

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.
November 26, 2025

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

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

TO BE RAISED

I 9:00 A.M. SDAB-D-25-160

To install a Freestanding Sign (383318 ALBERTA LTD./EMILIO GIOVANNONI)

5450 - Calgary Trail NW
Project No.: 621556902-002

II 10:30 A.M. SDAB-D-25-161

To construct exterior alterations to a Residential Use building (Driveway extension, 4.3m x 6.5m), existing without permits

13528 - 158 Avenue NW
Project No.: 585666537-002

III 1:30 P.M. SDAB-D-25-162

To construct a Food and Drink Service building with a Drive-through Service, construct exterior alterations and to demolish a Food and Drink Service building

11750 - 130 Street NW
Project No.: 625136783-002

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-25-160

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 621556902-002

APPLICATION TO: To install a Freestanding Sign (383318 ALBERTA LTD./EMILIO GIOVANNONI)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 2, 2025

DATE OF APPEAL: October 22, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 5450 - Calgary Trail NW

LEGAL DESCRIPTION: Plan 0226017 Unit 4, Plan 0225899 Unit 3

ZONE: CG - General Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

Grounds for Appeal

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

The Applicant is appealing the refusal of the development permit application on the following grounds:

1. The sign was first approved and erected prior to 1990.
2. Since then, the City has approved "renewal" of the development permit for the sign every five years.
3. There have been no complaints in the last 35 years in relation to the sign, including from any neighbours and City transportation.
4. There are no proposed changes to the sign proposed.
5. The sign is on a separately titled lot that is part of a larger commercial site. The City approved the subdivision of the lot for the sign. The lot cannot be used for anything other than the sign. Due to the size of the lot as approved by the City, setbacks are not met: however, the setbacks are met when the site is considered in totality.
6. The requested variances will not unduly impact the use, value or enjoyment of neighbouring properties and will not negatively impact the amenities of the neighbourhood.
7. Such further and other grounds as may be raised at the hearing of the within appeal,

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on October 23, 2025:

"That the appeal hearing be postponed to a date to be determined."

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 2.100.2.32, a **Freestanding Sign** is a **Permitted Use** in the **CG - General Commercial Zone**:

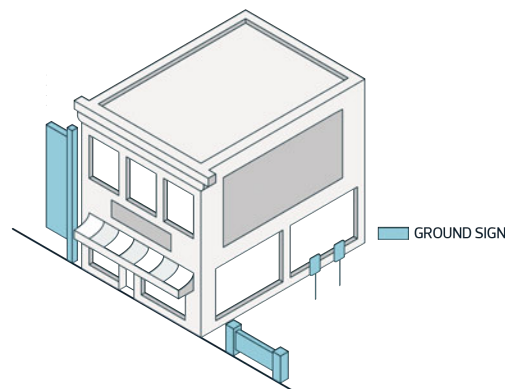
Under section 8.10, a **Freestanding Sign** means:

a Ground Sign that does not contain Digital Copy.

Typical examples include: pylon signs, monument signs, billboards, posters, and neighbourhood identification signs.

Under section 8.10, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.100.3.18 states “Signs must comply with Section 6.90.”

Section 2.100.1 states that the **Purpose** of the **CG - General Commercial Zone** is:

To allow for a variety of commercial businesses that range from low impact commercial and office activities with limited opportunities for Residential Uses, to higher impact activities including larger shopping centres and malls in areas generally outside of the Nodes and Corridors, as directed by statutory plans.

6.90.6 Signs - Specific Regulations for General Commercial and Business Employment Zones

Section 6.90.6.11 states “Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.”

Section 6.90.12 states “The maximum Sign Area for Freestanding Signs is 20.0 m².”

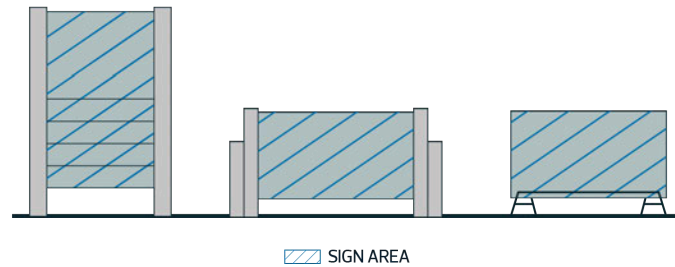
Section 6.90.13 states “The maximum Height for Freestanding Signs is 8.0 m.”

Under section 8.20, **Interior Side Setback** means:

the distance that a development or a specified portion of a development must be from an Interior Side Lot Line. An Interior Side Setback is not an Interior Side Yard.

Under section 8.20, **Sign Area** means:

the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.



Under section 8.20, **Height** means:

a vertical distance between 2 points.

Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.

Development Planner’s Determination

1. Subsection 6.90.6.11. Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

Proposed: 0.0 m

Deficient by 3.0 m

2. Subsection 6.90.6.12. The maximum Sign Area for Freestanding Signs is 20.0 m².

Proposed: 62 m²

Exceeds by: 42 m²

3. Subsection 6.90. 6.13. The maximum Height for Freestanding Signs is 8.0 m.

Proposed: 9.1 m

Exceeds by: 1.1 m

[unedited]


Previous Subdivision and Development Appeal Board Decisions (Signs (as of 1999))

Application Number	Description	Decision
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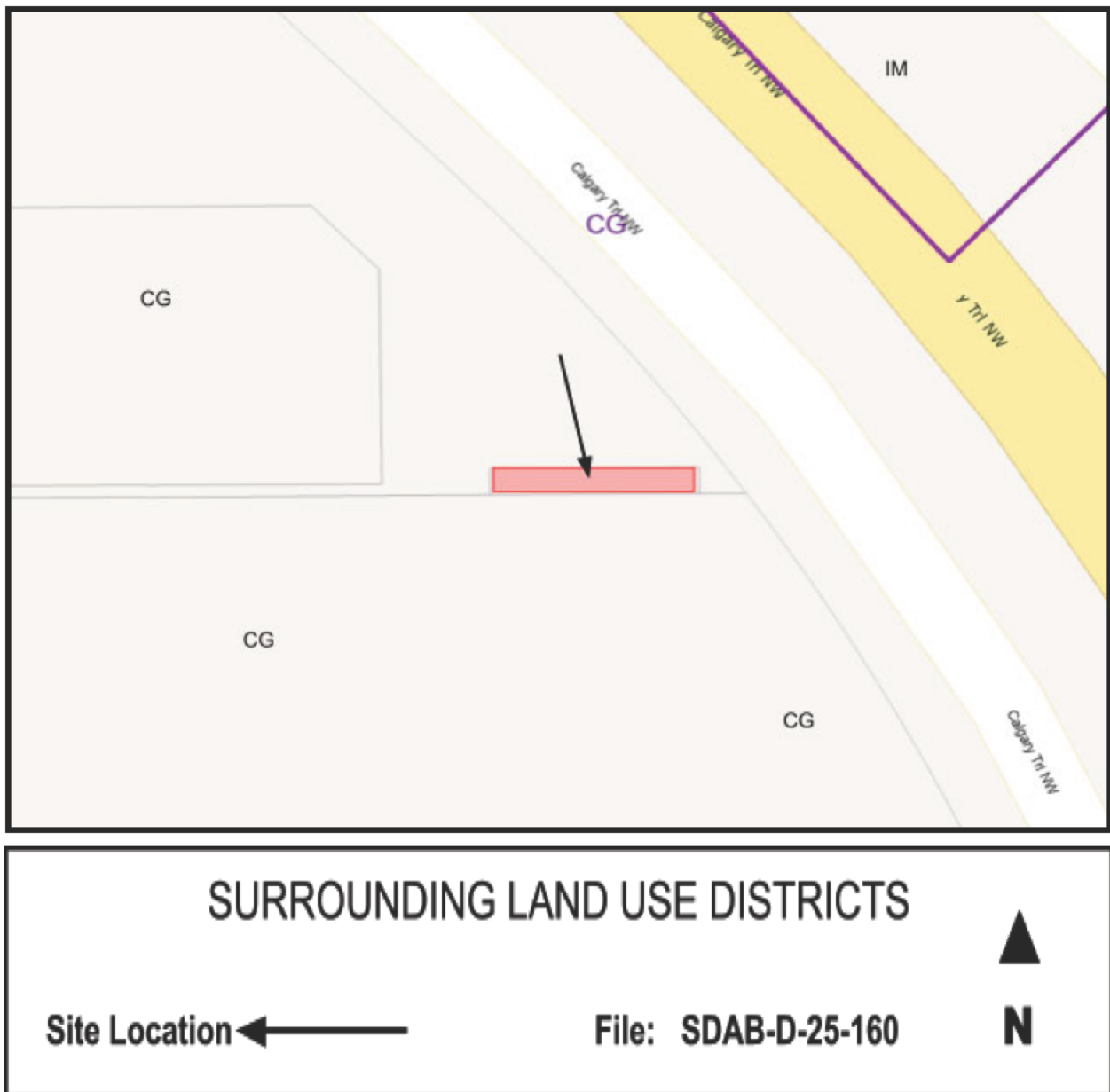
SDAB-D-21-026	To extend the duration of (1) Freestanding Off-Premises Sign (single sided 4.6m x 14.6m facing north) (383319 ALBERTA LTD.)	January 25, 2021; WITHDRAWN. (Approved with Conditions by Development Authority; January 5, 2021)
SDAB-D-10-391	To construct an Off-Premises Freestanding Animation Sign (4.26m x 14.6m)(Reference DP# 864175) This is for static digital sign to replace the existing 43706356-003	December 10, 2010; that the appeal be DENIED and the decision of the Development Authority CONFIRMED. (Refused by SDAB)
SDAB-D-09-323	To extend the duration of an existing Off-Premises Freestanding Sign (4.26m x 14.6m)(Reference DP# 864175)	January 22, 2010; that the appeal be DENIED and the decision of the Development Authority CONFIRMED. (Approved with Conditions by SDAB)
SDAB-D-05-029	Extend the duration of an Off-Premises Freestanding Sign (4.26 metres by 14.6 metres)(Reference Development Permit No.: 864175)	February 11, 2005; WITHDRAWN. (Approved with Conditions by Development Authority)
SDAB-D-02-125	Extend the duration of a freestanding general advertising sign (14 metres by 4 metres)	June 21, 2002; that the appeal be DENIED and the DEVELOPMENT GRANTED subject to conditions.
SDAB-D-99-435	Construct a freestanding general advertising sign	December 23, 1999; "that the appeal be ALLOWED and the DEVELOPMENT GRANTED, subject to conditions.

Notice to Applicant/Appellant

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

		Project Number: 621556902-002 Application Date: JUL 24, 2025 Printed: October 2, 2025 at 2:45 PM Page: 1 of 1	
<h2>Application for Sign Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant		Property Address(es) and Legal Description(s) 5450 - CALGARY TRAIL NW Plan 0226017 Unit 4 5450 - CALGARY TRAIL NW Plan 0225899 Unit 3	
Scope of Application To install a Freestanding Sign (383318 ALBERTA LTD./EMILIO GIOVANNONI)			
Details			
ASA Sticker No./Name of Engineer: Development Category: Discretionary Development		Construction Value: 0 Expiry Date:	
Development Application Decision Refused Issue Date: Oct 02, 2025 Development Authority: MERCIER, KELSEY Reason for Refusal 1. Subsection 6.90.6.11. Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line. Proposed: 0.0 m Deficient by 3.0 m 2. Subsection 6.90.6.12. The maximum Sign Area for Freestanding Signs is 20.0 m ² . Proposed: 62 m ² Exceeds by: 42 m ² 3. Subsection 6.90.6.13. The maximum Height for Freestanding Signs is 8.0 m. Proposed: 9.1 m Exceeds by: 1.1 m Rights of Appeal THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.			
Fees			
	Fee Amount	Amount Paid	Receipt #
Sign Development Application Fee	\$410.00	\$410.00	282218001001320
Off Premise Advertising Fee	\$205.00	\$205.00	282218001001320
Total GST Amount:	\$0.00		
Totals for Permit:	\$615.00	\$615.00	Date Paid
			Jul 24, 2025
			Jul 24, 2025
THIS IS NOT A PERMIT			
PD7022003			

8.



ITEM II: 10:30 A.M.FILE: SDAB-D-25-161AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 585666537-002

APPLICATION TO: To construct exterior alterations to a Residential Use building (Driveway extension, 4.3m x 6.5m), existing without permits

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 10, 2025

DATE OF APPEAL: October 30, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13528 - 158 Avenue NW

LEGAL DESCRIPTION: Plan 0226694 Blk 57 Lot 26

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Carlton Neighbourhood Structure Plan
Palisades Area Structure Plan

DISTRICT PLAN: Northwest District Plan

Grounds for Appeal

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

The intended use for the pad is for a patio seating area. Although it is attached to the existing driveway the intention is not for parking space and will not be used as such.

General Matters**Appeal Information:**

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of

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

or

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

Hearing and Decision

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

...

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

...

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

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

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

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

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

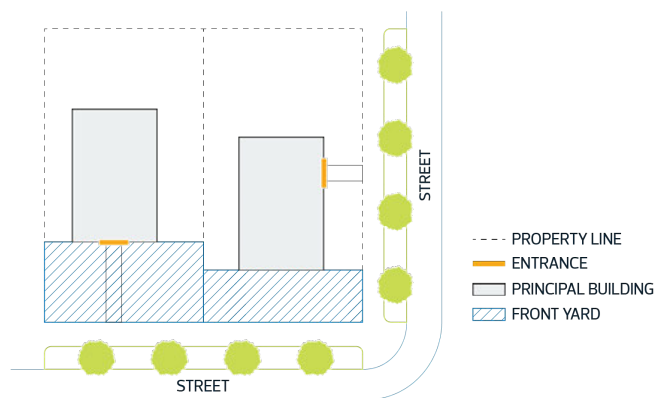
Under section 8.20, **Driveway** means:

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.



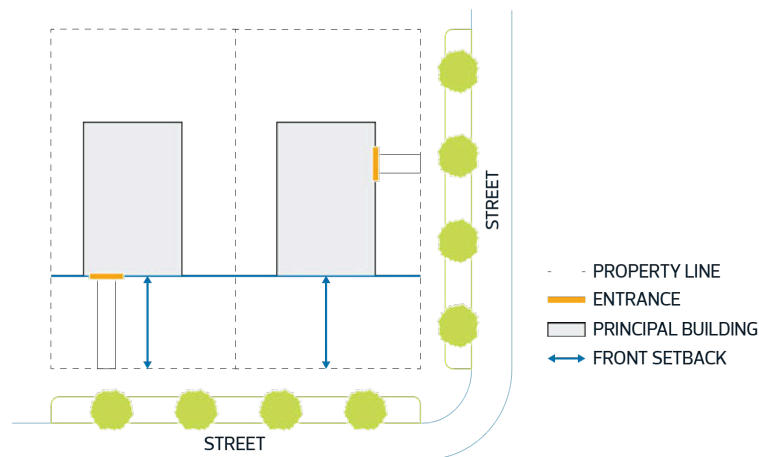
Under section 8.20, **Front Yard** means:

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:

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

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

Section 2.20.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

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

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

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

Site Circulation

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

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

Driveways

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

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

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

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

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

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

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

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

- 2.1.5.1. a Front Yard;**

- 2.1.5.2. a Flanking Side Yard; or

2.1.5.3 a Flanking Side Setback.

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

Development Planner's Determination

1) A 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 roadway 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 is 10.9m wide.

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

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


[unedited]


Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-23-042	To construct exterior alterations to a Single Detached House (Driveway extension, 4.3m x 6.5m).	April 18, 2023; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is REFUSED.

Notice to Applicant/Appellant

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

		Project Number: 585666537-002 Application Date: APR 10, 2025 Printed: October 10, 2025 at 11:05 AM Page: 1 of 2	
<h2>Application for Driveway Extension Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
Applicant		Property Address(es) and Legal Description(s) 13528 - 158 AVENUE NW Plan 0226694 Blk 57 Lot 26	
Scope of Application To construct exterior alterations to a Residential Use building (Driveway extension, 4.3m x 6.5m), existing without permits.			
Details			
Development Category: Discretionary Development Site Area (sq. m.): 602.19		Overlay: APO - Airport Protection Overlay Statutory Plan:	
Development Application Decision Refused Issue Date: Oct 10, 2025 Development Authority: SAHL, RAMANJYOT			
Reason for Refusal			
1) A 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 roadway 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 is 10.9m wide.			
3) Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Section 5.80.2.1.5.1) Proposed: The additional concrete provides vehicle parking space in the front yard.			
Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.			
Building Permit Decision No decision has yet been made.			
Fees			
	Fee Amount	Amount Paid	Receipt #
			Date Paid
THIS IS NOT A PERMIT			
P0702003			



Project Number: 585666537-002

Application Date: APR 10, 2025

Printed: October 10, 2025 at 11:05 AM

Page: 2 of 2

Application for
Driveway Extension Permit

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	\$190.00	\$190.00	09068E001001337	Apr 10, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$190.00	\$190.00		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-161



N

ITEM III: 1:30 P.M.

FILE: SDAB-D-25-162

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 625136783-002

APPLICATION TO: To construct a Food and Drink Service building with a Drive-through Service, construct exterior alterations and to demolish a Food and Drink Service building

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 9, 2025

DATE OF APPEAL: November 3, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 11750 - 130 Street NW

LEGAL DESCRIPTION: Plan 1044KS Blk 7 Lot 4A

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

<i>Grounds for Appeal</i>

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

List of Reasons:

- The first is for safety reasons
- The street in front of my building (130 Street) is at best dangerous at present because of the amount of traffic going north and south on 130 to avoid the traffic circle at Groat Road and 118 Avenue.
Its especially dangerous because there are always parked cars on both sides of 130 Street. Those parked cars on both sides of the street create a gauntlet only wide enough for only one vehicle to travel at a time. There is no room for two vehicles to go in opposite direction at the same time. So vehicle must wait until the roadway is clear. People entering/exiting the parked cars on the traffic side must be very careful because there is not enough room to enter/exit their cars while vehicles are moving along the gauntlet.
- The additional traffic from the Tim Horton drive thru will compound the situation by shutting off the two entrance/exit locations from 118 Avenue and bringing all that traffic close to my front door will cause serious problems such as noise pollution, air pollution, visual pollution.
- A lot of traffic from 118 avenue wishing to go south on Groat Road avoid the traffic circle at 118 Avenue and groat road by taking 130 street going south.
- Also traffic going north on Groat Road and wishing to go east on 130 Street turn right to avoid the traffic cancel, then take 130 Street north and then turn right on 118 Avenue.
- All I am trying to do is to prevent someone from getting injured or killed.
- Remember our kids, relative, friends etc. mean the same to us as yours do.

I understand that I am late with my appeal because of the following reasons:

- Tim Horton posted the sign on 26 October 2025
- I was not advised of the change. My tenants who go to Tim Horton several times a day told me about the sign on the evening of the 26 Oct when it was too late to phone anyone in the city about it.
- I phoned the appeal board 9:59 am on the 27 Oct and I was given the name of Stephen Chow to phone
- I phoned Stephen Chow on 27, 28 Oct & 2 Nov and left msgs. He never returned my call
- 3 Nov I phoned 311 and I got the name of Harry Luke
- I phoned Luke on the 3 Nov and he called me back and told me I can appeal
- So I phoned the Appeal Board again and they gave me some directions on how to appeal and I got stuck filling out the form.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal**685(1)** If a development authority

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

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

...

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

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

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the Zoning Bylaw 20001:

Under section 2.90.2.5, a **Food and Drink Service** is a **Permitted Use** in the **CN - Neighbourhood Commercial Zone**.

Under section 8.10, **Food and Drink Service** means:

a development where the primary purpose is to sell prepared food and drinks to the public for consumption on or off-Site. This Use does not include Grocery Stores.

Typical examples include: cafes, juice bars, and restaurants.

Section 2.90.3.11 states “Vehicle Support Services and Uses with Drive-through Services must comply with Section 6.110.”

Under section 8.20, **Drive-through Services** means:

an activity associated with a Use that requires 1 or more inbound or outbound queuing spaces, and provides rapid customer service to people within a motor vehicle.

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

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


<i>Previous Subdivision and Development Appeal Board Decisions</i>

Application Number	Description	Decision
SDAB-D-25-071	To construct a Food and Drink Service building with a Drive-through Service, construct exterior alterations (revise parking lot layout, remove north and northeast vehicle accesses, and expand southeast vehicle access) and to demolish a	June 3, 2025; “The Appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.”

	Food and Drink Service building.	
SDAB-D-02-134	Develop a Drive-In Food Service window to a Restaurant (Tim Hortons)	August 2, 2002; “that the appeal be DENIED and the DEVELOPMENT REFUSED.”

Notice to Applicant/Appellant

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

		Project Number: 625136783-002 Application Date: AUG 11, 2025 Printed: October 20, 2025 at 10:46 AM Page: 1 of 8	
		<h2>Development Permit</h2>	
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant		Property Address(es) and Legal Description(s) 11750 - 130 STREET NW Plan 1044KS Blk 7 Lot 4A	
		Specific Address(es) Suite: 11750 - 130 STREET NW Entryway: 11750 - 130 STREET NW Building: 11750 - 130 STREET NW	
Scope of Permit To construct a Food and Drink Service building with a Drive-through Service, construct exterior alterations and to demolish a Food and Drink Service building.			
Details			
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 1647		Gross Floor Area (sq.m.): 94 New Sewer Service Required: N Overlay: Statutory Plan:	
Development Permit Decision Approved Issue Date: Oct 09, 2025 Development Authority: CHOW, STEPHEN			
Subject to the Following Conditions Zoning Conditions: 1. This Development Permit authorizes the construction of a Food and Drink Service building with a Drive-through Service, construct exterior alterations (revise parking lot layout, remove north and northeast vehicle accesses, and expand southeast vehicle access) and to demolish a Food and Drink Service building. 2. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 3. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 4. 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). 5. A Building Permit (for demolition) is required prior to demolition of the existing building. 6. Immediately upon demolition of the building, the Site must be cleared of all debris. 7. A maximum of 10% of Ground Floor windows along Facades with a main entrance facing Streets or Parking Areas interior to the Site may be covered by non-transparent material. The remainder must be clear, untinted and free from obstruction (Subsection 2.90.6.1.2). 8. Landscaping must be arranged to ensure clear sightlines into Ground Floor storefronts that are visible from a Street (Subsection 2.90.6.1.3).			
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9. Surface Parking Lots and loading, waste collection, storage, service, and display areas must not be located within a required Setback (Subsection 2.90.6.2).

10. Bike parking must be provided in accordance with Subsection 5.80.8.

11. 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).

12. 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).

Landscaping Conditions:

13. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).

14. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$38,728.49 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

Cheque

Irrevocable letter of credit

Development bond

Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

15. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner.

16. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

17. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest.

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

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

Applicants MUST adhere to the following:

20. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

21. 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



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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/treep permit>

Transportation Conditions:

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

- a. Removal of the existing approximate 9.4 m wide curb return access to 118 Avenue, located near the west property line, construction of monolithic sidewalk, and restoration of the boulevard to grass;
- b. Removal of the existing approximate 7.9 m wide commercial crossing access to 130 Street, located near the north property line, and construction of sidewalk, curb and gutter, and restoration of the boulevard to grass including modifications to the existing manhole frame and cover as required to match new proposed grade of restored boulevard;
- c. Removal of the existing approximate 6.1 m wide commercial crossing access to 130 Street, located near the south property line, and construction of an approximate 9 m wide commercial crossing access located approximately 7.5 m from the south property line, including construction of sidewalk, curb and gutter, and restoration of the boulevard outside of the new access; and,
- d. Removal/relocation/replacement of one (1) streetlight and street light infrastructure on 130 Street.

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

This Agreement will require a deposit to act as security on this Agreement. The City requires a Security Deposit in the amount of \$117,000.00 to cover 100% of construction costs and 30 % for Engineering Drawing approval. However, based on the City's "GUIDELINES FOR ESTABLISHING SECURITY IN SERVICING AGREEMENT" the amount may be adjusted based upon the owner's previous development history with the City.

Engineering Drawings are required for the Agreement. The owner is required to have a Civil Engineer submit stamped engineering drawings for approval by the City of Edmonton.

23. 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.

24. The tree removal along 130 street NW is required according to the provided plans. Forestry approves of the removal with the condition that the tree value is paid by the proponent as compensation for the loss of canopy and that the proponent provides proof that the Community League has been notified of the tree removal request. All costs associated with the removal, replacement or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. This meeting must be scheduled a minimum 4 weeks in advance of the construction start date or use of the lay-down area. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.

The owner/applicant must contact treepreservation@edmonton.ca to pay the tree removal and compensation costs for the removal of the elm tree along 130 Street. The estimated cost for removal of the single elm along 130 street as per Corporate Tree



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Management Policy C456C is \$3,300. This includes removal, stump grinding, asset value, provisional hydrovaccing fees and administrative fees.

Prior to construction the project must apply for a Public Tree Permit for all trees on City of Edmonton property within 5m of the construction site or active haul route. These trees will require tree protection and possibly anti-compaction methods prior to construction as per Public Tree Bylaw 18825. For more information on City of Edmonton Tree Protection, please visit <https://www.edmonton.ca/treep permit> If tree damage occurs, remediation or removal will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C) and Public Tree Bylaw 18825. This includes compensation for tree value on full or partial tree loss as well as operational and administrative fees.

If the proponent is planning on retaining the 2 trees on the Road right-of-way on the northeast corner of the parcel the trees and their root systems must be protected throughout the project. Ground disturbance within the tree protection zones of either tree will warrant removal at the expense of the project.

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

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

27. 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 project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within 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

28. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

EPCOR Conditions:

29. PRIOR TO 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.

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

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.

30. There is an existing 250mm PVC water main located in the boulevard approximately 0.6m north of the north property line of the subject site. This water main must be protected during construction. Excavation cannot occur closer than 1.8m from the water main to prevent compromising the water main. Contact EPCOR Water Asset Protection at waterdassetprotection@epcor.com prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and

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the integrity of the excavation.

31. 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.

Drainage Services Conditions:

32. This advice identifies the development assessments applicable to the property at 11750 - 130 Street NW (Plan 1044KS, Blk 7, Lot 4A; Inglewood).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)
 - Storm and sanitary PACs are not applicable, since the property is not within any active PAC basin.
2. Expansion Assessment (EA)
 - ? Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
 - ? Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
 - SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2025. Therefore, SSTC is deferred for this development permit application, DP#625136783-002.
 - SSTC may apply at the time of the future application for subdivision, development permit, or servicing connection application.

For informational purposes, the following SSTC rates apply to the year 2025. SSTC rate depends on the type of development:

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

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

Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above-noted PAC and SSTC assessments and will be at the developer's cost.

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

Additional Notes

- The above assessment is based on information currently available to our department. If such information changes, a new assessment may be made.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
- More information about the above charges can be found on the City of Edmonton's website:

Permanent Area Contributions

https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

Sanitary Servicing Strategy Expansion Assessment

https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx

Arterial Roadway Assessment

https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx


Sanitary Sewer Trunk Charge


https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

Subject to the Following Advisements

Zoning Advisements:

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

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<h2>Development Permit</h2>	
<p>2. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p>3. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>4. 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.</p> <p>5. 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).</p> <p>6. 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.</p> <p>7. Signs require separate Development Permit application(s).</p> <p>8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection 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 for review and approval.</p> <p>EPCOR Advisements:</p> <p>9. The site is currently serviced by 20mm copper service (N35556), located approximately 36.3m west of the west property line of 130 Street in the lane west of 130 street south of 118 Avenue. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.</p> <p>9b. The existing service may not be 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.</p> <p>10. 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.</p> <p>11. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along the lane west of 130 street or directly off EPCOR's 250 mm water main along 130 Street and 118 Avenue adjacent to the subject site.</p> <p>12. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.</p>	
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<p>12a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.</p> <p>13. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.</p> <p>14. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.</p> <p>15. 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.</p> <p>16. Hydrant spacing adjacent to the site is 163 m. 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).</p> <p>17. 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.</p> <p>18. 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).</p> <p>19. 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.</p> <p>20. 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.</p> <p>21. The advisements and conditions provided in this response are firm and cannot be altered.</p> <p>Fire Rescue Services Advisements:</p> <p>22. 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.</p> <p>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</p> <p>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).</p> <p>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).</p> <p>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</p> <p>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</p> <p>1) Hydrants on construction, alteration, or demolition site shall</p>	
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- a) be clearly marked with a sign,
- b) be accessible, and
- c) have an unobstructed clearance of not less than 2 m at all times.

NBC (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.

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
 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

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

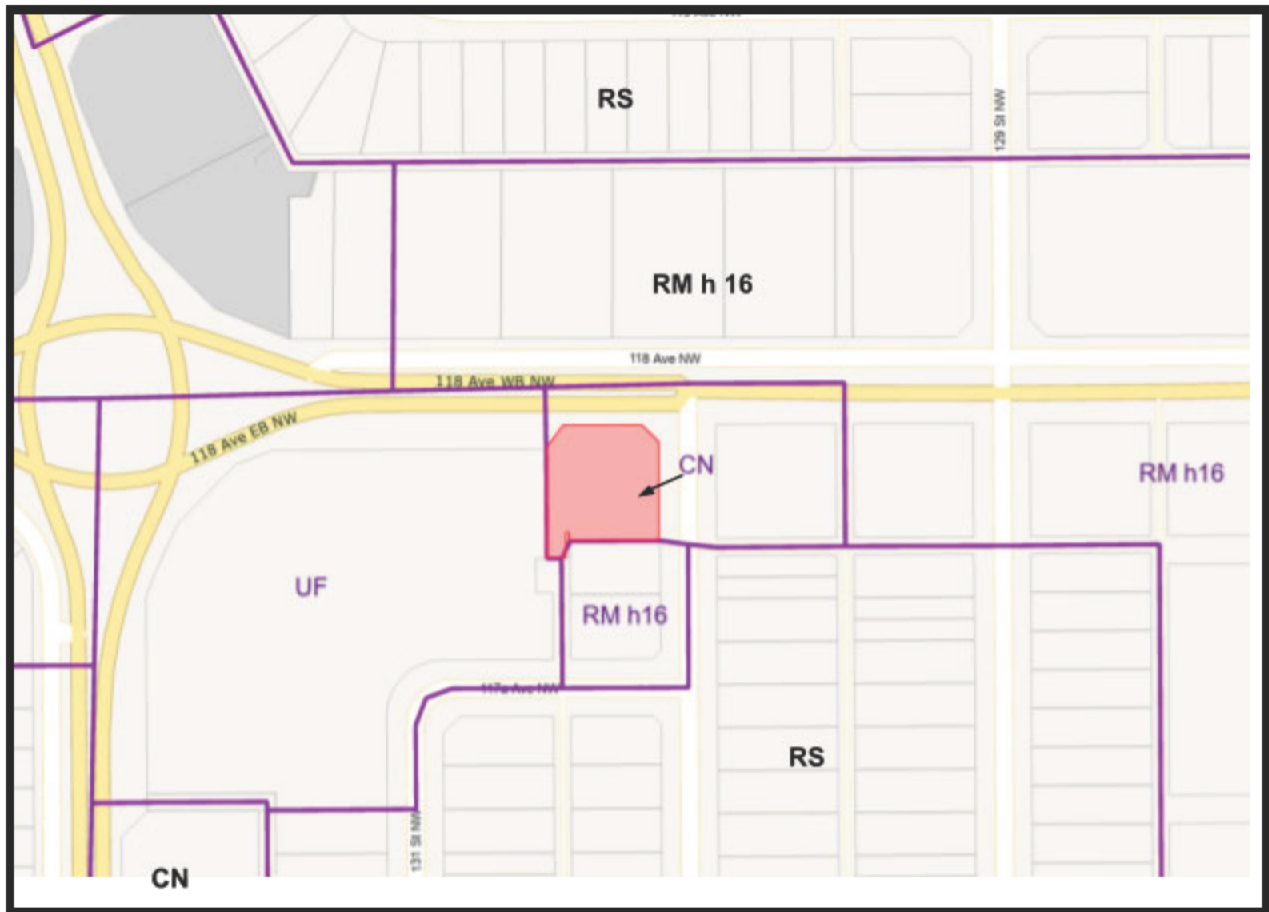
<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

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	\$490.00	\$490.00	013616001001216	Aug 14, 2025
Major Dev. Application Fee	\$1,195.00	\$1,195.00	013616001001216	Aug 14, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	013616001001216	Aug 14, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,245.00	\$2,245.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-162



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