1.2**



2.1.3. For a building facing an Alley, Grade may be determined by the average elevation of the corners of the Rear Lot Line Abutting the Alley before construction as shown on the Site plan or plot plan.

### Diagram for Subsection 2.1.3



### Alternative Methods for Determining Grade

2.2. The Development Planner may use an alternative method other than those described in Subsection 2.1 to determine Grade. Any approved Development Permit using an alternative method under this Subsection must be a Discretionary Development.

#### Development Planner's Determination

**Method for Determining Grade - For Buildings 1 to 8, the average grade is determined by using the Southeast and Southwest corners of the site, instead of all corners of the site (Subsection 5.80.2.1.1 and 5.80.2.2).**

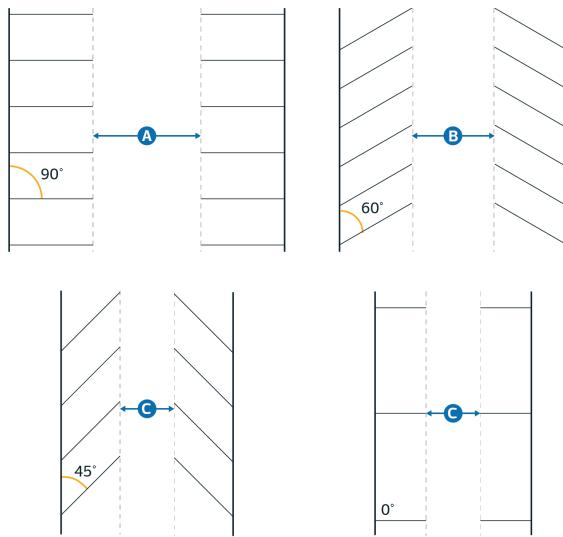
[unedited]

#### *Drive Aisle Regulations*

Section 5.80.5.5 states Drive Aisles must comply with Table 5.5:

Table 5.5. Minimum Drive Aisle Widths			
Subsection	Regulation	Width	Value
5.5.1.	90° parking spaces	7.0 m	A

### Diagram for Subsection 5.5



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

**Development Planner's Determination**

**Drive Aisle - Within the site, the drive aisle width is 5.0m, instead of 7.0m (Subsection 5.80.5.5.1).**

[unedited]

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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>529765426-002</b> Application Date: <b>SEP 11, 2024</b> Printed: <b>April 28, 2025 at 2:46 PM</b> Page: <b>1 of 11</b>		
<h2>Major Development Permit</h2>				
<p>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.</p>				
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 909 - OGILVIE BOULEVARD NW Plan 2421212 Blk 111 Lot 71			
<b>Scope of Permit</b> To construct a Residential Use development in the form of Cluster Housing with a total of 70 Dwellings (14 individual Multi-unit Housing buildings, 5 Dwelling units per building).				
<b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category:  Lot Grading Needed: Y  Number of Main Floor Dwellings: 14  Site Area (sq. m.): 8010 </td> <td style="width: 50%;"> Gross Floor Area (sq. m.): 8950  New Sewer Service Required: N  Overlay:  Statutory Plan: </td> </tr> </table>			Development Category: Lot Grading Needed: Y Number of Main Floor Dwellings: 14 Site Area (sq. m.): 8010	Gross Floor Area (sq. m.): 8950 New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Lot Grading Needed: Y Number of Main Floor Dwellings: 14 Site Area (sq. m.): 8010	Gross Floor Area (sq. m.): 8950 New Sewer Service Required: N Overlay: Statutory Plan:			
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Apr 28, 2025 <b>Development Authority:</b> YEUNG, KENNETH				
<b>Subject to the Following Conditions:</b> Zoning Conditions: This Development Permit authorizes the construction of a Residential Use development in the form of Cluster Housing with a total of 70 Dwellings (14 individual Multi-unit Housing buildings).  The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.  The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).  This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).  <b>WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL</b> and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).  Landscaping must be installed and maintained in accordance with Section 5.60.  Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8 m (Subsection 5.60.4.7).  Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).  Pathways crossing over Drive Aisles in Parking Areas must include pavement markings and crossing Signs. A curb ramp must be provided where a raised Pathway crosses a Drive Aisle (Subsection 5.80.3.1.6).				

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Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).

Bike parking must be provided in accordance with Subsection 5.80.8.

The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1).

All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).

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. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).

Outdoor Common Amenity Area(s) must include seating and lighting, and must be accessible by all residents of the site (Subsection 5.20.6).

Indoor Common Amenity Area(s) must include furniture and fixtures that allow for active or passive recreation (Subsection 5.20.7.3).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the variance fee of \$250.00 must be paid.

### Landscaping Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$550.00 (this can be paid by phone with a credit card - 780-442-5054).
2. 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.
3. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.
4. 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.
5. A Landscape Security must be provided to the City of Edmonton at the time of initial Landscape Inspection, to the satisfaction of the Development Planner. The initial Landscape Inspection must be requested within 14 days of the Landscape installation being completed ([www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest)).
6. Upon determination that landscaping has been installed in compliance with the approved Landscape Plan, 20% of the full Landscape Security value as determined by the Development Planner must be collected. The Landscape Security must be retained for a period of 24 months from the date of the initial Landscape Inspection.
7. Sites that are not completed or are not compliant with approved Landscape Plans at the initial Landscape Inspection must, in addition, be required to submit a Security for incomplete work; up to the full value of the Landscape Security, as determined by the Development Planner.



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Applicants MUST adhere to the following:

8. 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.

9. 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.

The City of Edmonton Public Tree Bylaw  
<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit  
<https://www.edmonton.ca/treeremit>

### Drainage Services Conditions:

This advice identifies the drainage assessments applicable to the property located at 909 Ogilvie Boulevard NW, Plan 2421212 Blk 111 Lot 71 (Ogilvie Ridge).

Sanitary Sewer Trunk Charge (SSTC) applies to the lot in question; however, SSTC charges are being paused until December 31, 2024; therefore SSTC is deferred for this development permit application DP#529765426-002. SSTC may apply at the time of the future application of subdivision, development permit, or servicing connection application.

For information purposes, the following SSTC rates are for the year 2024. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden, or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden, or garage suite): \$1,764 per dwelling  
for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.

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.

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate when the applicant/owner makes a payment.

### Additional Notes

- The above assessment is made based on information currently available to our department. Should such information change in the future, a new assessment may be made.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.

- More information about the above charges can be found on the City of Edmonton's website:

### Permanent Area Contributions

[https://www.edmonton.ca/city\\_government/utilities/permanent-area-contributions.aspx](https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx)

### Sanitary Servicing Strategy Expansion Assessment

[https://www.edmonton.ca/city\\_government/utilities/expansion-assessment-charge-ea.aspx](https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx)

### Arterial Roadway Assessment



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[https://www.edmonton.ca/projects\\_plans/roads/design\\_planning/arterial-roadway-assessments.aspx](https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx)  
 Sanitary Sewer Trunk Charge  
[https://www.edmonton.ca/city\\_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx](https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx)

**EPCOR Conditions:**

1. Edmonton Fire Rescue Services (EFRS) has reviewed the existing on-street firefighting water supply features and building details for the titled lot(s) under the subject application. The following assessment is provided.

In accordance with City of Edmonton Design and Construction Standard Volume 4: Water, municipal hydrants serving the subject site are required to be spaced at a maximum distance of 90 m from one another, the intent of which is to ensure sufficient resources for firefighting. EPCOR Water has identified a hydrant spacing exceeding 90 m adjacent to the site.

Applying the Fire Underwriters Survey Methodology, EFRS has calculated a required fire flow of 183 L/s for the development on site. Hydraulic modelling of the water network has indicated that the nearest hydrants (H13583, H13582 and H16967) have sufficient residual pressure to supply the required fire flow to fire apparatus staged in proximity to the site. As a result, the existing water infrastructure provides sufficient capacity and availability such that new hydrants or water mains would not provide any additional operational benefit to EFRS for this site.

In conclusion, the subject site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.

2. As shown on the attached plan and on the Overall Site Plan provided in the application, there is a 1067 mm water transmission main located within a utility right-of-way adjacent to the south property line of Lot 71. 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 EWS, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw).

2b. In order to accommodate the construction of the foundation of the proposed south buildings adjacent to the south property line, the applicant must obtain a Facility Proximity Agreement a minimum three (3) months prior to on-site excavation/construction. Please note that modifications to the existing water infrastructure (which may include the addition of valves, water main isolation and temporary water servicing for impacted customers) will be at the owner's/applicant's expense and must be completed by EPCOR Water under an EPCOR Water Work Authorization and Services Agreement.

2c. Due to the proximity of the existing 1067 mm transmission main it is highly recommended that the proximity agreement application be completed as soon as possible. Contact EPCOR Water Land Admin at [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) to initiate the agreement process.

The Facility Proximity Agreement request email must include the following information:

- The Development Permit application number
- The site address
- The reason for the request (Facility Proximity Agreement)
- A description of work proposed and any applicable plans.

2d. It is the owner's/applicant's responsibility to ensure that the abovementioned information is provided at the time of request.

3. There is an existing hydrant H13583 located on the west side of Ogilvie Boulevards adjacent to the site. This hydrant must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (April 2021) and access to the hydrant must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at [waterassetprotection@epcor.com](mailto:waterassetprotection@epcor.com) prior to commencing excavation and set up an on-site meeting to confirm the requirements to

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protect both the water infrastructure and the integrity of the excavation.

**Transportation Conditions:**

1. **PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW**, the owner must enter into an Agreement with the City for the following improvements:

- a. Construction of a 7.5 m commercial crossing access to Ogilvie Boulevard located approximately 20 m from the south property line;
- b. Construction of a 7.5 m commercial crossing access to Ogilvie Boulevard located approximately 40 m from the north property line; and
- c. Removal/relocation of one (1) boulevard tree on Ogilvie Boulevard and payment of tree compensation.

Please email [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca) to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

**Also:**

-Engineering Drawings are not required for the Agreement. However, construction must meet the City of Edmonton Complete Street Design and Construction Standards.  
 -This Agreement will require a deposit to act as security on this Agreement. The City requires a Security Deposit in the amount of \$26,000.00 to cover 100% of construction costs. However, based on the City's "GUIDELINES FOR ESTABLISHING SECURITY IN SERVICING AGREEMENT" the amount may be adjusted based upon the owner's previous development history with the City.  
 -The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 72 hours prior to removal or construction within City road right-of-way.

2. Onsite sidewalks must be developed as accessible and hard-surfaced and must connect the building entrances to the public sidewalks to meet Section 5.80 of Zoning Bylaw 20001.

3. Permanent objects including concrete steps, ramps, railings, fencing, 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.

4. As per the Corporate Tree Management Policy (C456C) the estimate to remove one (1) boulevard tree is approximately \$2,900.00 which includes asset value, operational removal costs and administrative fees. Tree removal will be completed by the City of Edmonton and will only proceed after the development permit is approved. All trees are to remain protected as per the Public Tree Bylaw 18825 until the related permit(s) are approved. Forestry will not proceed with tree removal preemptively. Please be advised that tree work is required to be initiated by the proponent a minimum of 4 weeks prior to construction by calling 311. If the trees within the titled parcel are removed prior to private ownership, the Corporate Tree Management Policy (C456C) applies and compensation will be collected.

A tree valuation has been provided to the real estate branch that is reflective of the year of collection in 2020.

Please be advised that a Public Tree Permit is required for all work within 5 meters of a boulevard or open spaces tree and 10 meters from a natural stand, as per Bylaw 18825. Prior to construction, all City of Edmonton trees within 5 meters of the construction area shall be protected in accordance with the Tree Protection Guidelines, as well as to designate the trees outside the appointed construction work zone. During construction and/or installation, no vehicles, equipment, construction supplies, or debris shall be placed within 5 metres of any tree situated on the City of Edmonton Road Right-Of-Way, Boulevard, Green space/buffer, or Parkland area without the approval of a City of Edmonton Urban Forester.

If tree damage occurs, remediation or removal will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C) and Public Tree Bylaw 18825. This includes compensation for tree value on full or partial tree loss as well as operational and administrative fees.

5. There may be utilities within 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-



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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 removal shall be at the expense of the owner/applicant.

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

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.

### Subject to the Following Advisements

#### Zoning Advisements:

1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning 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).
4. Any proposed change from the original issued Development Permit is 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.
5. 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.
6. 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.
7. 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.
8. 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

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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](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot 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](mailto:lot.grading@edmonton.ca) for review and approval.

9. Signs require separate Development Permit application(s).
  10. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.
- EPCOR Advisements:**
1. The site is currently not serviced with water. A new water service may be constructed for this site directly off of EPCOR's 300 mm PVC water main along Ogilvie Boulevard adjacent to the subject site.  
 1a. Connection to the 1067 mm water transmission main in the URW along the south property line will not be permitted.
  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.
  3. For information and to apply for a new water service please go to [epcor.com/newconnections](http://epcor.com/newconnections).
  4. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [WInspectors@epcor.com](mailto:WInspectors@epcor.com) or 780-412-4000.
  5. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [WInspectors@epcor.com](mailto:WInspectors@epcor.com) or 780-412-4000.
  6. 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.
  7. Hydrant spacing adjacent to the site is greater than 90 m at the south end of the lot on Ogilvie Boulevard. Hydrant spacing does 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).
  8. 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 ([www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html)).
  - 8a. 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.
  - 8b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.
  9. 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.
  10. 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).



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11. 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.
12. 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.
13. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at [schileen@epcor.com](mailto:schileen@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.

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection 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 and ready for review in accordance with section 5.6 of the NFC(AE).

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>

The swept path analysis MUST use the Edmonton Fire Services vehicle dimensions. Include an annotation on the drawing indicating the model inputs used.

[https://www.edmonton.ca/business\\_economy/documents/Swept\\_Path\\_Analysis\\_Fire\\_Rescue\\_Services.pdf](https://www.edmonton.ca/business_economy/documents/Swept_Path_Analysis_Fire_Rescue_Services.pdf)

Please visit: Swept Path Analysis for Fire Rescue Services for a detailed description of using a swept path analysis to demonstrate functionality of the proposed emergency access route.

[https://www.edmonton.ca/public-files/assets/document?path=Swept\\_Path\\_Analysis\\_Fire\\_Rescue\\_Services.pdf](https://www.edmonton.ca/public-files/assets/document?path=Swept_Path_Analysis_Fire_Rescue_Services.pdf)

In reviewing the proposed development application, it is noted that the required minimum access width leading from the public thoroughfare to each independent entrance(s) is less than the minimum 0.9m of clear width.

The applicant is advised at the Development Permit review stage that the Building Permit can not be issued because of noncompliance with the 2019 National Building Code - Alberta Edition NBC (2019-AE) "Location of Access Routes - 3.2.5.5 & Fire Department Access to Building - 9.10.20.3" in conjunction with the "Small Building Access Policy B19-04". The Building Safety Codes Officer will require revisions to the plans or an accepted variance request to the development proposed in order to approve the Building Permit application.

### References:

NBC (2019-AE) 3.2.5.5 Location of Access Routes

2) Access routes shall be provided to a building so that ...

b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and

c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.

3) The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured



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from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.

4) If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to one entrance of each portion of the building is not more than 45 m.

NBC (2019-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.

Note that a restrictive covenant may be required to ensure the path remains clear of equipment, storage, or structures. Specific to this development, please ensure that this minimum access width is maintained from the road to the rear entry unit as well as the principal entrance facing the street.

Ensure that the travel distance (not radius) from the principal entrance to the nearest fire hydrant does not exceed 90 meters (non-sprinklered building).

Reference: NBC(2019-AE) 3.2.5.5. Location of Access Routes

- 2) Access routes shall be provided to a building so that
  - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90m, and
  - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45m.

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

Reference: NFC(2019-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.

Ensure that an all-weather access road is constructed prior to construction.

Reference: NFC(2019-AE) 5.6.1.4. Access for Firefighting

- 4) Access routes for fire department vehicles shall be provided and maintained to construction and demolition sites.

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

### Transportation Advisements:

1. Subdivision Planning has reviewed the proposed waste operations and provided justification and rationale for the northerly bin location. Considering that the waste vehicle will enter via the south access and exit via the north access, remaining entirely within private property, we have no major concerns. Any revisions to the design of the waste locations and operation will require recirculation to Subdivision Planning.

Edmonton	<p>Project Number: <b>529765426-002</b> Application Date: SEP 11, 2024 Printed: April 28, 2025 at 2:46 PM Page: 10 of 11</p> <h2 style="text-align: center; margin: 0;">Major Development Permit</h2>
<p><b>Waste Management Advisements:</b> 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:</p> <p>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. Container set out, and The responsibility for wear and tear or damages.</p> <p>The property has 70 dwellings, requiring 8.75 cubic yards of garbage service, 13.0 cubic yards of recycling service and 1.93 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.</p> <p>Collection Location 1:</p> <p>Garbage: 5 x 360 litre containers collected 2 times per week.</p> <p>Recycling: 1 x 4 cubic yard container collected 2 times per week.</p> <p>Food Scraps: 2 x 360 litre containers collected 2 times per week.</p> <p>Collection Location 2:</p> <p>Garbage: 5 x 360 litre containers collected 2 times per week.</p> <p>Recycling: 1 x 4 cubic yard container collected 2 times per week.</p> <p>Food Scraps: 2 x 360 litre containers collected 2 times per week.</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><b>Variances</b></p> <p>Reduced Rear Setback - The distance from the buildings to the rear property line (West property line) is 1.2m, instead of 5.5m (Subsection 2.30.4.3.3).</p> <p>Method for Determining Grade - For Buildings 1 to 8, the average grade is determined by using the Southeast and Southwest corners of the site, instead of all corners of the site (Subsection 5.80.2.1.1 and 5.80.2.2).</p> <p>Drive Aisle - Within the site, the drive aisle width is 5.0m, instead of 7.0m (Subsection 5.80.5.5.1).</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> <p><b>Notice Period Begins:</b> May 06, 2025      <b>Ends:</b> May 27, 2025</p>	

	Project Number: <b>529765426-002</b> Application Date: SEP 11, 2024 Printed: April 28, 2025 at 2:46 PM Page: 11 of 11																																								
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## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-082



N

ITEM III: 1:30 P.M.FILE: SDAB-D-25-084AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 527527510-002

APPLICATION TO: Convert a Residential Use building to a Child Care Service with up to 50 children and to demolish and Accessory building (detached Garage)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 27, 2025

DATE OF APPEAL: June 4, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 18035 - 62B Avenue NW

LEGAL DESCRIPTION: Plan 7920178 Blk 14 Lot 79

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: West Edmonton 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:

As an immediate neighbour residing on this quiet residential cul-de-sac, I respectfully request that the SDAB reconsider this discretionary development permit for the following reasons, which I believe will have a substantial negative impact on the surrounding community.

### 1. Traffic Volume and Safety Risks

Our cul-de-sac currently experiences very low traffic, primarily consisting of residents and their visitors. The introduction of a child care facility for up to 50 children would dramatically increase traffic flow, with a conservative estimate of 100 additional vehicle trips daily (drop-offs and pickups, possibly more with staff and deliveries).

Given the limited road width, lack of sidewalks on one side, and the fact that young children frequently play outdoors in this area, this level of increased traffic poses a serious safety concern, particularly during peak hours (7:00–9:00 AM and 3:00–6:00 PM).

### 2. Insufficient Parking and Problematic Variances

The development permit includes two parking variances that significantly reduce the required setbacks:

- From 10.0m to 2.0m at the rear abutting 18103 – 62B Avenue (Subsection 5.80.4.3),  
and
- From 3.0m to 1.1m on the flanking side along 62B Avenue (Subsection 5.80.4.4).

These variances will result in parking spaces and vehicle movement being located extremely close to adjacent residential properties, leading to:

- Increased noise and light intrusion from cars and headlights
- Reduced privacy for homeowners
- A likelihood of overflow parking spilling onto the already narrow cul-de-sac, which was not designed for this level of street parking or congestion.

### 3. Noise and Disruption of Residential Character

Child care centres with up to 50 children will create significant levels of noise, particularly during outdoor play periods. While some noise is expected in any neighbourhood, the commercial-scale volume of this operation will not be in harmony with the surrounding single-family homes and will erode the peaceful character of this street.

Additionally, the demolition of the detached garage and development of a commercial-grade parking area may visually clash with the architectural and landscaping character of the neighbourhood, negatively affecting both aesthetics and property values.

#### 4. Precedent and Long-Term Implications

Allowing a large-scale child care facility in the middle of a small residential cul-de-sac sets a concerning precedent for the neighbourhood and others like it. Residents purchased homes here based on the existing residential zoning (RS – Small Scale Residential), and altering that character for commercial use could invite further non-residential developments, leading to urban disruption and instability.

#### 5. Lack of Community Consultation

To my knowledge, there was no meaningful consultation with the immediate residents prior to the approval of this development permit. A change of this magnitude—affecting traffic, safety, privacy, and noise—should warrant a more inclusive process involving those directly impacted.

Request for Relief In light of the above concerns, I respectfully request that the SDAB:

1. Reverse the approval of Development Permit #527527510-002, or
2. Require significant modifications to the scale, parking layout, and traffic management plan to mitigate impact, and
3. Ensure that future development of this nature undergoes proper community consultation before approval.

### ***General Matters***

#### **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.

***Surface Parking Lot Design / Setback***

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, [...]

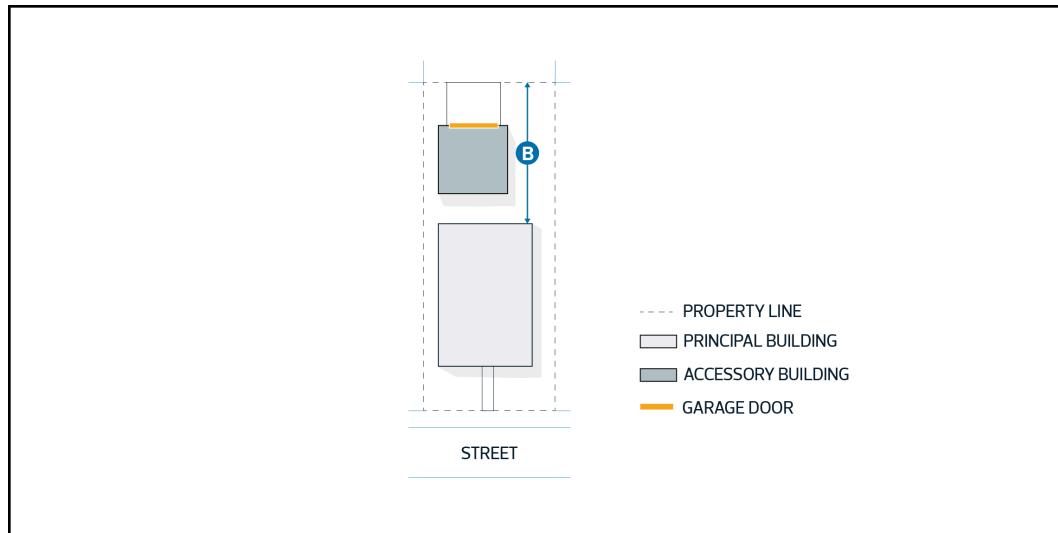
Section 5.80.4.4 states:

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
<b>Rear Setback</b>			
4.3.2.	Minimum Rear Setback	<b><u>10.0 m</u></b>	<b>B</b>
<b>Diagram for Subsections 4.3.2</b>			



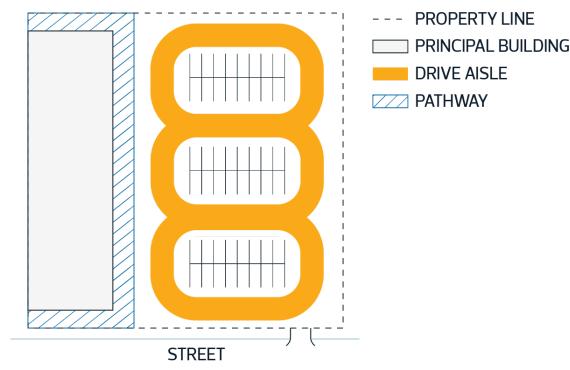
Under section 8.20, **Abut** means:

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.”

**Development Planner's Determination**

- 1. Surface Parking Lot Setback - The surface parking lot is 2.0m from the property line abutting 18103 - 62B Avenue (rear), instead of 10.0m (Subsection 5.80.4.3).**
- 2. Surface Parking Lot Setback - The surface parking lot is 1.1m from the property line abutting 62B Avenue (flanking), instead of 3.0m (Subsection 5.80.4.4).**

[unedited]

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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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Edmonton	Project Number: <b>527527510-002</b> Application Date: AUG 24, 2024 Printed: May 28, 2025 at 1:00 PM Page: 1 of 6								
<h2>Major Development Permit</h2>									
<p>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.</p>									
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 18035 - 62B AVENUE NW Plan 7920178 Blk 14 Lot 79								
<b>Specific Address(es)</b>	Suite: 18035 - 62B AVENUE NW Entryway: 18035 - 62B AVENUE NW Building: 18035 - 62B AVENUE NW								
<b>Scope of Permit</b> To convert a Residential Use building to a Child Care Service with up to 50 children and to demolish and Accessory building (detached Garage).									
<b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Development Category: Discretionary Development</td> <td style="width: 50%; padding: 2px;">Gross Floor Area (sq.m.):</td> </tr> <tr> <td>Lot Grading Needed?: N</td> <td>New Sewer Service Required: NA</td> </tr> <tr> <td>NumberOfMainFloorDwellings:</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 690.71</td> <td>Statuary Plan:</td> </tr> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.):	Lot Grading Needed?: N	New Sewer Service Required: NA	NumberOfMainFloorDwellings:	Overlay:	Site Area (sq. m.): 690.71	Statuary Plan:
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NumberOfMainFloorDwellings:	Overlay:								
Site Area (sq. m.): 690.71	Statuary Plan:								
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> May 27, 2025 <b>Development Authority:</b> ZHOU, ROWLEY									
<b>Subject to the Following Conditions:</b> <ol style="list-style-type: none"> <li>A) Zoning Conditions:           <ol style="list-style-type: none"> <li>1. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3).</li> <li>2. This Development Permit authorizes the conversion of a Residential Use building into a Child Care Service with up to 50 children and to demolish and Accessory building (detached Garage).</li> <li>3. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$550.00.</li> <li>4. The development must be constructed and demolished in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.</li> <li>5. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).</li> <li>6. A Building Permit (for demolition) is required prior to demolition of the existing building.</li> <li>7. Immediately upon demolition of the building, the Site must be cleared of all debris.</li> <li>8. Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a fence (Subsection 5.60.5.4)</li> <li>9. Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).</li> </ol> </li> </ol>									
P07032003									



Project Number: 527527510-002  
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## Major Development Permit

10. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).
11. Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).
12. Continuous raised or precast curbing a minimum of 0.1 m in Height must be provided within Surface Parking Lots adjacent to Streets, Pathways, sidewalks, and Landscaped areas (Subsection 5.80.4.8).
13. Bike parking must be provided in accordance with Subsection 5.80.8.
14. All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).
15. 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).
16. On-Site outdoor play spaces for Child Care Services at ground level must be Fenced on all sides and all gates must be self-latching (Subsection 6.40.3.3).
17. Passenger pick-up and drop-off spaces for Child Care Services must not be located more than 100 m from the entrance used by the Child Care Service (Subsection 5.80.6.10.1).
18. Passenger pick-up and drop-off spaces for Child Care Services must contain signage indicating a maximum duration of 30 minutes or less (Subsection 5.80.6.10.2).
19. The City of Edmonton does not collect waste from non-Residential (Child Care Services) developments. The Child Care Service provider or property owner is responsible for managing their waste collections through the private commercial waste collection agencies. The business operator or property owner is advised to ensure that they have adequate waste disposal services to serve the development.
20. All developments must include the following design elements to promote a safe urban environment by providing natural surveillance, clear sightlines and wayfinding: Outdoor spaces must be appropriately-lit; Entrapment spots and blind corners must be avoided or sufficiently mitigated; Pathways and building access points, where provided, must be clearly defined; Developments must provide clear signage, or other wayfinding techniques, where applicable. (Subsection 5.110.1.1)

### B) Transportation Conditions:

1. Access from the site to 62B Avenue exists. Any modification to the existing access requires the review and approval of Subdivision Planning.
2. The onsite waste area for cart storage is acceptable to Subdivision Planning. Any changes to the operation or location or operation of the waste collection area must be recirculated for approval by Subdivision Planning.
3. 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](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.



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## Major Development Permit

All costs associated with the pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work.

4. Permanent objects including concrete steps, railings, planter boxes, fencing and 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. 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 removal shall be at the expense of the owner/applicant.
6. 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](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

7. Any 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.

### C) Landscaping Conditions

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).
2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$20,834.35 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
   
 Cheque  
 Irrevocable letter of credit  
 Development bond  
 Please contact [dplandscaping@edmonton.ca](mailto:dplandscaping@edmonton.ca) to submit the required Landscape Security.
3. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner.
4. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.
5. 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 (Section 5.60.9). To request a landscape inspection, visit [www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest).



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## Major Development Permit

6. If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

7. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

Applicants MUST adhere to the following:

8. 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.

9. 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.

The City of Edmonton Public Tree Bylaw

<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit

<https://www.edmonton.ca/treepermits>

### Subject to the Following Advisements

A) Zoning Advisements:

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

2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning 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).

4. Any proposed change from the original issued Development Permit is 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.

5. 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.

6. 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.

7. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated



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## Major Development Permit

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.

8. 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](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot 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](mailto:lot.grading@edmonton.ca) for review and approval.

9. Signs require separate Development Permit application(s).

10. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

B) Transportation Advisements:

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

C) Fire Rescue Services Advisements:

1. 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.

2. The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction.  
 Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

3. 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).

4. 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).

5. 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>

6. Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.  
 Reference: NFC(2019-AE) 5.6.3.6. Hydrant Access

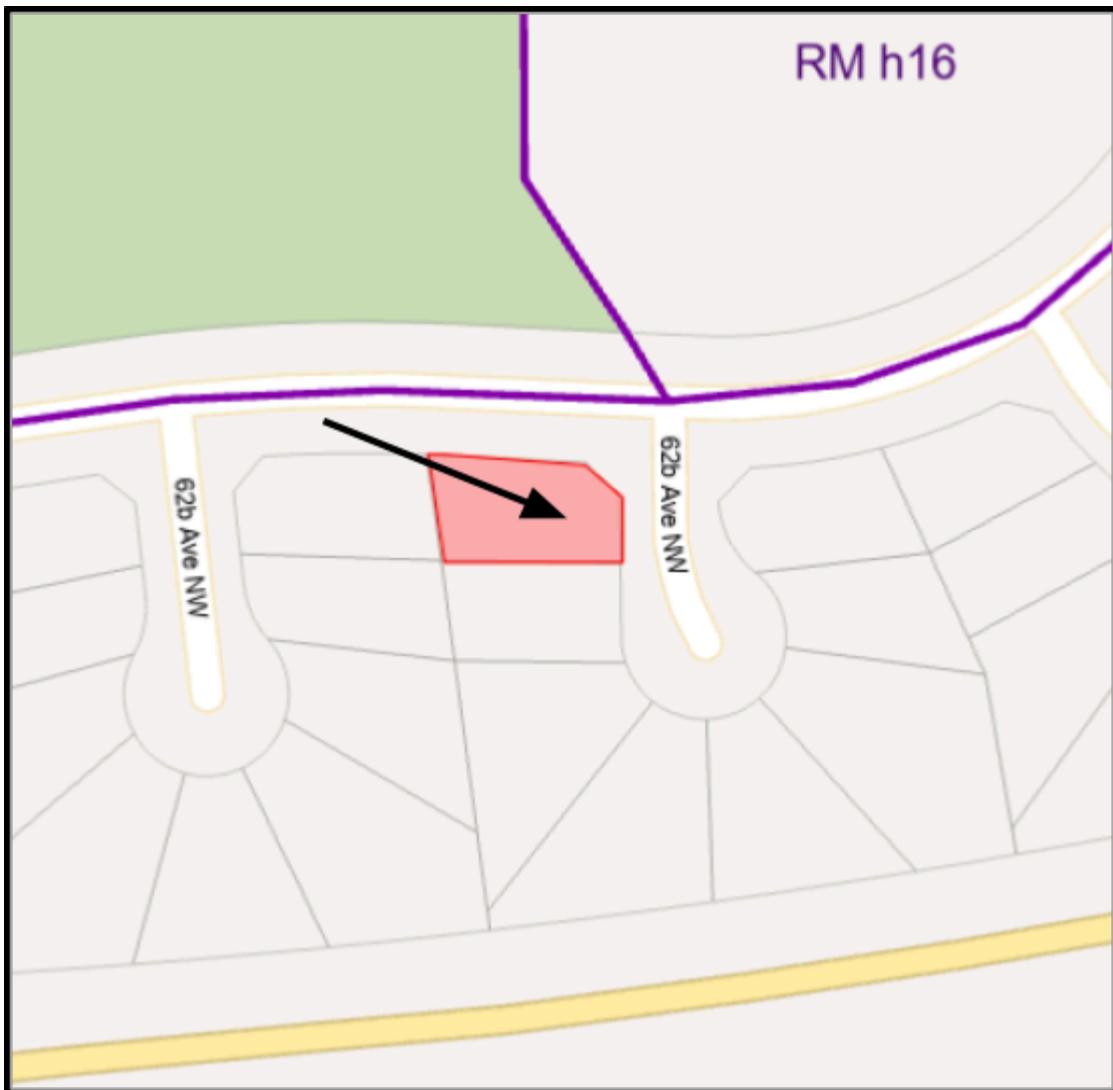
1) Hydrants on construction, alteration, or demolition site shall  
 a) be clearly marked with a sign,  
 b) be accessible, and  
 c) have an unobstructed clearance of not less than 2 m at all times.

7. To meet the requirements of the National Fire Code — 2019 Alberta Edition, Sentence 5.6.1.2.(I), 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(2019-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

Edmonton	Project Number: <b>527527510-002</b> Application Date: AUG 24, 2024 Printed: May 28, 2025 at 1:00 PM Page: 6 of 6																				
<h2 style="margin: 0;">Major Development Permit</h2>																					
<p>buildings, facilities and associated areas undergoing construction, alteration or demolition operations.</p> <p>Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:          Protection of Adjacent Buildings During Construction and Demolition  <a href="https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf">https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf</a></p>																					
<p><b>Variances</b></p> <ol style="list-style-type: none"> <li>1. Surface Parking Lot Setback - The surface parking lot is 2.0m from the property line abutting 18103 - 62B Avenue (rear), instead of 10.0m (Subsection 5.80.4.3).</li> <li>2. Surface Parking Lot Setback - The surface parking lot is 1.1m from the property line abutting 62B Avenue (flanking), instead of 3.0m (Subsection 5.80.4.4).</li> </ol>																					
<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> <p><b>Notice Period Begins:</b> Jun 03, 2025      <b>Ends:</b> Jun 24, 2025</p>																					
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**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-25-084

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