

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
May 7, 2025**

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3

I 9:00 A.M. SDAB-D-25-060

Construct exterior alterations to a Semi-detached
House (Driveway extension, 2.7m x 7.0m)

9150 - 166 Avenue NW
Project No.: 578087182-002

II 10:00 A.M. SDAB-D-25-061

Construct a Residential Use building in the form
of a 3 Dwelling Row House with unenclosed front
porch and to develop 3 Secondary Suites in the
Basement

11411 - 88 Street NW
Project No.: 532563511-002

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

ITEM I: 9:00 A.M.FILE: SDAB-D-25-060AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 578087182-002

APPLICATION TO: Construct exterior alterations to a Semi-detached House
(Driveway extension, 2.7m x 7.0m)DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 11, 2025

DATE OF APPEAL: April 14, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9150 - 166 Avenue NW

LEGAL DESCRIPTION: Plan 9822410 Blk 109 Lot 24

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Eaux Claires Neighbourhood Structure Plan
Edmonton North Area Structure Plan

DISTRICT PLAN: Northwest District Plan

Grounds for Appeal

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

I am a resident of 9150 166 Ave In Edmonton Alberta. I would like to extend my driveway and ask for a variance due to the restrictions in our zoning and the challenges we face with parking on a day to day basis. With this being said, There is physical constrains that stop us from extending our driveway. When we purchased the property, we didn't expect that parking would be

such an issue, but as the years pass, it has only gotten worse with people selling their homes and new residents purchasing homes, with growing families, etc.

I am aware there are a number of regulations that don't comply with zoning bylaw. That is why I would like to apply for a variance. To be a little more specific, our street is split into two sections. One side of the street, has single driveways with 1 spot on the road directly in-between the two houses(of each house) and have no alleys or available back parking, the opposite side of the street, has no front driveways(only back parking) and many residents choose to use the street parking, rather than using their own back alley parking. We do not fall into either category, because of where our house is located. On our street specifically, since it is a Cul De Sac and the location of our property(which is right at the dead end of the Cul de Sac, there is no legal parking out front of our house. This has created a hardship, not only for myself, but for my neighbours since I am forced to use the street parking in-front of their homes(as the only legal parking), which causes me to upset my neighbours and creates unnecessary hardships.

We do not have an Alleyway attached to our property(behind us is Hughes gas station as well as the one main road, so as you can imagine, it is a nightmare to park. Most of the houses on our street, own between 2-4 cars each. My husband and I have two personal vehicles (1 each), and my husband has 1 work vehicle, making a total of 3 vehicles.

Our street consists of many types of people, some older folks and some who have young children, some who have teenagers or young adults who are just starting to drive, which is adding to the parking problem on our residential street. Some of the older folks who live across the street from me(on the side of the street with no front driveways) have issues with mobility. and they have to sometimes park up the road and walk to their homes because our street is extremely congested and they have limited parking in the back of their homes, and only street parking available in the front. That, added with the issue of multiple handicap parking spots on the street, which makes parking more of a challenge since it takes away regular spots on street parking for those who do not have disabled parking placards. (a few houses that do have handicap parking out front, don't use them and park in their back alleys, intentionally getting a permit sign out front of their homes for the wrong reasons- specifically because they do not want people parking in front of their homes) and not being they need it- since they are choosing to park in their back parking.

I believe that allowing us to extend our driveway would help Align with The City Plan. As per Edmonton.ca, it states that part of the city plan is ongoing growth and change. What better way to help encourage growth, by starting with the growth of the neighbourhoods and making it more assessable for parking for residents. This will also help our community by allowing me to leave parking for other residents on my street where the parking is already

limited. I mentioned above, that one of the hardships I face is upsetting my neighbours. This has caused negativity in the neighbourhood, because I am forced to park on the street in-front of their homes, rather than "in-front of my own house", as I've been told to do by other neighbours. I've had a few conversations with bylaw officers in regards to this in an attempt to find a solution and the rules specifically around my house and situation. My neighbours don't understand that it is actually against bylaw for parking in-front of my house if I angle park, and the only way to park would be to block my driveway. With this being said, I would 100% do this if it was aloud but because of the shape of my property, it is impossible to legally park without being to close to my neighbours driveways on the left and the right of me. I've tried this already and unless it is a very small car such as beetle, it wont work without blocking someone else's driveway. It is a No-Win Situation.

The City Plan has 6 Guiding Values that articulate how edmontonians want to experience their future city. I want to BELONG and Contribute. I want to LIVE in a place that feels like home. I want opportunities to THRIVE. I want more ACCESS within my city. I want to PRESERVE what matters most. I want to be able to CREATE and innovate.

I wish that all these guiding values contributed to our street, but because of the limited parking situation on our street, I cannot belong and Contribute, instead I am adding to the parking problem. It does not feel like home. Instead, I am harassed by neighbours. Just today I was called indecent names while I was walking to my vehicle that was parked on the road. completely unprovoked. Just because I was parked on the road in-front of someones home. I am having notes being left on my vehicles from neighbours and constantly confronted and yelled at for this. A few days ago, As I was entering my house, my new neighbour across the street pulled up to my house in her vehicle and started screaming at me, demanding I move my vehicle off the road that was parked in-front of her house(beside the curb). Then When I tried to explain why I was parked there, she yelled over me and intentionally illegally parked infront of my driveway- intentionally blocking it in. Ive reported these situations to the police and they cant do anything to help me. I've also talked to 311 and am just told that I am in my legal right to park where I have been, as long as I move my vehicle every 72 hours. This doesn't change the fact that it causes division between my neighbours and myself because of the parking Issue we face daily. Its created a lot of hostility and its affecting my mental health, as I always am looking over my shoulder, wondering what is going to happen next. Will I get yelled at again? Will my vehicle get intentionally vandalized?

I can totally understand my neighbours side of things. Although I do not agree the way things are being handled, we are all in the same boat when it comes to parking. Specifically in my situation, If a variance was accepted, it would allow me to be able to open up that parking on my property, because my property does have the space, where some other neighbours properties do

not have that extra space to allow them to get more parking, even if they wanted to. My last option is to ask for this variance.

I can't leave my house after a certain time, otherwise, I may have nowhere to park my vehicle. I know this is the same feeling my other neighbours have as well. I want more access within my city, specifically more access to parking in our neighbourhood where the streets are congested. I want to preserve what matters most, and that is community. I want to be able to Create and Innovate, and by that I am Identifying a problem everyone in my neighbourhood is facing and I am trying to lead by example to find solutions to those known problems we all face that will all contribute to everyone in our community getting along. Being able to add that driveway extension- opens up more possibilities of parking spots on the city street, not just for the residents, but their visitors as well, making our street a community we all want to be apart of.

Another Hardship is It being challenging in the Winter. My husband parks his work vehicle in our driveway because When he has parked it on the road, our neighbours call his work and start complaining to his boss. Therefore, he has gotten phone calls from his boss asking him not to park it on the road. Since there is no parking in front of my house except for the one spot in my driveway- I have nowhere to plug my main vehicle in on those very cold days, risking my car not starting. Due to Safety reasons, I cannot place an extension cord that far onto the road or sidewalk due to the location of my home.

I believe if my proposal for a driveway extension Variance was accepted, it would have a tremendous impact on my surrounding neighbours(in a good way). It would allow my neighbours that also have parking hardships, who have no choice but to park on the street, to have more street parking available to them, have more enjoyment of the neighbourhood and would increase the value of their properties. It would help eliminate some stress and hardships associated with parking. It would help open up parking directly in-front of the homes I usually am parking in-front of. This would not only benefit me and my family, but my neighbours and their families as well.

I am a mother of three kids; ages 13,9 and 7. With this being said, I want my kids to live in a neighbourhood where they feel safe, Instead we are constantly being targeted because other neighbours think that they own the street parking in-front of their homes. It is not my intention to ask for special treatment. I am trying to find a long term solution to not only my problems, but other neighbours problems and the problems of any future homeowner on our street may face. I believe that my proposition for a driveway extension, Aligns with the city policies that achieves the goals and objective of Edmonton policies.

I believe that is also consistent with the general purpose of the RS Zone, and I strongly believe that my proposition would not unduly interfere with any

amenities of the neighbourhood, only improve them. The RS Zone, allows for a range of small scale residential development, which I believe if I had more open parking available out front of my own house. It would relieve unnecessary hardships, due to a practical difficulty. not only for myself, but my neighbours as well. It would address the practical difficulty of not only my home, but my neighbouring homes.

This would not only address the accessibility needs of myself, but the accessibility needs of my neighbours as well. Not allowing this, would be a great strain on our neighbourhood, preventing it to function to the best it can. This is why, I hope an exception to our situation can be considered during the decision-making process as I believe it would help relieve unnecessary hardships to everyone residing on our street. Thank you for your patience in reading my proposition as well as your time.

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

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

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

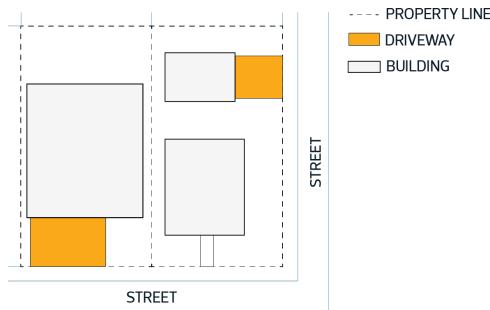
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.”

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

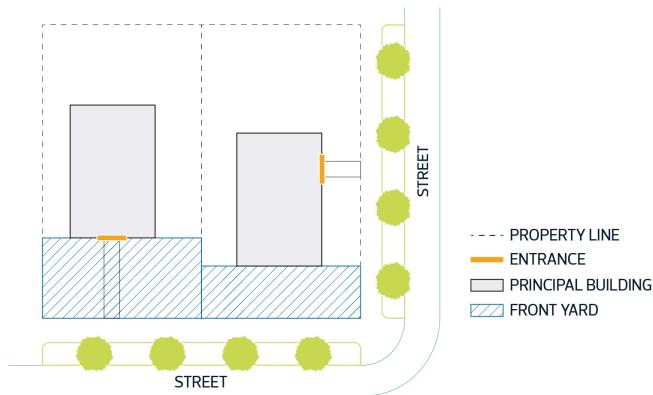
Under section 8.20, **Driveway** means:

means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



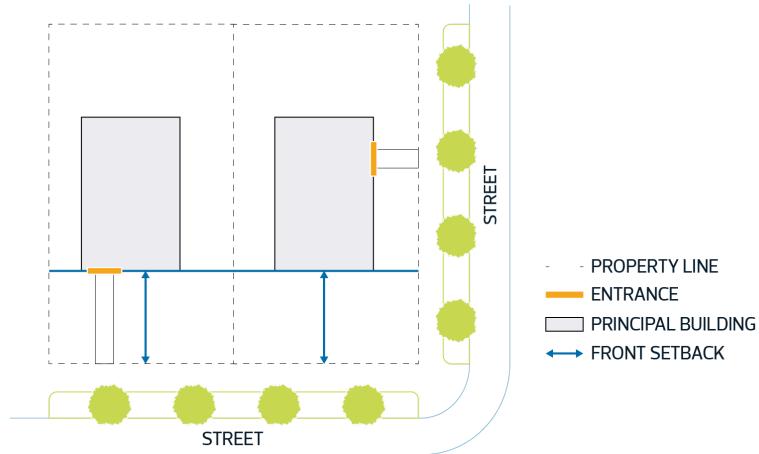
Under section 8.20, **Front Yard** means:

means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



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

means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.”



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

Under section 8.20, **Pathway** means “a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.”

Section 2.20.1 states that the **Purpose of the 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.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

Driveways

2.1.2. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

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

2.1.4 **A Driveway provided from a Street must comply with the following:**

2.1.4.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:

2.1.4.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.4.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.4.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

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

2.1.5.1. a Front Yard;

2.1.5.2. a Flanking Side Yard; or

2.1.5.3 a Flanking Side Setback.

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

Development Planner's Determination

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

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

2) Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less. (Section 5.80.2.1.4.1)

Proposed: The driveway width is 5.8 m. The Garage width is 3.2 m.

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

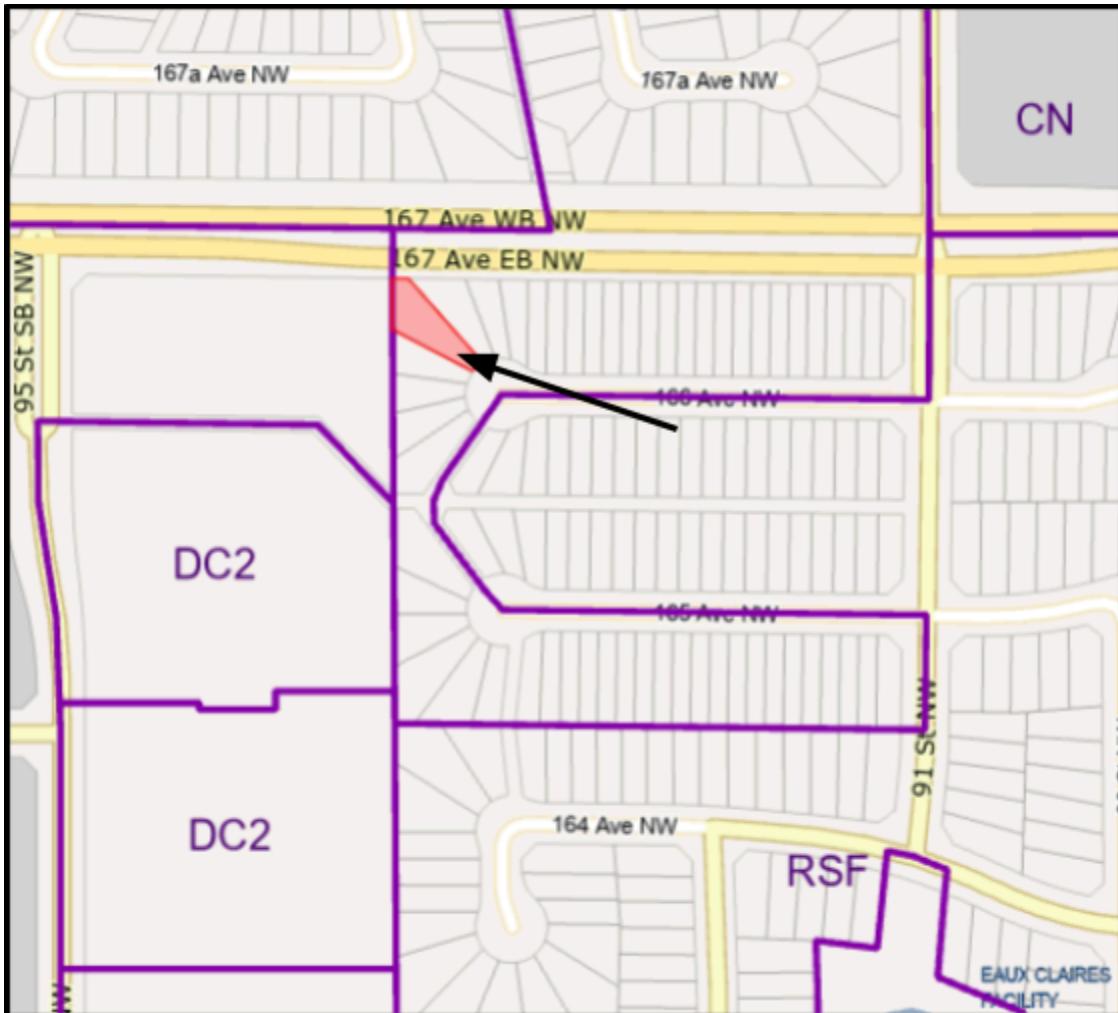
Proposed: The additional concrete provides vehicle parking space in the front yard.

[unedited]

Notice to Applicant/Appellant

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

		Project Number: 578087182-002 Application Date: MAR 25, 2025 Printed: April 11, 2025 at 4:22 PM Page: 1 of 2										
<h2>Application for</h2> <h3>Driveway Extension Permit</h3>												
<p>This document is a Development Permit Decision for the development application described below.</p>												
Applicant		Property Address(es) and Legal Description(s) 9150 - 166 AVENUE NW Plan 9822410 Blk 109 Lot 24										
Project Name: DRIVEWAY EXTENSION												
Scope of Application To construct exterior alterations to a Semi-detached House (Driveway extension, 2.7m x 7.0m).												
Details <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Development Category:</td> <td style="width: 50%;">Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 603.78</td> <td>Statutory Plan:</td> </tr> </table>			Development Category:	Overlay:	Site Area (sq. m.): 603.78	Statutory Plan:						
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Site Area (sq. m.): 603.78	Statutory Plan:											
Development Application Decision Refused Issue Date: Apr 11, 2025 Development Authority: SAHL, RAMANJYOT												
Reason for Refusal <p>1) The Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Section 5.80.2.1.3)</p> <p>Proposed: The driveway does not lead directly from the Street to the garage.</p> <p>2) Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less. (Section 5.80.2.1.4.1)</p> <p>Proposed: The driveway width is 5.8 m. The Garage width is 3.2 m.</p> <p>3) Vehicle Parking spaces shall not be located within a Front Yard, other than those located on a Driveway. (Section 5.80.2.1.5.1)</p> <p>Proposed: The additional concrete provides vehicle parking space in the front yard.</p>												
Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.												
Building Permit Decision No decision has yet been made.												
Fees <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Fee Amount</th> <th>Amount Paid</th> <th>Receipt #</th> <th>Date Paid</th> </tr> </thead> <tbody> <tr> <td>Development Application Fee</td> <td>\$190.00</td> <td>\$190.00</td> <td>05798E001001026</td> <td>Mar 25, 2025</td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$190.00	\$190.00	05798E001001026	Mar 25, 2025
	Fee Amount	Amount Paid	Receipt #	Date Paid								
Development Application Fee	\$190.00	\$190.00	05798E001001026	Mar 25, 2025								
THIS IS NOT A PERMIT												



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-060



N

ITEM II: 10:00 A.M.FILE: SDAB-D-25-061AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 532563511-002

APPLICATION TO: Construct a Residential Use building in the form of a 3 Dwelling Row House with unenclosed front porch and to develop 3 Secondary Suites in the Basement

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 26, 2025

DATE OF APPEAL: April 10, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 11411 - 88 Street NW

LEGAL DESCRIPTION: Plan RN43B Blk 78 Lot 4

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

<i>Grounds for Appeal</i>

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

This development constitutes a violation of my civil property and human rights.

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).

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

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

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 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of

that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

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

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

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

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

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

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

Notice to Applicant/Appellant

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

Edmonton	Project Number: 532563511-002 Application Date: OCT 01, 2024 Printed: March 26, 2025 at 1:33 PM Page: 1 of 8								
Minor Development Permit									
<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>									
Applicant	Property Address(es) and Legal Description(s) 11411 - 88 STREET NW Plan RN43B Blk 78 Lot 4								
Specific Address(es)	Suite: 1, 11411 - 88 STREET NW Suite: 2, 11411 - 88 STREET NW Suite: 3, 11411 - 88 STREET NW Suite: BSMT1, 11411 - 88 STREET NW Suite: BSMT2, 11411 - 88 STREET NW Suite: BSMT3, 11411 - 88 STREET NW Entryway: 1, 11411 - 88 STREET NW Entryway: 2, 11411 - 88 STREET NW Entryway: 3, 11411 - 88 STREET NW Building: 1, 11411 - 88 STREET NW								
Scope of Permit To construct a Residential Use building in the form of a 3 Dwelling Row House with unenclosed front porch and to develop 3 Secondary Suites in the Basement.									
Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">1. Titled Lot Zoning: R5</td> <td style="width: 50%;">2. Number of Principal Dwelling Units To Construct: 3</td> </tr> <tr> <td>3. Overlay:</td> <td>4. Number of Secondary Suite Dwelling Units to Construct: 3</td> </tr> <tr> <td>5. Statutory Plan:</td> <td>6. Backyard Housing or Secondary Suite Included?: Yes</td> </tr> <tr> <td>7. Neighbourhood Classification: Redeveloping</td> <td>8. Development Category / Class of Permit: Permitted Development</td> </tr> </table>		1. Titled Lot Zoning: R5	2. Number of Principal Dwelling Units To Construct: 3	3. Overlay:	4. Number of Secondary Suite Dwelling Units to Construct: 3	5. Statutory Plan:	6. Backyard Housing or Secondary Suite Included?: Yes	7. Neighbourhood Classification: Redeveloping	8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Mar 26, 2025 Development Authority: BAUER, KERRY									
Subject to the Following Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 3 Dwelling Row House with unenclosed front porch and to develop 3 Secondary Suites in the Basement.									
1. The development must be constructed in accordance with the approved drawings. 2. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). 3. Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner. a) Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.									



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b) 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.

c) A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

4. Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

5. Waste collection 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).

6. 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).

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

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

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

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

11. 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).

SUBDIVISION PLANNING: MINOR DEVELOPMENT CONDITIONS:

1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m.

2. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

3. Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

4. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.



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5. Any alley, sidewalk and/or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.

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 the 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

Waste Planning

Waste Services has reviewed the proposed plan (LANDSCAPING PLAN and Mar 31,25 and has no concerns to identify during this review.

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

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

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

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

Additional information about waste service at your proposed development:

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

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

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

The property has 6 units, requiring 1.00 cubic yards of garbage service, 1.48 cubic yards of recycling service and 0.22 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.

Collection Location 1:

Garbage:

1 x 240 litre container collected 1 time per week, and
 1 x 360 litre container collected 1 time per week.

Recycling:

1 x 3 cubic yards container collected 1 time per 2 weeks.

Food Scraps:

1 x 240 litre container collected 1 time per week.

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

Unobstructed overhead space in the waste service area (at least 7.5 meter) is required to allow bins to be tipped.

A smooth, flush transition at grade between the waste enclosure and the surrounding floor is required, with no lip or raised edge.

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The enclosure and concrete tip area must be at level flat grade. The concrete pad underneath the bins (waste enclosure) must have a minimum thickness of 0.15 meters (6 inches). The tip area in front of the bins must be made to be 4 meter wide and 3 meter deep, not be on city right of way and have a minimum thickness of 0.2 meters (8 inch) of concrete to prevent wheel hollows forming. If you require any further clarifications, please contact us.

Sincerely,
 Bryce Kalenith
 Development Planning Assessor

Epcor Conditions

1. Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed. NOTE: The IFPA dated December 6, 2024 has concluded that upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.

- 1a. The proposed development must comply with any requirements identified in the IFPA.
- 1b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.
2. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

General Zoning Advisement

1. Any future deck enclosure or cover requires a separate development and building permit approval.
2. Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
4. Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
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. All new installations, above and below ground, within 5m of a City tree require forestry consultation.



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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.

6. 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.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

For more information on Lot Grading requirements, plans and inspections refer to the website:
https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

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

Fire Rescue Services

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

A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit upon commencement of construction.
 Reference: NFC(2019-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>

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.

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.



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https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

During Construction

To meet the requirements of the National Fire Code — 2019 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

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 buildings, facilities and associated areas undergoing construction, alteration or demolition operations.

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

Protection of Adjacent Buildings During Construction and Demolition

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

Kind regards,
William Heng
FSCO Group B, Level II

Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

Epcor Advisements

1. The site is currently serviced by a 20 mm copper water service (N6827) located 34.1 m north of the north property line of 114 Avenue off of the lane east of 88 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along lane east of 88 Street adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.

4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWInspections@epcor.com or 780-412-3850.

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7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA-005-11b for permitted water service configurations.

9. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Also, hydrant spacing adjacent to the site is 252 m. Water network capacity and hydrant spacing do not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en-ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).

10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

11. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

12. 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.

13. 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).

14. 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.

15. 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.

16. 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.

Rights of Appeal

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

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,000.00	\$1,000.00	082930001001272	Oct 24, 2024
Lot Grading Fee	\$480.00	\$480.00	082930001001272	Oct 24, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	082930001001272	Oct 24, 2024

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Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,030.00	\$2,030.00		

