

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
May 21, 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-25-068

To construct exterior alterations (Driveway extension, 2.13m x 6.10m), existing without permits

17222 - 65A Street NW  
Project No.: 514408335-002

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II 10:00 A.M. SDAB-D-25-069

To convert a Residential Use building into a Child Care Service for up to 49 children, construct exterior alterations (window changes), and to demolish the attached Garage

11127 - 171 Avenue NW  
Project No.: 509165947-002

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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-25-068AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 514408335-002

APPLICATION TO: To construct exterior alterations (Driveway extension, 2.13m x 6.10m), existing without permits

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 4, 2025

DATE OF APPEAL: April 22, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 17222 - 65A Street NW

LEGAL DESCRIPTION: Plan 1520589 Blk 13 Lot 17

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): McConachie Neighbourhood Structure Plan  
Pilot Sound Area Structure Plan

DISTRICT PLAN: Northeast District Plan

***Grounds for Appeal***

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

I am applying for an appeal for my driveway extension. I bought this house in September 2018; it was built in 2015. The previous owner extended the driveway without permits, and this was not disclosed to me. I am applying for extension approval. I am not blocking or disturbing my neighbors. My

house has more trees and shrubs than any other in the lane. Please allow me to keep the driveway. Thank you.

### ***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 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex 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.”

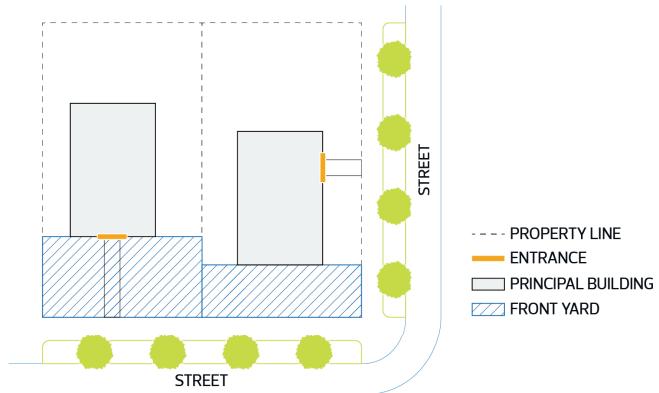
Under section 8.20, **Driveway** means:

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.



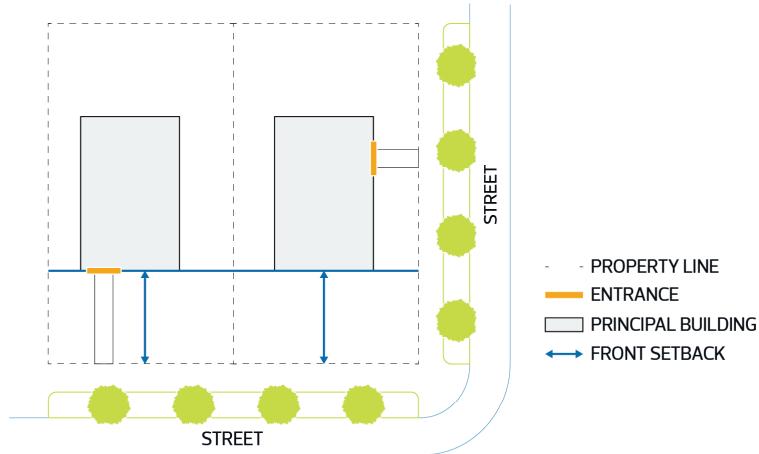
Under section 8.20, **Front Yard** means:

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.”

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

Section 2.20.1 states that the **Purpose of the RSF - Small Scale Flex 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. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. 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 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. (Section 5.80.2.1.4.2)**

**Proposed: The driveway width is 8.53 m. The Garage width is 6.4 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]

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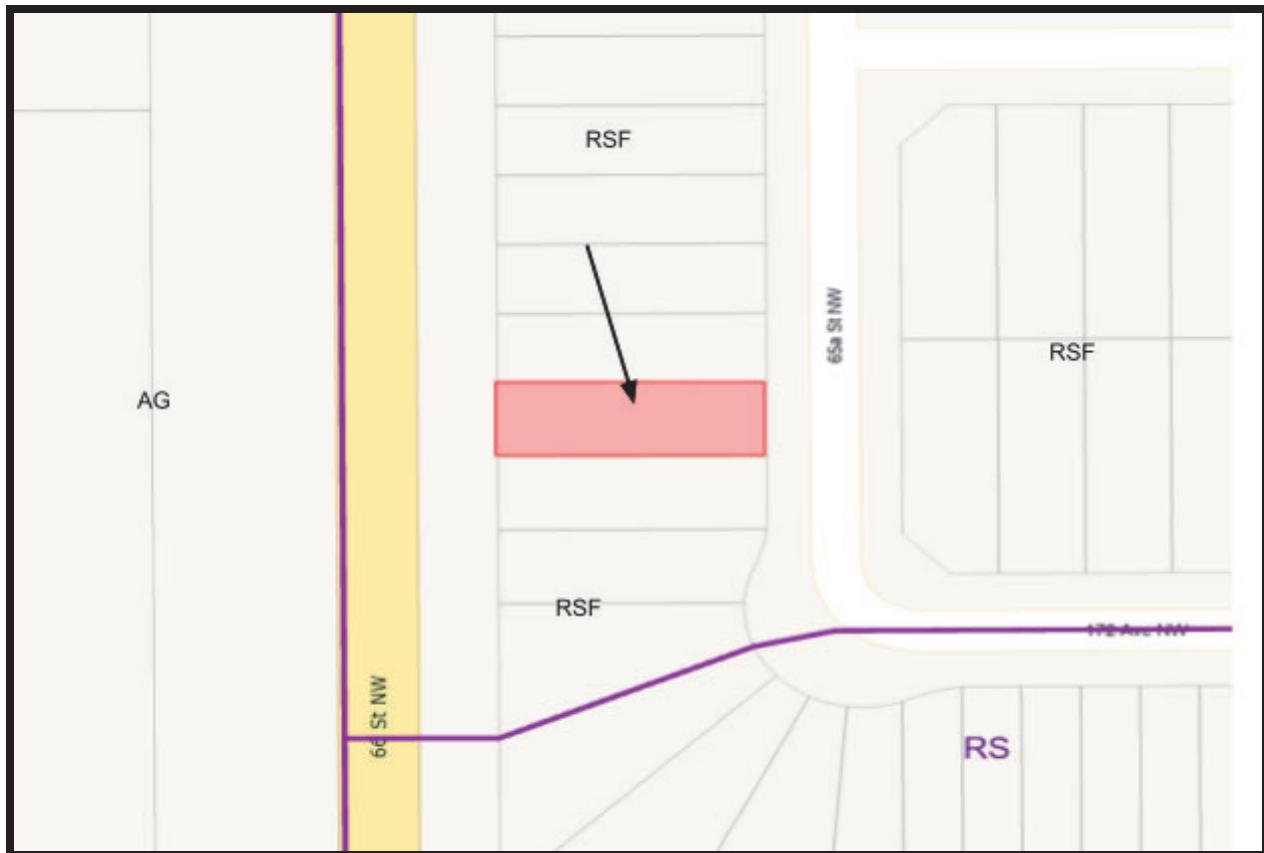
**Notice to Applicant/Appellant**

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>514408335-002</b> Application Date: MAY 30, 2024 Printed: April 4, 2025 at 9:57 AM 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>															
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 17222 - 65A STREET NW Plan 1520589 Blk 13 Lot 17														
<b>Scope of Application</b> To construct exterior alterations (Driveway extension, 2.13m x 6.10m), existing without permits.															
<b>Details</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Development Category: Site Area (sq. m.): 374.02</td> <td style="width: 50%;">Overlay: Statutory Plan:</td> </tr> </table>				Development Category: Site Area (sq. m.): 374.02	Overlay: Statutory Plan:										
Development Category: Site Area (sq. m.): 374.02	Overlay: Statutory Plan:														
<b>Development Application Decision</b> Refused															
<b>Issue Date:</b> Apr 04, 2025 <b>Development Authority:</b> SAHL, RAMANJYOT															
<b>Reason for Refusal</b> <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 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. (Section 5.80.2.1.4.2)</p> <p>Proposed: The driveway width is 8.53 m. The Garage width is 6.4 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>															
<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>Building Permit Decision</b> No decision has yet been made.															
<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>Development Application Fee</td> <td>\$185.00</td> <td>\$185.00</td> <td>08763J001001814</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: right;">May 30, 2024</td> </tr> </tbody> </table>				Fee	Fee Amount	Amount Paid	Receipt #	Development Application Fee	\$185.00	\$185.00	08763J001001814				May 30, 2024
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	<p>Project Number: <b>514408335-002</b> Application Date: <b>MAY 30, 2024</b> Printed: <b>April 4, 2025 at 9:57 AM</b> Page: <b>2 of 2</b></p> <p><b>Application for</b> <b>Driveway Extension Permit</b></p>																		
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### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-068



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ITEM II: 10:00 A.M.FILE: SDAB-D-25-069AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 509165947-002

APPLICATION TO: To convert a Residential Use building into a Child Care Service for up to 49 children, construct exterior alterations (window changes), and to demolish the attached Garage

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: April 9, 2025

DATE OF APPEAL: April 27, 2025 and April 28, 2025

RESPONDENT: MIKTECTURE

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 11127 - 171 Avenue NW

LEGAL DESCRIPTION: Plan 7720211 Blk 14 Lot 141

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest 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:

Appellant No. 1

1. The proposed development would increase vehicular traffic in a neighbourhood.
2. The proposed development is very close to a very busy intersection of two busy roadways. The intersection is governed by a 4-way stop, and does not have any turning restrictions.
3. The location of the proposed development is immediately south of one of these two busy roadways, and immediately east of the other.
4. Both of the closely adjacent roadways are main roadways, with heavy traffic.
5. The proposal includes a particularly awkward plan for pick-up/drop-off parking spaces. The proposal is to replace the existing driveway and Garage with what is essentially a small parking lot beside the single detached house: see the site plan for the proposed development.
6. In the Board's view, this set-up for parking spaces for pick-up/drop-off of the children is not appropriate in a residential neighbourhood.
7. The requirement for all child care pick-up/drop-off vehicles to drive in, park, back out of the parking space and then drive out results in significant safety concerns.
8. In addition, the Board does not view as viable the developer's proposal for staggered pick-up/drop-off times.
9. In addition to the significant increase in vehicular traffic, the Board agrees with the Development Officer and the neighbours that this would increase the level of noise in the neighbourhood.

We are writing to formally appeal the approved development permit. We oppose the project for the following reasons:

- Although the lot is a corner lot, we do not believe it offers sufficient space for any daycare facility. The property is surrounded by extremely busy roads, posing a safety hazard for children and families entering the daycare. The immediate corner to the northwest of the property is a controlled 4 way stop with single lanes running in each direction on. It is already one of the busiest intersections in the area.
- As of the 2021 Census, Baturyn is a well-established residential neighbourhood in Edmonton, home to approximately 5,267 residents and 1770 homes. The Baturyn area has only three access points (see Figure 1 below) into the community. The proposed development is situated at the corner of one of these three access entrances. During peak hours, particularly between 7:00-9:00am and 4:00 and 6:00pm, traffic at the 112 Street and 171 Avenue intersection can back up to 20 or more vehicles. Introducing a daycare drop-off location on this intersection would significantly worsen traffic congestion and increase noise levels in the area.
- Road construction as part of the Baturyn Neighbourhood Renewal project is currently underway. As of fall 2024, 171 Avenue (right in front

of the house) has been narrowed, and a median has been added (see Figure 2 below), eliminating potential drop-off areas. This would shift drop-offs and pick ups to 111A Street, which is lined with single-family homes and offers limited parking during the summer—and significantly less parking in the winter months due to snow drifts. These restrictions would likely force drop-offs to occur farther away and possibly across busy roads, increasing the risk of accidents or injuries.

- The neighbourhood already has limited parking, and even if a small lot is added to the property, the necessary staff parking would further reduce the available space—creating additional traffic conges on and significantly increasing safety risks for children and pedestrians in the area. As a direct neighbour of the proposed site, this would have an extremely negative impact on us, as well as other neighbors, including those with small children, animals, and mobility issues.
- All single-family homes along 111A Street and 170 Avenue have front-facing driveways with waste collection taking place at the front curb. Adding more vehicles to the area could obstruct waste pickup and increase the risk of damage to neighborhood vehicles, waste collection on trucks, and City of Edmonton waste containers.
- Baturyn already has four daycares operating within an already busy neighbourhood. Adding another facility would only contribute to increased traffic congestion and noise levels in the area.

#### Appellant No. 2

We wish to file an appeal on the residential property located at 11127-171 Avenue NW, legal address is Plan 7720211 Blk 14 Lot 141. We are filing an appeal against the conversion of this residential use building into a child care service for up to 49 children based on the amount of traffic congestion in the area, parking concerns, drop off and pick up points, safety and the demolition of the garage on the building.

#### **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;

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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 2.10.2.8, 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.

***Passenger pick-up and drop-off spaces for Child Care Services***

Section 5.80.6.10 states:

6.10. Passenger pick-up and drop-off spaces for Child Care Services must:

6.10.1. not be located more than 100 m from the entrance used by the Child Care Service;

6.10.2. contain signage indicating a maximum duration for parking of 30 minutes or less; and

6.10.3. comply with Table 6.10.3:

**Table 6.10.3. Minimum Passenger Pick-up and Drop-off Spaces for Child Care Services**

<b>Subsection</b>	<b>Number of Children</b>	<b>Passenger Pick-up and Drop-off Spaces</b>
<b>6.10.3.1.</b>	Less than or equal to 10	2
<b>6.10.3.2.</b>	Each additional 10	1

6.11. Despite Table 6.10.3, passenger pick-up and drop-off spaces for Child Care Services are not required:

6.11.1. within the boundary of Appendix I, or the boundaries of the Capital City Downtown Plan; or

6.11.2. where Child Care Services are on the same Site as a School.

6.12. Despite Table 6.10.3, an on-Street loading zone may satisfy a portion of the required passenger pick-up and drop-off spaces without a variance, subject to the approval of the Development Planner in consultation with the City department responsible for transportation planning.

**Development Planner's Determination**

**1. Passenger pick-up and drop-off spaces - The child care has 4 passenger pick-up and drop-off spaces instead of 5 (Subsection 5.80.6.10).**

[unedited]

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

Application Number	Description	Decision
SDAB-D-23-159	To demolish an attached Garage to a Single Detached House and convert the Single Detached House to a Child Care Service with max. 40 children, and construct interior and exterior alterations.	November 6, 2023; "The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is REFUSED."

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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>509165947-002</b> Application Date: MAY 06, 2024 Printed: April 9, 2025 at 10:05 AM 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> 11127 - 171 AVENUE NW Plan 7720211 Blk 14 Lot 141		
	<b>Specific Address(es)</b> Suite: 11127 - 171 AVENUE NW Entryway: 11127 - 171 AVENUE NW Building: 11127 - 171 AVENUE NW		
<b>Scope of Permit</b> To convert a Residential Use building into a Child Care Service for up to 49 children, construct exterior alterations (window changes), and to demolish the attached Garage.			
<b>Details</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">           Development Category: Permitted Development            Lot Grading Needed: N            Number of Main Floor Dwellings:            Site Area (sq. m.):         </td> <td style="width: 50%;">           Gross Floor Area (sq. m.):            New Sewer Service Required: N            Overlay:            Statutory Plan:         </td> </tr> </table>		Development Category: Permitted Development Lot Grading Needed: N Number of Main Floor Dwellings: Site Area (sq. m.):	Gross Floor Area (sq. m.): New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed: N Number of Main Floor Dwellings: Site Area (sq. m.):	Gross Floor Area (sq. m.): New Sewer Service Required: N Overlay: Statutory Plan:		
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Apr 09, 2025 <b>Development Authority:</b> ZHOU, ROWLEY			
<b>Subject to the Following Conditions</b> <ul style="list-style-type: none"> <li>A) Zoning Conditions:           <ul 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 for up to 49 children, construct exterior alterations (window changes), and to demolish the attached 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 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. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).</li> <li>7. 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>8. 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> <li>9. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks.</li> </ul> </li> </ul>			



Project Number: **509165947-002**  
 Application Date: MAY 06, 2024  
 Printed: April 9, 2025 at 10:05 AM  
 Page: 2 of 6

## Major Development Permit

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).

10. 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).
11. 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).
12. Bike parking must be provided in accordance with Subsection 5.80.8.
13. 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).
14. 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).
15. 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).
16. 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).
17. 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).
18. 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.
19. Development must comply with the Edmonton Garrison Heliport Zoning Regulations SOR/2004-86, as amended (Subsection 2.270.3.2).
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)
21. Immediately upon completion of the addition / exterior alterations, the Site must be cleared of all debris.
22. As far as reasonably practicable, the design and use of exterior finishing materials used must be similar to, or better than, the standard of surrounding development (Subsection 5.120.1.1.1).

### B) 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.



Project Number: **509165947-002**  
 Application Date: MAY 06, 2024  
 Printed: April 9, 2025 at 10:05 AM  
 Page: 3 of 6

## Major Development Permit

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.

Applicants MUST adhere to the following:

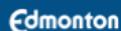
8. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see [https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit](https://www.edmonton.ca/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>

### C) Transportation Conditions:

1. Access from the site to 111A Street exists. Any modification to the existing access requires the review and approval of Subdivision and Development Coordination. Note that parking is not permitted on the grassed area or the corner cut in the road right-of-way. All parking stalls perpendicular to the roadway must be a minimum length of 5.5 m and be located on-site.
2. The waste location cannot interfere with the proposed access to the site. Due to the confined nature of this site, wheeled bins and/or carts will be acceptable as long as the time restrictions for garbage removals are adhered to outside of operational hours. Waste removal operations must be conducted only on-street. Garbage trucks are not permitted to back into or out of the site.
3. Permanent objects including walkways, fences, steps, railings, retaining walls, planter boxes, 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.
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



Project Number: **509165947-002**  
 Application Date: MAY 06, 2024  
 Printed: April 9, 2025 at 10:05 AM  
 Page: 4 of 6

## Major Development Permit

specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

5. Any 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.

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:

- a) the start/finish date of the project;
- b) accommodation of pedestrians and vehicles during construction;
- c) confirmation of laydown area within the legal road right-of-way if required;
- and d) 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)

### 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 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



Project Number: **509165947-002**  
 Application Date: MAY 06, 2024  
 Printed: April 9, 2025 at 10:05 AM  
 Page: 5 of 6

## Major Development Permit

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) 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(2023-AE) 5.6.3.6. Hydrant Access
  - 1) Hydrants on construction, alteration, or demolition site shall
    - a) be clearly marked with a sign,
    - b) be accessible, and
    - c) have an unobstructed clearance of not less than 2 m at all times.
  - 2) 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.
  - 3) Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.  
 Reference: NBC(2019-AE) 3.2.4.8 Annunciator and Zone Indication
    - 1) The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.

### Variances

Edmonton

Project Number: **509165947-002**  
 Application Date: MAY 06, 2024  
 Printed: April 9, 2025 at 10:05 AM  
 Page: 6 of 6

## Major Development Permit

1. Passenger pick-up and drop-off spaces - The child care has 4 passenger pick-up and drop-off spaces instead of 5 (Subsection 5.80.6.10).

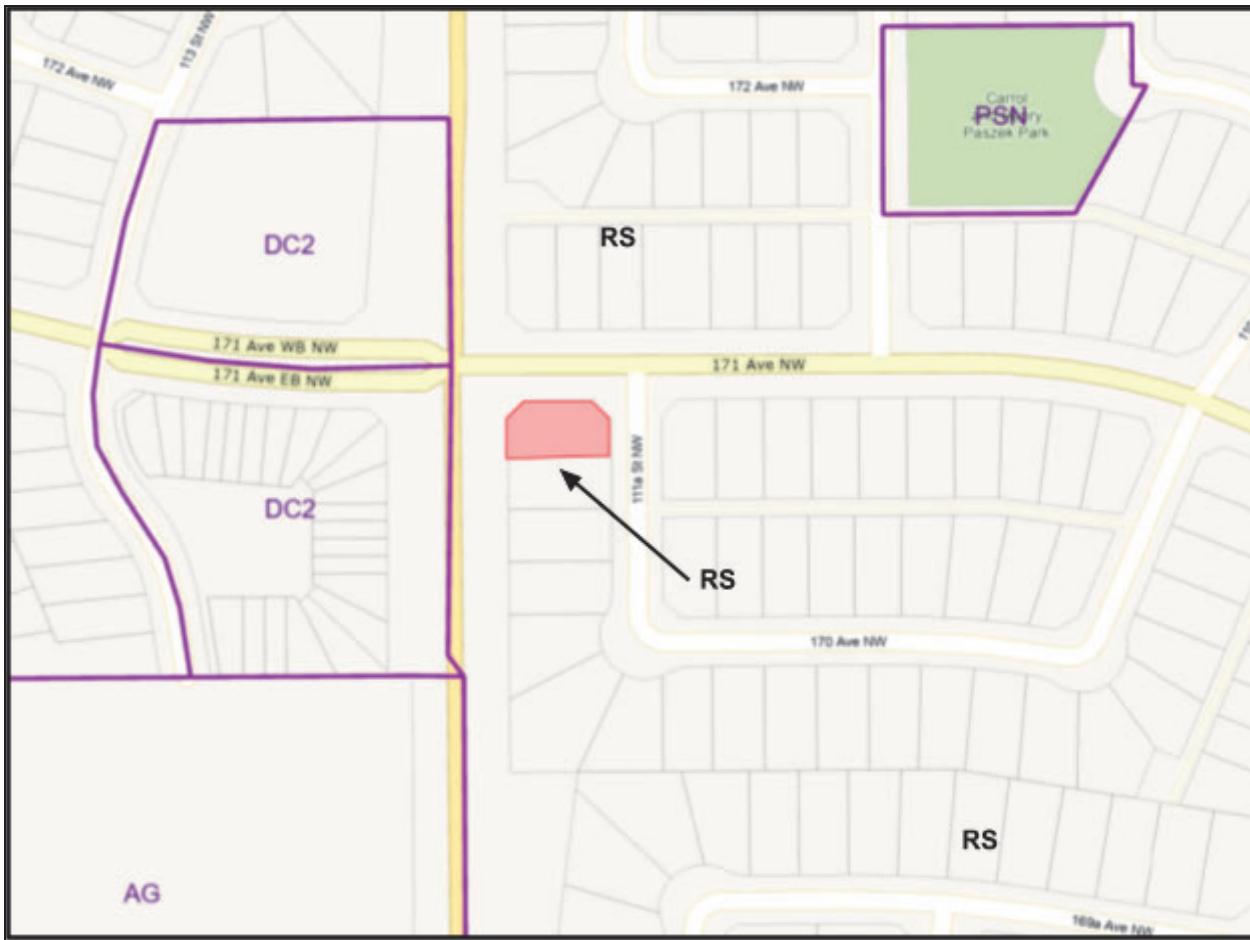
### Rights of Appeal

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

**Notice Period Begins:** Apr 15, 2025      **Ends:** May 06, 2025

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Lot Grading Fee	\$0.00			
Major Dev. Application Fee	\$400.00	\$400.00	08938970	Jun 04, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	09383396	Jan 17, 2025
Variance Fee	\$100.00	\$100.00	09383396	Jan 17, 2025
Total GST Amount:	\$0.00			
<b>Totals for Permit:</b>	<b>\$1,050.00</b>	<b>\$1,050.00</b>		



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-069



N