

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 9:00 A.M.**  
**October 29, 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-25-144

To add a Dwelling to a Residential Use building in the form of a Row House (adding One Secondary Suite in the Basement unit-B ) (total six Dwellings onsite)

12411 - 81 Street NW  
Project No.: 623138068-002

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**TO BE RAISED**

II            10:30 A.M.            SDAB-D-25-147

To construct a Residential Use building in the form of a four Dwelling Row House with unenclosed front porches and to develop four Secondary Suites in the Basements

7608 - 89 Avenue NW  
Project No.: 615596845-002

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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-25-144

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 623138068-002

APPLICATION TO: Add a Dwelling to a Residential Use building in the form of a Row House (adding One Secondary Suite in the Basement unit-B ) (total six Dwellings onsite)

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 16, 2025

DATE OF APPEAL: September 22, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 12411 - 81 Street NW

LEGAL DESCRIPTION: Plan 2222291 Blk 17 Lot 16

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

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***Grounds for Appeal***

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

Please accept this letter as an expression of our intent to appeal the Development Permit Decision (refusal) for DP 623138068-002. The

purpose of this DP application was to add a Dwelling to an approved Residential building in the form of a Row House (adding 1 Secondary Suite in the Basement unit-B for a total 6 Dwellings onsite). The property is zoned RS – Small Scale Residential Zone.

The Development Planner refused this DP application based on one Zoning Bylaw deficiency: - Subsection 2.10.4.1.1: The Minimum Site area per Dwelling is 75.0m<sup>2</sup>

- o Required for 6 Dwellings: 450m<sup>2</sup>

- o Proposed 447.96m<sup>2</sup>

- o Deficient by 2m<sup>2</sup>

A DP for a Row House with 5 Dwelling Units was approved in June 2025, and the proposed Secondary Suite would be added through internal renovations only.

The rationale for this Appeal is three-fold:

1. The existing Row House is already approved, nothing regarding the exterior of the building and the site would be changing to accommodate this additional Dwelling;
2. The deficiency of 2m<sup>2</sup> is very minimal; and
3. The context of this site would allow for mitigation of potential concerns that this additional Dwelling would impact the use, enjoyment, and amenities of the neighbourhood.

We look forward to the opportunity to make our case further at the hearing.

<b><i>General Matters</i></b>
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**Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on September 24, 2025:**

**“That the appeal hearing be postponed to October 23, 2025.”**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on October 2, 2025:**

**“Due to the Canada Post strike, the appeal hearing is scheduled for a future 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.

### **Non-conforming use and non-conforming buildings**

**643(1)** If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force

in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

**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.

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.

<i>Site Area</i>
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Section 2.10.4.1.1 states:

4.1. Development must comply with Table 4.1:

**Table 4.1 Site and Building Regulations**

Subsection	Regulation	Value	Symbol
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<b>4.1.1</b>	Minimum Site area per Dwelling	75.0 m2	-
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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.

Under section 8.20, **Site** means “an area of land consisting of 1 or more Abutting Lots.”

**Development Planner’s Determination**

**Site Area Per Dwelling - The minimum site area per dwelling is 75 m2. (Subsection 2.10.4.1.1)**

- Required 450m2 (6 dwellings x 75 m2)
- Proposed: 447.96m2
- Deficient by 2 m2

**Non-Conforming Building – This Row House no longer conforms to current zoning rules, which may have changed since it was originally constructed. This permit does not increase the non-conformity of the building.(Subsection 7.100.4.2)**


[unedited]


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**Notice to Applicant/Appellant**

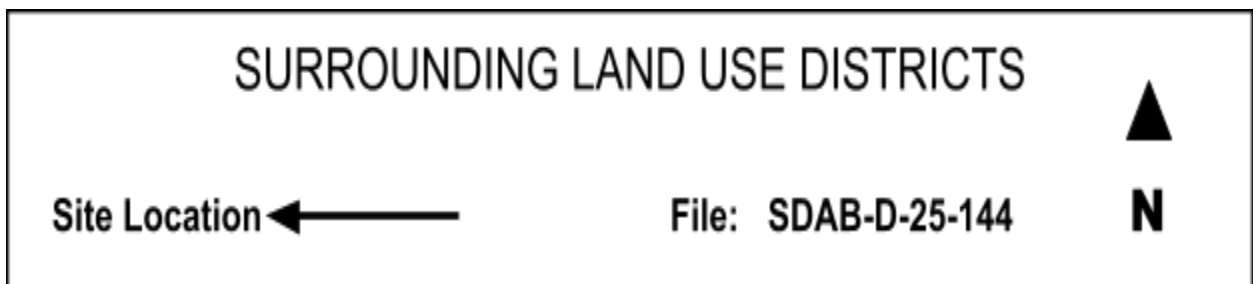
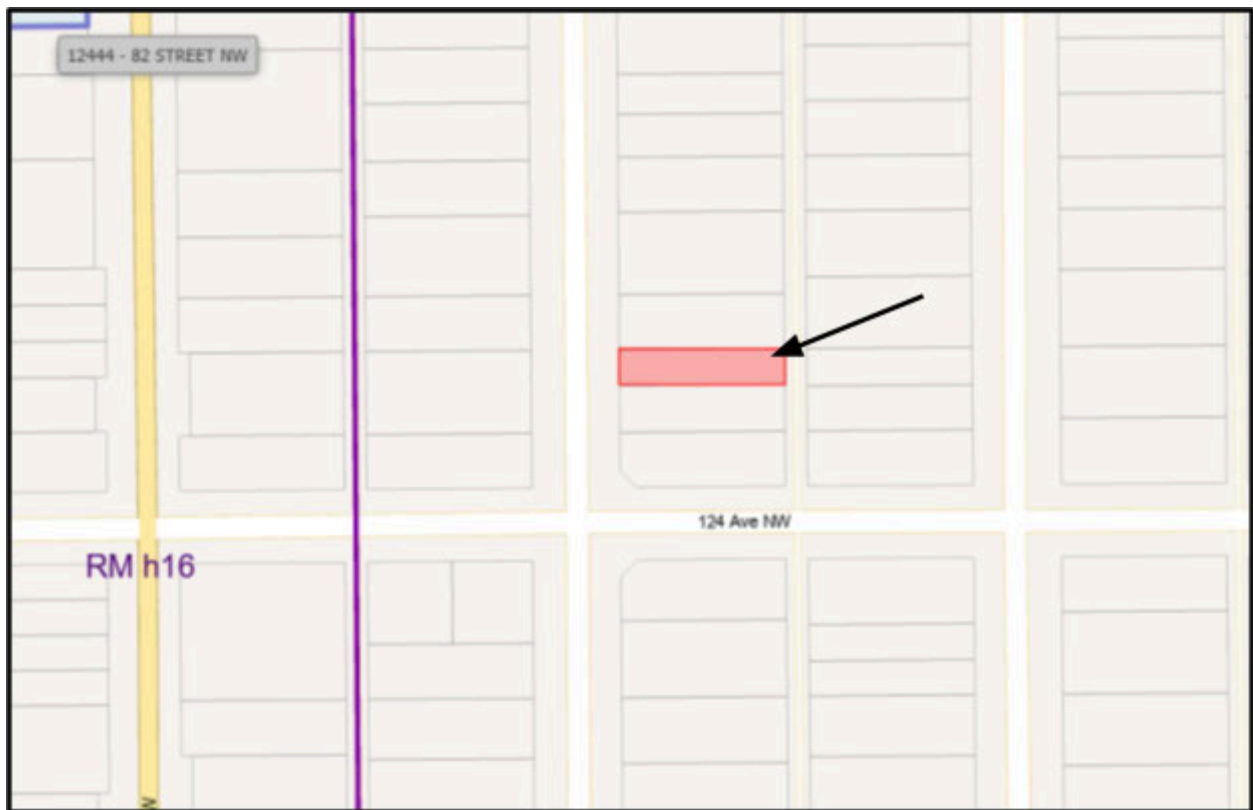
Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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		<b>Project Number: 623138068-002</b> Application Date: AUG 14, 2025 Printed: September 16, 2025 at 3:45 PM Page: 1 of 2																															
<h2>Application for Secondary Suite Permit</h2>																																	
This document is a Development Permit Decision for the development application described below.																																	
<b>Applicant</b>  <b>Project Name:</b> 2025-242-02		<b>Property Address(es) and Legal Description(s)</b> 12411 - 81 STREET NW Plan 2222291 Blk 17 Lot 16  <b>Location(s) of Work</b> Suite: BSMT2, 12411 - 81 STREET NW Entryway: 2, 12411 - 81 STREET NW Building: 1, 12411 - 81 STREET NW																															
<b>Scope of Application</b> To add a Dwelling to a Residential Use building in the form of a Row House (adding 1 Secondary Suite in the Basement unit-B ) (total 6 Dwellings onsite).																																	
<b>Details</b>  <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">           Development Category:            Site Area (sq. m.): 447.97         </td> <td style="width: 50%;">           Overlay:            Statutory Plan:         </td> </tr> </table>				Development Category: Site Area (sq. m.): 447.97	Overlay: Statutory Plan:																												
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<b>Development Application Decision</b> Refused <b>Issue Date:</b> Sep 16, 2025 <b>Development Authority:</b> LAI, ECHO  <b>Reason for Refusal</b> Site Area Per Dwelling - The minimum site area per dwelling is 75 m2. (Subsection 2.10.4.1.1) - Required 450m2 (6 dwellings x 75 m2) - Proposed: 447.96m2 - Deficient by 2 m2  Non-Conforming Building - This Row House no longer conforms to current zoning rules, which may have changed since it was originally constructed. This permit does not increase the non-conformity of the building. (Subsection 7.100.4.2)  <b>Rights of Appeal</b> The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																																	
<b>Building Permit Decision</b> No decision has yet been made.																																	
<b>Fees</b> <table border="0" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$15.20</td> <td style="text-align: right;">\$15.20</td> <td style="text-align: right;">028766001001682</td> <td style="text-align: right;">Aug 15, 2025</td> </tr> <tr> <td>Building Permit Fee (Construction Value)</td> <td style="text-align: right;">\$380.00</td> <td style="text-align: right;">\$380.00</td> <td style="text-align: right;">028766001001682</td> <td style="text-align: right;">Aug 15, 2025</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$410.00</td> <td style="text-align: right;">\$410.00</td> <td style="text-align: right;">028766001001682</td> <td style="text-align: right;">Aug 15, 2025</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;">\$805.20</td> <td style="text-align: right; border-top: 1px solid black;">\$805.20</td> <td></td> <td></td> </tr> </tbody> </table>					Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$15.20	\$15.20	028766001001682	Aug 15, 2025	Building Permit Fee (Construction Value)	\$380.00	\$380.00	028766001001682	Aug 15, 2025	Development Application Fee	\$410.00	\$410.00	028766001001682	Aug 15, 2025	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	\$805.20	\$805.20		
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	<b>Application for Secondary Suite Permit</b>	<b>Project Number: 623138068-002</b> Application Date: AUG 14, 2025 Printed: September 16, 2025 at 3:45 PM Page: 2 of 2
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P0702003



**TO BE RAISED**

ITEM II: 10:30 A.M.

FILE: SDAB-D-25-147

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

APPELLANT:

APPLICATION NO.: 615596845-002

APPLICATION TO: Construct a Residential Use building in the form of a four Dwelling Row House with unenclosed front porches and to develop four Secondary Suites in the Basements

DECISION OF THE  
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 25, 2025

DATE OF APPEAL: September 26, 2025

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 7608 - 89 Avenue NW

LEGAL DESCRIPTION: Plan 4014HW Blk 5 Lot 20

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

I am writing this letter to explain my reasoning for why I believe two variances should be granted for my 4plex development at 7608 89 Ave in Idylwyld. In general, significant changes were recently enacted to bylaw

20001 after my design was completed to the previous bylaws standards. I am requesting these variances to ensure this development can maintain current unit sizes to ensure quality of life for my future tenants. If these variances are denied, significant reductions would have to be made to all basement units reducing both the quality of the unit and the quality of tenant that the unit will attract.

When considering these variances, please also take into consideration the following:

1. There is no requirement to provide parking but we have added in four full garages and three above ground gravel parking stalls to limit the impact of parking on the neighborhood.
2. We have added decks on the front and back of the unit to improve the front and rear facing facade to be more cohesive with the single family design aesthetic the neighborhood holds.
3. We are underdeveloping the lot by having only a 42.8% site coverage vs. the 45% site coverage allowable.
4. We are using a very reputable builder in Franken Homes to ensure the highest quality of home gets built. They have been a staple in the infill community building countless projects.

#### **#1: Build Length**

- The maximum length of the building on an interior lot is 50% of the site depth or 25m whichever is lesser
- Site depth is 37.45m.
- Maximum building length: 18.7m
- Proposed 21.3m
- Exceeds by: 2.6m
- Building length is measured along the foundation and includes any projecting walls.

#### **Reason:**

The new bylaw amendment which adjusted the maximum building length to 50% of the lot length was mainly passed into law to limit shadowing on neighbouring properties. This development is only 18.2m in length when limiting the length measurement to the length of the building above 1.8m in height (ie: not considering the decks as part of the length). Therefore, I believe a variance should be granted; the additional 2.6m in my design is only being used for deck space under 1.8m in height with no shadowing impacts on neighboring properties.

If the variance is not granted I will be required to remove the deck on the front and back of the building which will not only reduce the living quality of all units but also significantly reduce the curb appeal of the property. Part of the recent bylaw 20001 amendments were specifically to make the front facing facade more appealing which we are trying to achieve here while also providing additional outdoor space for the main floor units and bedroom space for the basement units.

**Variance #2: Side Setback**

- Minimum 1.9m
- Right side: 1.2m
- Deficient by 0.7m

**Reason:**

The lot being used for this development is a non-standard shape as it is in an inside pie lot with the east property line angling north east severely and the total length being shorter than standard (120ft. vs. 150ft.). The combination of these lot restrictions requires a variance in the side setback at only the south east corner of the building where the extended front facing deck is 1.2m from the east property line.

I believe a side setback variance should be granted as it is only needed for the single point on the south east side of the building where the deck is closest to the property line. Immediately after that point the side setback is met and significantly exceeded as the east property line angles dramatically north east. The lot itself is already underdeveloped as our site coverage is only 42.8% vs. the 45% allowable so having to adjust the building design to accommodate this single corner would only further reduce the lot's development.

Furthermore, the bylaw amendment increasing the side setback minimum to 1.9m was adopted to accommodate the protrusion of windowwells on the sides of buildings. Our development does not have any windowwells as the entire basement is raised to ensure the entirety of all basement windows are above grade.

<b><i>General Matters</i></b>
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**Appeal Information:**

**The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on October 2, 2025:**

**"Due to the Canada Post strike, the appeal hearing is scheduled for a future 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).

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

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

### **Appeals**

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

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

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

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

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

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



### **Hearing and Decision**

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

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

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- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
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  - (i) the proposed development would not
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  - 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.

<b><i>Building Length</i></b>
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Section 2.10.4.1. states:

4.1. Development must comply with Table 4.1:

**Table 4.1 Site and Building Regulations**

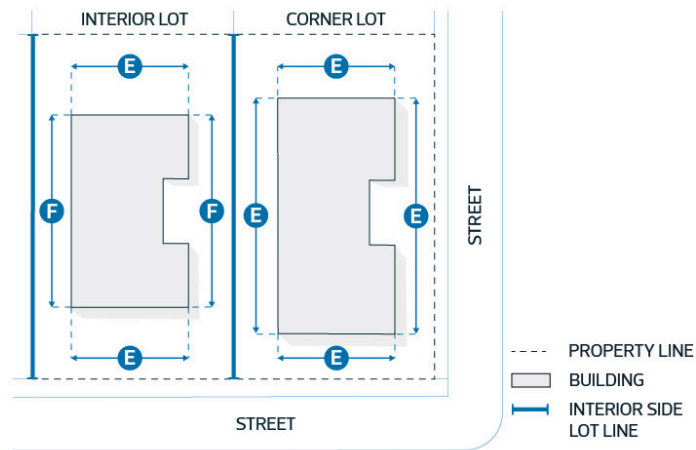
**Building Length**

Subsection	Regulation	Value	Symbol
4.1.8.	Maximum building	30.0 m	<b>E</b>

**Unless the following applies:**

Subsection	Regulation	Value	Symbol
4.1.9.	Maximum building length along an Interior Side Lot Line on an Interior Lot	50% of Site Depth or 25.0 m, whichever is less	<b>F</b>

**Diagram for Subsections 4.1.8 and 4.1.9**



**Development Planner's Determination**

**1. Building Length - The maximum building length along an Interior Side Lot Line on an Interior Lot is 50% of Site Depth or 25.0 m, whichever is less (Subsection 2.10.4.1.9).**

**Required: 18.7m (50% of site depth)**

**Proposed: 22.0m (59% of site depth)**

**Exceeds by: 3.3m**

***Setback***

Section 2.10.4.3. states:

4.3. Setbacks must comply with Table 4.3:

**Table 4.3 Setback Regulations**

**Side Setbacks**


<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>4.3.3.</b>	Minimum Interior Side Setback	1.2 m	<b>C</b>


**Unless the following applies:**

<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>4.3.4.</b>	Minimum Interior Side Setback for Row Housing and Multi-unit Housing where an entrance is located on the side of the building along an Interior Side Lot Line	1.9 m	<b>D</b>

**Diagram for Subsections 4.3.3 and 4.3.4**



	<h2>Application for Development Permit</h2>		Project Number: <b>615596845-002</b> Application Date: JUL 04, 2025 Printed: September 25, 2025 at 1:54 PM Page: 1 of 2
This document is a Development Permit Decision for the development application described below.			
Applicant	<b>Property Address(es) and Legal Description(s)</b> 7608 - 89 AVENUE NW Plan 4014HW Blk 5 Lot 20		
	<b>Specific Address(es)</b> Suite: 1, 7608 - 89 AVENUE NW Suite: 2, 7608 - 89 AVENUE NW Suite: 3, 7608 - 89 AVENUE NW Suite: 4, 7608 - 89 AVENUE NW Suite: BSMT1, 7608 - 89 AVENUE NW Suite: BSMT2, 7608 - 89 AVENUE NW Suite: BSMT3, 7608 - 89 AVENUE NW Suite: BSMT4, 7608 - 89 AVENUE NW Entryway: 1, 7608 - 89 AVENUE NW Entryway: 2, 7608 - 89 AVENUE NW Entryway: 3, 7608 - 89 AVENUE NW Entryway: 4, 7608 - 89 AVENUE NW Building: 1, 7608 - 89 AVENUE NW		
<b>Scope of Application</b> To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches and to develop 4 Secondary Suites in the Basements.			
<b>Details</b>			
1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping		2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Discretionary Development	
<b>Development Application Decision</b>			
Refused			
<b>Issue Date:</b> Sep 25, 2025 <b>Development Authority:</b> ZHOU, ROWLEY			
<b>Reason for Refusal</b>			
1. Building Length - The maximum building length along an Interior Side Lot Line on an Interior Lot is 50% of Site Depth or 25.0 m, whichever is less (Subsection 2.10.4.1.9). Required: 18.7m (50% of site depth) Proposed: 22.0m (59% of site depth) Exceeds by: 3.3m			
2. Reduced Side Setback - Minimum Interior Side Setback for Row Housing and Multi-unit Housing where an entrance is located on the side of the building along an Interior Side Lot Line is 1.9m (Subsection 2.10.4.3.4). Proposed: 1.2m Deficient by: 0.7m			
<b>THIS IS NOT A PERMIT</b>			
P0702003			

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<p><b>Rights of Appeal</b></p> <p>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.</p>																																
<table><thead><tr><th data-bbox="219 573 527 640">Fees</th><th data-bbox="527 573 706 640">Fee Amount</th><th data-bbox="706 573 852 640">Amount Paid</th><th data-bbox="852 573 1079 640">Receipt #</th><th data-bbox="1079 573 1414 640">Date Paid</th></tr></thead><tbody><tr><td data-bbox="219 640 527 672">Dev. Application Fee</td><td data-bbox="527 640 706 672">\$1,020.00</td><td data-bbox="706 640 852 672">\$1,020.00</td><td data-bbox="852 640 1079 672">099918001001927</td><td data-bbox="1079 640 1414 672">Jul 04, 2025</td></tr><tr><td data-bbox="219 672 527 703">Lot Grading Fee</td><td data-bbox="527 672 706 703">\$490.00</td><td data-bbox="706 672 852 703">\$490.00</td><td data-bbox="852 672 1079 703">099918001001927</td><td data-bbox="1079 672 1414 703">Jul 04, 2025</td></tr><tr><td data-bbox="219 703 527 735">Development Permit Inspection Fee</td><td data-bbox="527 703 706 735">\$560.00</td><td data-bbox="706 703 852 735">\$560.00</td><td data-bbox="852 703 1079 735">099918001001927</td><td data-bbox="1079 703 1414 735">Jul 04, 2025</td></tr><tr><td data-bbox="219 735 527 766">Total GST Amount:</td><td data-bbox="527 735 706 766">\$0.00</td><td data-bbox="706 735 852 766"></td><td data-bbox="852 735 1079 766"></td><td data-bbox="1079 735 1414 766"></td></tr><tr><td data-bbox="219 766 527 808">Totals for Permit:</td><td data-bbox="527 766 706 808">\$2,070.00</td><td data-bbox="706 766 852 808">\$2,070.00</td><td data-bbox="852 766 1079 808"></td><td data-bbox="1079 766 1414 808"></td></tr></tbody></table>			Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$1,020.00	\$1,020.00	099918001001927	Jul 04, 2025	Lot Grading Fee	\$490.00	\$490.00	099918001001927	Jul 04, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	099918001001927	Jul 04, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$2,070.00	\$2,070.00		
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