

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Thursday, 9:00 A.M.  
November 20, 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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**TO BE RAISED**

I 9:00 A.M. SDAB-D-25-155

**POSTPONEMENT REQUESTED**

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, develop 2 Secondary Suites in the Basements, Basement development (NOT to be used as an additional dwelling), and to demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage)

9547 - 146 Street NW  
Project No.: 604449655-002

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**TO BE RAISED**

II 9:00 A.M. SDAB-D-25-156

**POSTPONEMENT REQUESTED**

To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage)

9547 - 146 Street NW  
Project No.: 604449989-002

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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.*

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-D-25-155

**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 604449655-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, develop 2 Secondary Suites in the Basements, Basement development (NOT to be used as an additional dwelling), and to demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 25, 2025

DATE OF APPEAL: October 14, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 9547 - 146 Street NW

LEGAL DESCRIPTION: Plan 6334HW Blk 86 Lot 6

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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*Grounds for Appeal*

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

We are appealing the permit on numerous reasons to the above permit, in addition to permit #604449989-002 also on the same site. We are appealing the approval on the grounds of:

- 1) Site Planning Concerns and oversight - concerns regarding parking, traffic impact, fire separation, emergency access, impact on existing infrastructure and mature trees, adjacent trees on neighboring lots
- 2) Lack of Transparency to the permit application and ability to find appropriate details. Residents were not given the appropriate opportunity to assess and evaluate the permit application despite numerous requests
- 3) Zoning Intent and Midblock restrictions - concern regarding approving of two adjacent eight mid-block units, with a combined impact of an additional unit immediately adjacent to this property. Concern regarding amount of noise, removal of mature trees
- 4) Alleyway concerns - lack of space to accomodate garbage, recycle and compost bins. Alleyway is narrow and not enough space to accomodate this especially in winter time
- 5) Numerous neighbor concerns - several other neighbors will be presenting their individual concerns in addition to the aforementioned ones

### ***General Matters***

#### **Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on November 6, 2025:**

**“That the appeal hearings be scheduled for November 20, 2025 and the written submission deadline for all parties is Monday, November 17, 2025.”**

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

#### **Grounds for Appeal**

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

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

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

...

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

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

### **Appeals**

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

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

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

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

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

or

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

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

### **Hearing and Decision**

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

...

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

...

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

and

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

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

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

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

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

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

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

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

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

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

Under section 8.20, **Dwelling** means:

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

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

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

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Notice to Applicant/Appellant

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

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		Project Number: <b>604449655-002</b> Application Date: MAY 31, 2025 Printed: September 25, 2025 at 9:52 AM Page: 1 of 8
<b>Development Permit</b>		
<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> 9547 - 146 STREET NW Plan 6334HW Blk 86 Lot 6	
	<b>Specific Address(es)</b> Suite: 9547 - 146 STREET NW Suite: 9549 - 146 STREET NW Suite: 9551 - 146 STREET NW Suite: 9553 - 146 STREET NW Suite: BSMT, 9547 - 146 STREET NW Suite: BSMT, 9549 - 146 STREET NW Entryway: 9547 - 146 STREET NW Entryway: 9549 - 146 STREET NW Entryway: 9551 - 146 STREET NW Entryway: 9553 - 146 STREET NW Building: 9547 - 146 STREET NW	
<b>Scope of Permit</b>	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, develop 2 Secondary Suites in the Basements, Basement development (NOT to be used as an additional dwelling), and to demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage).	
<b>Details</b>	1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Radeveloping	
	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development	
<b>Development Permit Decision</b>	Approved	
<b>Issue Date:</b> Sep 25, 2025	<b>Development Authority:</b> ZHOU, ROWLEY	
<b>Subject to the Following Conditions</b>		
A) Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, develop 2 Secondary Suites in the Basements, Basement development (NOT to be used as an additional dwelling), and to demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage). 2. The development must be constructed and demolished in accordance with the approved drawings. 3. 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). 4. Landscaping must be installed and maintained in accordance with Section 5.60.		
P0702003		



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5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. Pathway(s) connecting the main entrance of the principal 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).
7. Vehicular access from 146 Street is not permitted (Subsection 2.10.6.1).
8. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5).
9. 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).
10. 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).
11. The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
12. The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
13. The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.
14. 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 8.20).
15. A Building Permit (for demolition) is required prior to demolition of the existing building.
16. Immediately upon demolition of the building, the Site must be cleared of all debris.

### B) Landscaping Conditions

1. 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.
2. Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.
3. 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) Transportation Conditions:

1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.
2. There is an existing wooden power pole with street light adjacent to the site that may interfere with access to the proposed on-site



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parking stalls. The applicant is responsible to contact EPCOR Electricity at ces@epcor.com about the conflict and to resolve the issue as required. The applicant is responsible for all costs associated with any required mitigative action (including but not limited to: removal / relocation / modification) associated with the conflict.

Should it be determined that the existing wood power pole with streetlight requires relocation, there is a separate process required in order to relocate the streetlight.

All costs associated with permanent street light installations, relocations, removals or any other related work on street light infrastructure, including street light infrastructure on wood poles, is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To Initiate the Engineering Drawing review process and Servicing Agreement process, please contact Development.Coordination@edmonton.ca. Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements.

For further information regarding the streetlight relocation process, please contact Shawn Jacobs at shawn.jacobs@edmonton.ca.

3. Any gate/doors planned for the waste enclosure must not obstruct the use of the parking stalls or the alley right-of-way.

4. There is an existing manhole the applicant/owner must consider during construction of the driveway access.

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.

5. There are 2 restricted accessible parking signs along 146 Street (One of the signs is located on a separate post and the other sign is affixed to the street light post).

These signs must be removed with the redevelopment of the site. The landowner must contact Robert Gordon at 780-920-6119 or email at robert.gordon@edmonton.ca. parkingassets@edmonton.ca to coordinate the removal.

All costs associated with the removal of the signs must be borne by the applicant/owner.

6. The proposed connector sidewalks along the west property line are acceptable to Subdivision Planning (Transportation) and must tie-in from west property line to the back of the public sidewalk in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination.

7. 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.

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

9. 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.

10. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

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



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d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: [https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

**D) EPCOR Conditions:**

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

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

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

2. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

**Subject to the Following Advisements**

**A) Zoning Advisements:**

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

2. Any future deck enclosure or cover requires a separate development and building permit approval.

3. The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.

4. 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).

5. 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.

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



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buildings, additions to buildings, or alterations of surface drainage.

9. 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](mailto: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](https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading)

B) Transportation Advisements:

1. It is noted that the landscaping plan includes the rear garage building with 2 suites above that is not considered part of this application.

C) EPCOR Water Advisements:

1. The site is currently serviced by a 20mm copper water service (N-33519) located 84.41m north of the north property line of the back lane off of 95A Ave. If this service will not be used 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(s) 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 200mm water main along the back alley west of 145 St. adjacent to the subject site.

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

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

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

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

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

8. Hydrant spacing adjacent to the site is 201m. Hydrant spacing does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

9. 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



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forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates ([www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html)).

9a. 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.

9b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

10. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

15. This review was completed to the best of our knowledge with the information provided and is not an official response to any DP or LDA applications.

### D) Fire Rescue Services Advisements:

1. A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit upon commencement of construction.  
 Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

2. 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).

3. 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).

4. 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>

5. 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.



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

- 1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.
- 2) Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

6. Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m in distance.

[https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1632115800](https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800)  
 The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

### During Construction

To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

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

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

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

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

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

### E) Waste Services Advisements:

1. This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.
2. Additional information about waste service at your proposed development:
  - Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.
  - To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:
  - Access to containers and removal of obstructions.
  - Container set out, and
  - The responsibility for wear and tear or damages.
  - The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 6 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 9 carts: 6 x 240 L for garbage and 3 x 240 L for food scraps.

#### Please note:

- Residents would be required to share their food scraps carts.
- Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
- Residents would use blue bags for recycling.
- A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.
- If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.
- For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.



Project Number: **604449655-002**  
 Application Date: MAY 31, 2025  
 Printed: September 25, 2025 at 9:52 AM  
 Page: 8 of 8

## Development Permit

### F) Infill Fire Protection Assessment Advisements

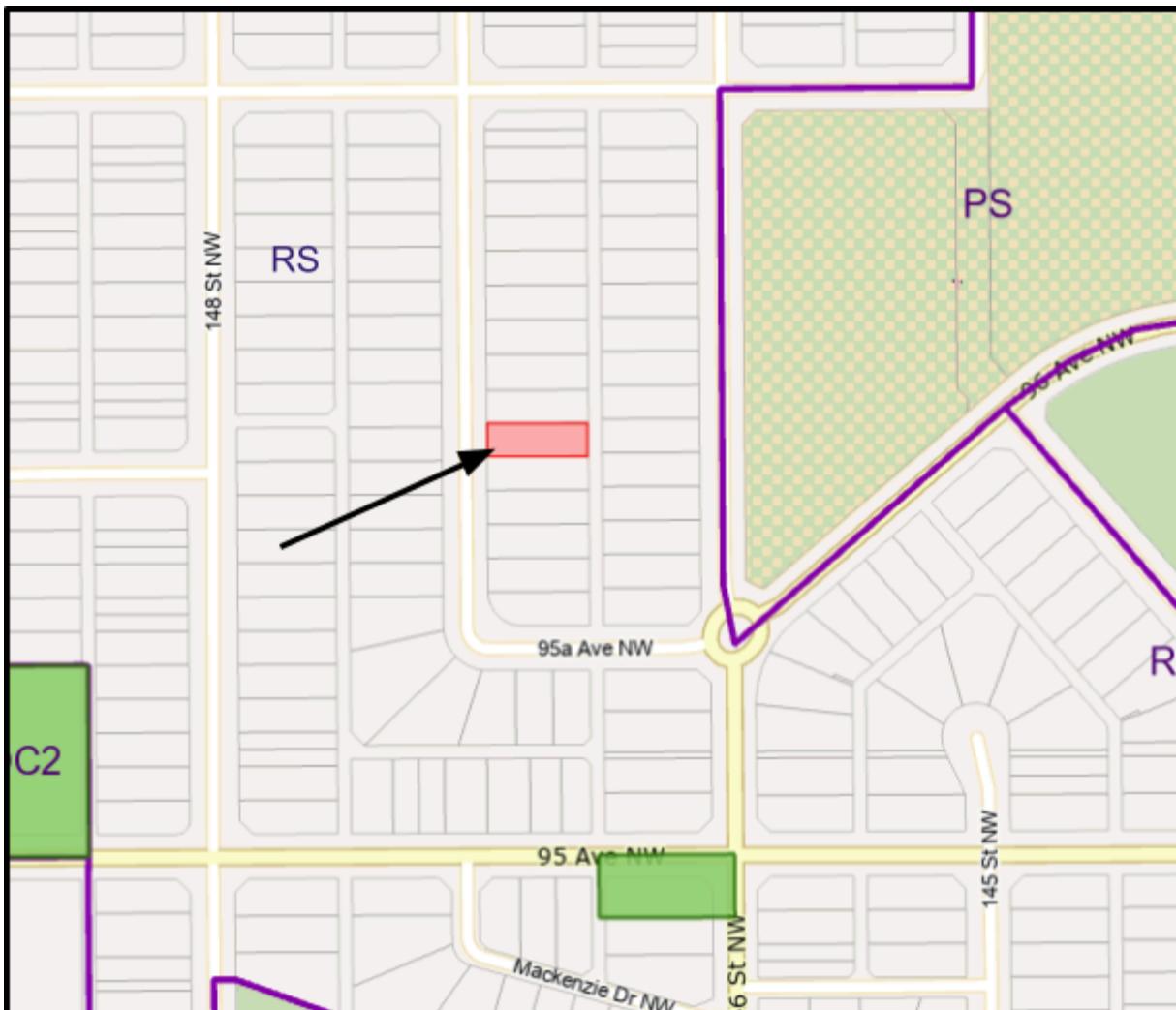
1. In accordance with City of Edmonton Design and Construction Standard Volume 4: Water, municipal hydrants are to be located such that sufficient resources for firefighting are available for the proposed development. EPCOR Water has identified this file for further firefighting water supply review.
2. Applying the Fire Underwriters Survey Methodology, EFRS has calculated a required fire flow of 150 L/s for the development on site. Hydraulic modelling of the water network has indicated that the nearest hydrants have sufficient residual pressure to supply the required fire flow to fire apparatus staged in proximity to the site. As a result, the existing water infrastructure provides sufficient capacity and availability such that new hydrants or water mains would not provide any additional operational benefit to EFRS for this site.
3. In conclusion, the subject site is functionally compliant with the municipal standards for hydrant spacing. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.

### 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	\$1,020.00	\$1,020.00	02423I001001386	Jun 04, 2025
Lot Grading Fee	\$490.00	\$490.00	02423I001001386	Jun 04, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	02423I001001386	Jun 04, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-155

▲ N

**TO BE RAISED**ITEM II: 9:00 A.M.FILE: SDAB-D-25-156**AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER**

APPELLANT:

APPLICATION NO.: 604449989-002

APPLICATION TO: Construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: September 25, 2025

DATE OF APPEAL: October 14, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 9547 - 146 Street NW

LEGAL DESCRIPTION: Plan 6334HW Blk 86 Lot 6

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

***Grounds for Appeal***

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

In addition to appeal number 604449655-008 we are appealing this permit on the following grounds:

- 1) Site planning concerns and oversight - concerns regarding parking, traffic impact, fire separation, emergency access, impact on existing infrastructure and mature trees on neighbouring lots
- 2) Lack of transparency to the permit application and difficulty to find appropriate details in order to evaluate and access the permit application
- 3) Zoning intent and mid-block restrictions - concern regarding approval of two adjacent eight mid-block units, with the combine impact on an additional unit immediately adjacent to this property
- 4) Alleyway concerns - lack of space to accommodate garbage, recycle, and compost bins. Alleyway and the site is too narrow to accommodate waste in addition to local traffic, especially in the winter
- 5) Numerous neighbor concerns - several other neighbors will be presenting their individual concerns in addition to the aforementioned ones
- 6) Would request coordination of the meeting date with appeal 604449655-008 as they are on the same site

### ***General Matters***

#### **Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on November 6, 2025:**

**“That the appeal hearings be scheduled for November 20, 2025 and the written submission deadline for all parties is Monday, November 17, 2025.”**

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

#### **Grounds for Appeal**

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

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

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

...

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

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

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

### **Appeals**

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

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

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

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

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

or

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

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

### **Hearing and Decision**

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

...

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

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

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

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

...

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

#### **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**.

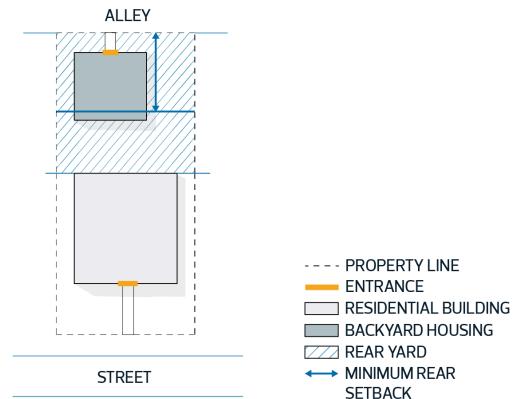
Under section 8.10, a **Residential Use** means:

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, **Backyard Housing** means:

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



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, **Dwelling** means:

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

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

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

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Notice to Applicant/Appellant

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

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Edmonton	Project Number: <b>604449989-002</b> Application Date: <b>MAY 31, 2025</b> Printed: <b>September 25, 2025 at 10:19 AM</b> Page: <b>1 of 3</b>								
<h2>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>									
<p><b>Applicant</b></p>	<p><b>Property Address(es) and Legal Description(s)</b> 9547 - 146 STREET NW Plan 6334HW Blk 86 Lot 6</p>								
<p><b>Scope of Permit</b></p>	<p>To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage).</p>								
<p><b>Details</b></p>	<table border="0"> <tr> <td style="width: 50%;">1. Titled Lot Zoning: RS</td> <td style="width: 50%;">2. Number of Principal Dwelling Units To Construct: 0</td> </tr> <tr> <td>3. Overlay:</td> <td>4. Number of Secondary Suite Dwelling Units to Construct: 2</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: RS	2. Number of Principal Dwelling Units To Construct: 0	3. Overlay:	4. Number of Secondary Suite Dwelling Units to Construct: 2	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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7. Neighbourhood Classification: Redeveloping	8. Development Category / Class of Permit: Permitted Development								
<p><b>Development Permit Decision</b></p> <p>Approved</p> <p><b>Issue Date:</b> Sep 25, 2025      <b>Development Authority:</b> ZHOU, ROWLEY</p>									
<p><b>Subject to the Following Conditions</b></p> <p>Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Backyard House (2 Dwellings with Garage).</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).</p> <p>A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).</p> <p>Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).</p> <p>Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).</p> <p>Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).</p>									
<p>P0702003</p>									

Edmonton	Project Number: <b>604449989-002</b> Application Date: MAY 31, 2025 Printed: September 25, 2025 at 10:19 AM Page: 2 of 3
<h2 style="margin: 0;">Development Permit</h2>	
<p>Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).</p> <p><b>Subject to the Following Advisements</b></p> <p>A) Zoning Advisements: Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>The Driveway must maintain a minimum clearance of 1.5 m from the power pole and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.</p> <p>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).</p> <p>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.</p> <p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p> <p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p> <p>B) Waste Management Advisements: Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.</p> <p>Additional information about waste service at your proposed development: Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.</p> <p>To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:</p> <ul style="list-style-type: none"> <li>- Access to containers and removal of obstructions.</li> <li>- Container set out, and</li> <li>- The responsibility for wear and tear or damages.</li> </ul>	
<small>P0702003</small>	



Project Number: **604449989-002**  
 Application Date: MAY 31, 2025  
 Printed: September 25, 2025 at 10:19 AM  
 Page: 3 of 3

## Development Permit

- The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.

Please note:

Residents would be required to share their food scraps carts.

Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.

Residents would use blue bags for recycling.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

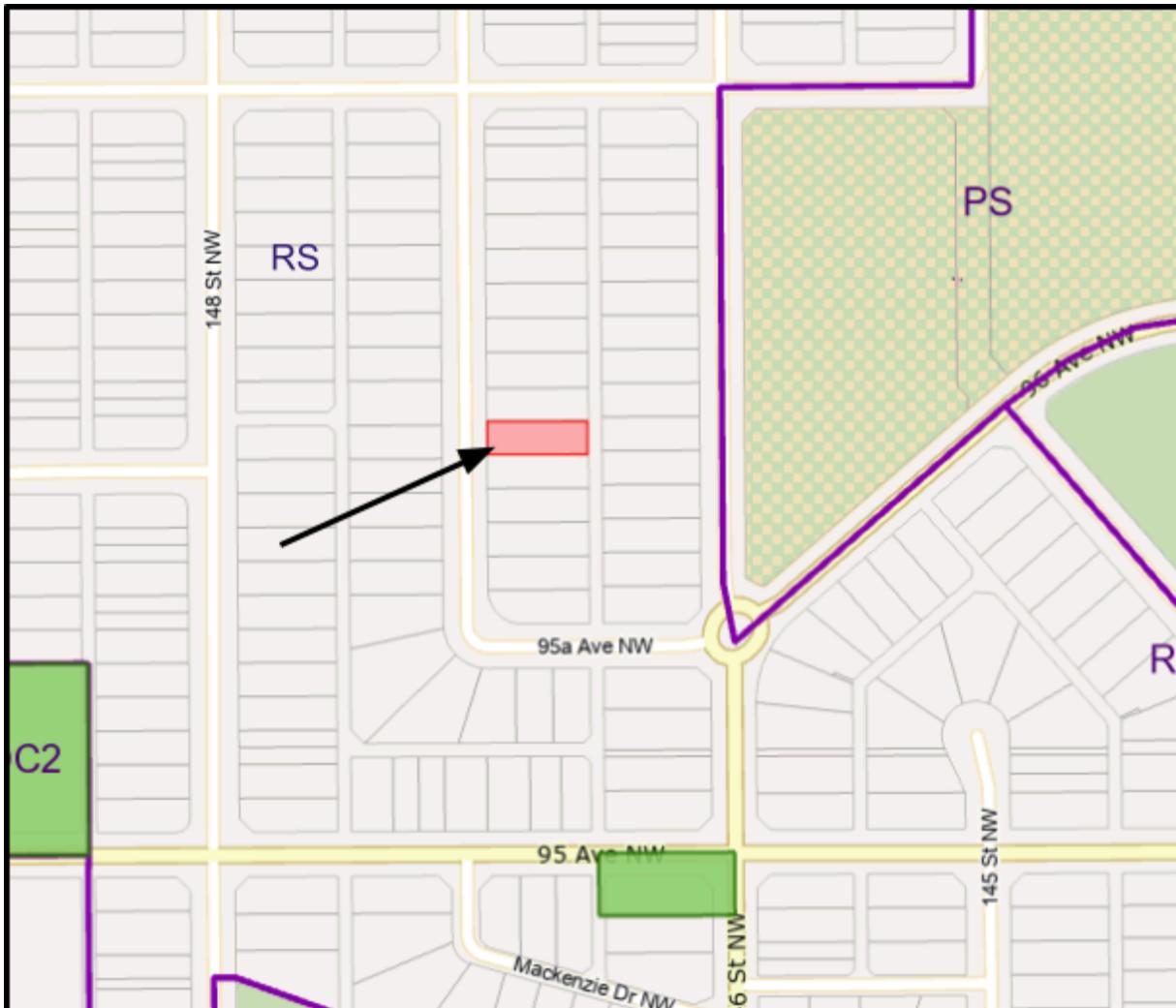
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

### 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
Lot Grading Fee	\$320.00	\$320.00	02619G001001743	Jun 19, 2025
Dev. Application Fee	\$615.00	\$615.00	02619G001001743	Jun 19, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$935.00	\$935.00		



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-156



N