

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
September 4, 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-25-112

To construct exterior alterations to a Single Detached House (Driveway extension - 17.5m x 1.2m)

5430 - Schonsee Drive NW
Project No.: 439822779-002

II 10:30 A.M. SDAB-D-25-128

To construct a four Dwelling Residential Use building in the form of a Multi-unit Housing building with two front attached Garages and a rear uncovered deck

76 - Howson Crescent NW
Project No.: 602345096-002

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-25-112

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 439822779-002

APPLICATION TO: To construct exterior alterations to a Single Detached House (Driveway extension - 17.5m x 1.2m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 24, 2025

DATE OF APPEAL: July 14, 2025

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 5430 - Schonsee Drive NW

LEGAL DESCRIPTION: Plan 0929939 Blk 8 Lot 1

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

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

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

Counsel for Mr. Hussein has corresponded with Mr. Mark Winget of the City of Edmonton, Planning and

Development. Mr. Winget provided counsel for Mr. Hussein with a drawing of the property in question

with highlighted areas of impermeable material that are at issue, however, the drawings do not reflect an

actual scale of measurement used to come to the conclusion that:

- a. The site area is 552.61 square meters,
- b. The hard surface is 451.88 square meters, and
- c. That 11.8% (65.2 square meters) needs to be removed

Please see attached Exhibit "B"

Without the actual measurements that Mr. Winget used to scale the property, the impermeable material, and the area the home itself covers, Mr. Hussein is not in a position to make any adjustments to the concrete beyond what is proposed in Exhibit "P,:".

If the Appeal Board will allow Mr. Hussein to make the adjustments outlined in Exhibit "A" and to have that bring his property into compliance with the by-law, Mr. Hussein is asking for a two-month (60 day) extension to employ the requisite personnel to conduct the work.

Subject to further clarity, Mr. Hussein would kindly ask the Appeal Board to review the attached exhibits to make their own determination as to exactly what adjustments need to be made to the property, if any.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board made and passed the following motion on August 7, 2025:

“That the appeal be tabled to September 3 or 4, 2025.”

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

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

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

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

...

(c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

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

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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.”

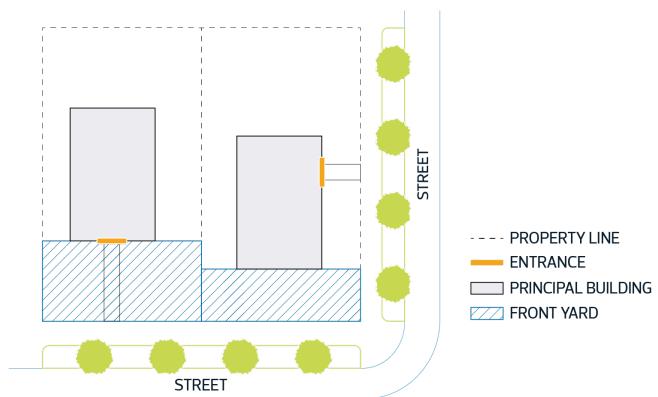
Under section 8.20, **Driveway** means:

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.



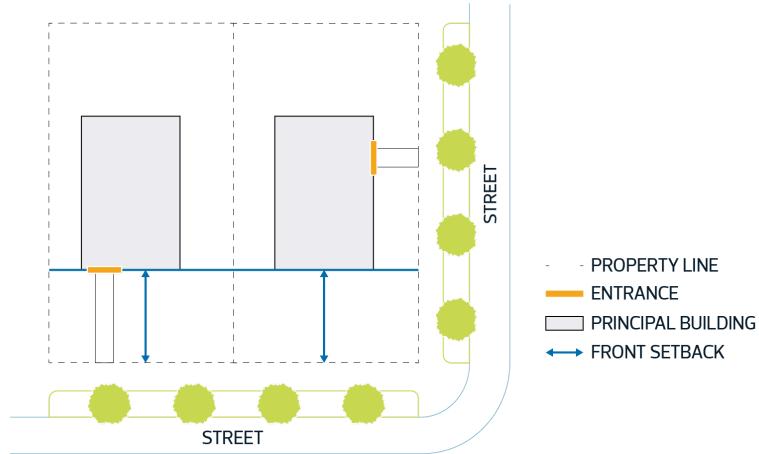
Under section 8.20, **Front Yard** means:

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.

Landscaping

Section 5.60.3.2 provides the following with respect to the **Minimum Soft Landscaping Area**:

3.2 A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for:

- 3.2.1. all development within the RS and RSF Zones;

Under section 8.20, **Soft Landscaped** means:

Landscape materials that allow water infiltration and absorption into the ground to reduce stormwater runoff and to be capable of supporting living plants, such as trees, shrubs, flowers, grass, or other perennial ground cover. This does not include materials that prevent water infiltration or materials such as artificial turf, decking, bricks, and pavers.

Development Planner's Determination

1) A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development within the RS and RSF Zones. (Subsection 5.60.3.2.1)

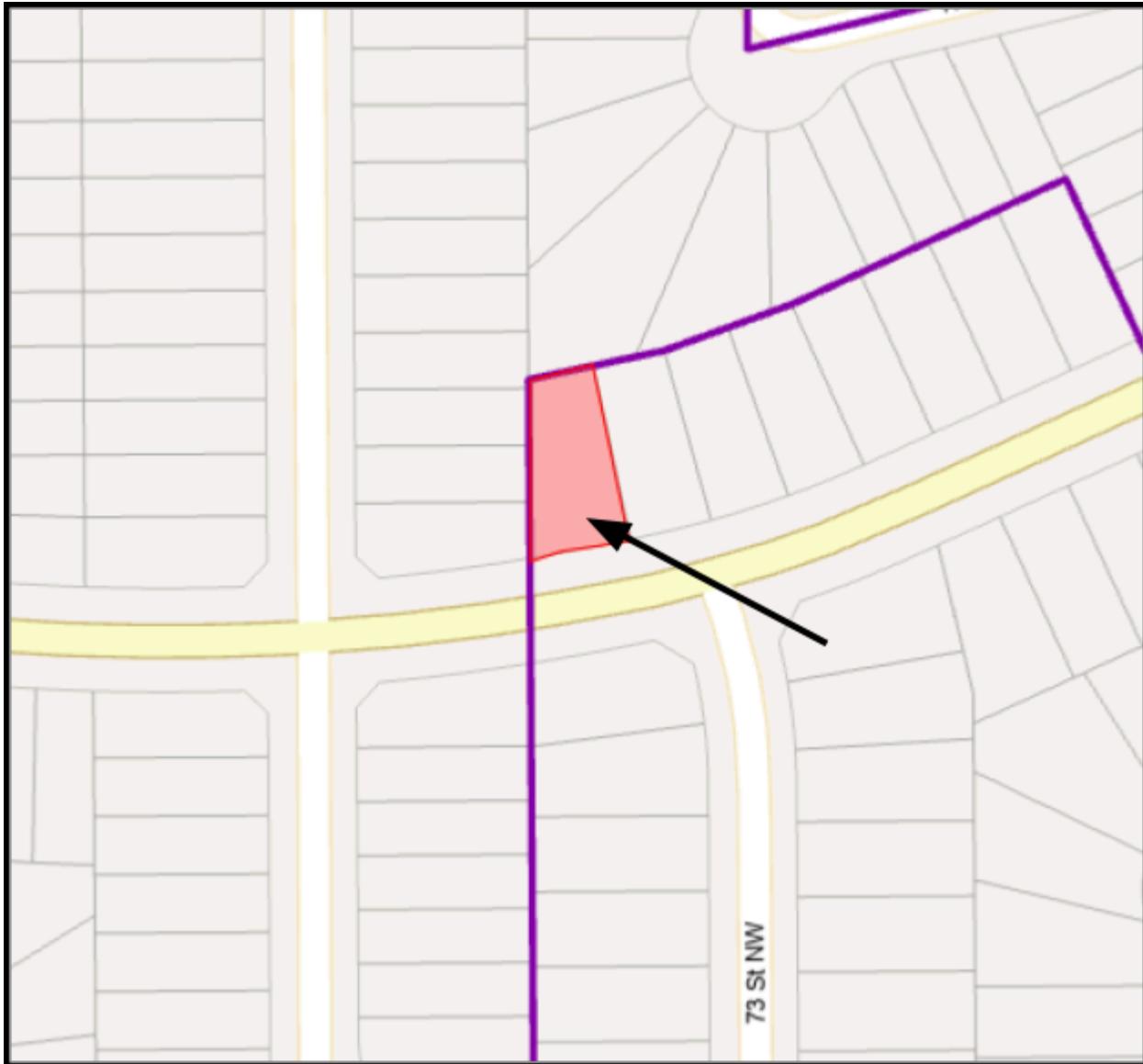
Proposed: Soft Landscaped area is equal to 18% of the total Lot area.

[unedited]

Notice to Applicant/Appellant

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

Edmonton	Project Number: 439822779-002 Application Date: JUL 07, 2022 Printed: June 24, 2025 at 1:39 PM Page: 1 of 1																				
Application for Driveway Extension Permit																					
This document is a Development Permit Decision for the development application described below.																					
Applicant	Property Address(es) and Legal Description(s) 5430 - SCHONSEE DRIVE NW Plan 0929939 Blk 8 Lot 1																				
Project Name: jafar hussein																					
Scope of Application To construct exterior alterations to a Single Detached House (Driveway extension - 17.5m x 1.2m).																					
Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> Development Category: Discretionary Development Site Area (sq. m.): 552.61 </td> <td style="width: 50%; padding: 5px;"> Overlay: Zoning Plan: </td> </tr> </table>		Development Category: Discretionary Development Site Area (sq. m.): 552.61	Overlay: Zoning Plan:																		
Development Category: Discretionary Development Site Area (sq. m.): 552.61	Overlay: Zoning Plan:																				
Development Application Decision Refused																					
Issue Date: Jun 24, 2025	Development Authority:																				
Reason for Refusal 1) A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development within the RS and RSF Zones. (Subsection 5.60.3.2.1) Proposed: Soft Landscaped area is equal to 18% of the total Lot area.																					
Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26. Section 683 through 689 of the Municipal Government Act.																					
Building Permit Decision No decision has yet been made.																					
Fees <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Fee Amount</th> <th style="text-align: center;">Amount Paid</th> <th style="text-align: center;">Receipt #</th> <th style="text-align: center;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Development Application Fee</td> <td style="text-align: center;">\$180.00</td> <td style="text-align: center;">\$180.00</td> <td style="text-align: center;">287791069985001</td> <td style="text-align: center;">Jul 07, 2022</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: center;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: center;">\$180.00</td> <td style="text-align: center;">\$180.00</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$180.00	\$180.00	287791069985001	Jul 07, 2022	Total GST Amount:	\$0.00				Totals for Permit:	\$180.00	\$180.00		
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THIS IS NOT A PERMIT																					
P0702003																					



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-112



N

ITEM II: 10:30 A.M.FILE: SDAB-D-25-128AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 602345096-002

APPLICATION TO: To construct a four Dwelling Residential Use building in the form of a Multi-unit Housing building with two front attached Garages and a rear uncovered deck.

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: August 7, 2025

DATE OF APPEAL: August 8, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 76 - Howson Crescent NW

LEGAL DESCRIPTION: Plan 7722150 Blk 42 Lot 23

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

I live in a nearby community for about 1 year now and often visit the public park area located behind this lot and further toward the river to enjoy walks and outdoor time. I have noticed that there is currently an apartment building under construction nearby over the last year. The construction workers frequently park along this block, causing congestion and limited parking availability, even though the apartment is not yet completed. Over the last couple months, I heard that a 4-plex is planned here. I'm concerned that adding this development will worsen the existing parking and congestion issues in the area. I am filing this appeal to better understand how parking and congestion concerns are being addressed.

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:

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, **Multi-unit Housing** means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential or Home Based Business; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

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.

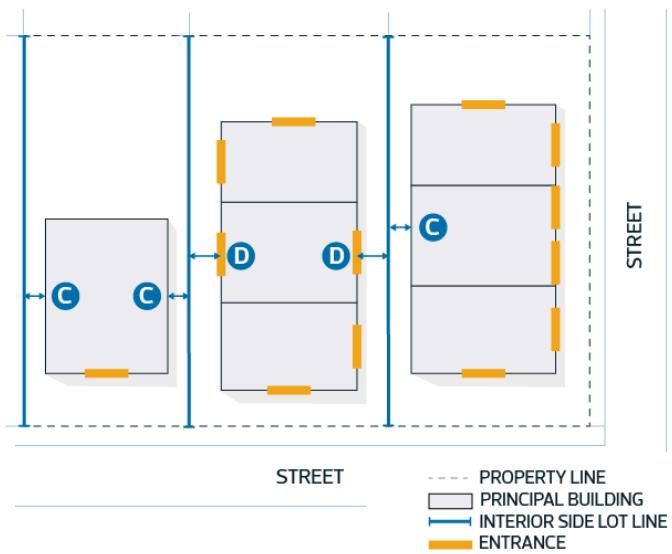
Side Setback

Section 2.10.4.3 states Setbacks must comply with Table 4.3:

Table 4.3. Setback Regulations			
Subsection	Regulation	Value	Symbol
Side Setback			
4.3.3.	Minimum Side Setback	1.2 m	C

Unless the following applies:			
4.3.4.	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	C

Diagram for Subsection 4.3.3 and 4.3.4



Development Planner's Determination

Reduced Side Setback - The distance from the Residential Use Building to the side property line shared with 72 Howson Crescent is 1.2 m, instead of 1.9 m (Subsection 2.10.4.3.4).

[unedited]

Driveway Access

Section 5.80.2.1.2 states “Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.”

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.



Development Planner's Determination

Driveway Access - Two driveway accesses are provided from the street to the property instead of one (Subsection 5.80.2.1.2).

[unedited]

Notice to Applicant/Appellant

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

Edmonton	Project Number: 602345096-002 Application Date: MAY 27, 2025 Printed: August 7, 2025 at 3:14 PM Page: 1 of 8
Major Development Permit	
<p>This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.</p>	
Applicant	Property Address(es) and Legal Description(s) 76 - HOWSON CRESCENT NW Plan 7722150 Blk 42 Lot 23
Specific Address(es)	Suite: 76 - HOWSON CRESCENT NW Suite: 76G - HOWSON CRESCENT NW Suite: BSMT1, 76 - HOWSON CRESCENT NW Suite: BSMT2, 76 - HOWSON CRESCENT NW Entryway: 76 - HOWSON CRESCENT NW Entryway: 76G - HOWSON CRESCENT NW Building: 76 - HOWSON CRESCENT NW
Scope of Permit To construct a 4 Dwelling Residential Use building in the form of a Multi-unit Housing building with two front attached Garages and a rear uncovered deck.	
Details	
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 1 Site Area (sq. m.): 711.27	Gross Floor Area (sq.m.): 378.49 New Sewer Service Required: N Overlay: Statuary Plan:
Development Permit Decision Approved Issue Date: Aug 07, 2025 Development Authority: ZAZULA, NICKOLAS	
Subject to the Following Conditions: Zoning Conditions 1) This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 2) This Development Permit authorizes the construction of a 4 Dwelling Residential Use building in the form of a Multi-unit Housing building with two front attached Garages and a rear uncovered deck. 3) WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2). 4) The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 5) The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1). 6) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Lot Grading Fee of \$490.00. 7) Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas,	
PG702003	



Project Number: **602345096-002**
 Application Date: **MAY 27, 2025**
 Printed: **August 7, 2025 at 3:14 PM**
 Page: **2 of 8**

Major Development Permit

must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8 m (Subsection 5.60.4.7).

- 8) 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. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site.
- 9) Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).
- 10) Any increase in the number of Sleeping Units / Dwellings requires separate development approval.

Landscaping Conditions

11) 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.

12) 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 \$24,642.06 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.

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

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

15) 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.

16) 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).

17) 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).

Transportation Conditions

18) The existing approximately 8.3 m wide private driveway access to Howson Crescent located near the east property line, must be removed from the back of the existing sidewalk with restoration of the grassed boulevard to the north property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

19) The proposed approximate 8.5m wide driveway access to Howson Crescent located approximately 1.2m from the west property line, is acceptable to Subdivision Planning. The proposed secondary approximate 3.7 wide driveway access to Howson Crescent located approximately 1.8m from the east property line, is acceptable to Subdivision Planning. The proposed 0.61m clearance between the two accesses is acceptable to Subdivision Planning and only grass is permitted to be planted within the boulevard.

Edmonton

Project Number: **602345096-002**
 Application Date: **MAY 27, 2025**
 Printed: **August 7, 2025 at 3:14 PM**
 Page: **3 of 8**

Major Development Permit

20) The owner/applicant must obtain a Permit to remove the existing access and to construct the 2 accesses, available from Development Services, developmentpermits@edmonton.ca.

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

22) There is an existing boulevard tree that must be removed for the access construction. Estimated cost of tree removal is \$4,000.00.

-- All costs associated with the removal, replacement, pruning, remediation 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. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.

-- No new above-ground permanent structure shall be placed in such a way to limit a tree's structural root plate or the structural integrity of any tree that is existing within the intended construction work zone. A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above ground permanent structure, which includes ground disturbance for installation and sidewalk connectors.

-- Urban Forestry will not support the removal of large limbs if a significant portion of that tree is conditionally affected or lost because of the construction of the building (i.e. greater than 30% of its entire existing canopy or root zone). Please ensure that the proposed building footprint is reviewed in conjunction with the surrounding tree canopy to identify and mitigate these conflicts.

-- All foundational work should be contained within private property limits, including overdig for shoring and excavation for piles. Please provide additional information showing the proposed extent of excavation including overdig for the foundation/parkade, as well as locations of piles. Please be advised Forestry will not support encroachment agreements where excavation enters within tree protection zones on public land and/or requires the removal of large limbs or major structural roots which will compromise the long -term health of the tree.

24) Any 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.

Fire Services Conditions

25) Emergency access sidewalk widths must be a minimum of 0.9m and a hard paved surface, such as concrete.

26) The distance from the emergency access route to a principal entrance(s) must not exceed 45m.

EPCOR Water Conditions

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

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

b. 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



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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.

NOTE: The IFPA dated July 8th, 2025, has indicated that upgrades to the municipal fire protection infrastructure are not required.

Drainage Services Conditions

27) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the property owner shall enter into a Servicing Agreement to pay the applicable Permanent Area Contribution Assessments. The applicant/owner should contact Susana Maki at 780-423-6889 upon issuance of the Development Permit when he/she is ready to initiate the servicing agreement and make payment.

Subject to the Following Advisements

- 1) Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
- 2) The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- 3) An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
- 4) Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
- 5) A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.
- 6) All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.
- 7) In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.
- 8) City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.
- 9) 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.
- 10) The lot must be graded in accordance with its approved lot grading plan.



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11) Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

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

EPCOR Water Advisements

13) The site is currently serviced by a 20 mm copper water service (N81119) located 0.8 m east of the west property line of Lot 23 off of Howson Crescent. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

14) 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.

15) A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along Howson Crescent adjacent to the subject site.

16) 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.

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

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

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

19) 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.

20) Please note lots in this area will experience service pressures in excess of maximum water servicing pressure of 550 kPa based on City of Edmonton Design and Construction Standards Volume 4 (April 2021). Developers must be made aware of this service pressure situation to design servicing and buildings accordingly.

21) In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

22) Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

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<p>23) In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en-ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).</p> <p>a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.</p> <p>b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.</p> <p>24) 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>25) 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>26) 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>27) 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>28) 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.</p> <p>Fire Rescue Services Advisements</p> <p>29) A fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.</p> <p>Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan</p> <p>a) 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>b) 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>c) 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>30) 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.</p> <p>Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building</p> <p>31) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts</p>	
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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>

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

Waste Services Advisements

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

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

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

- Access to containers and removal of obstructions;
- Container set out, and
- The responsibility for wear and tear or damages.

36) This property with 4 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 8 carts, one for garbage and one for food scraps. Residents would be required to use their own blue bags for recycling.

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

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

Transportation Advisements

39) 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.

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

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required;
- and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

Variances

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Reduced Side Setback - The distance from the Residential Use Building to the side property line shared with 72 Howson Crescent is 1.2 m, instead of 1.9 m (Subsection 2.10.4.3.4).

Driveway Access - Two driveway accesses are provided from the street to the property instead of one (Subsection 5.80.2.1.2).

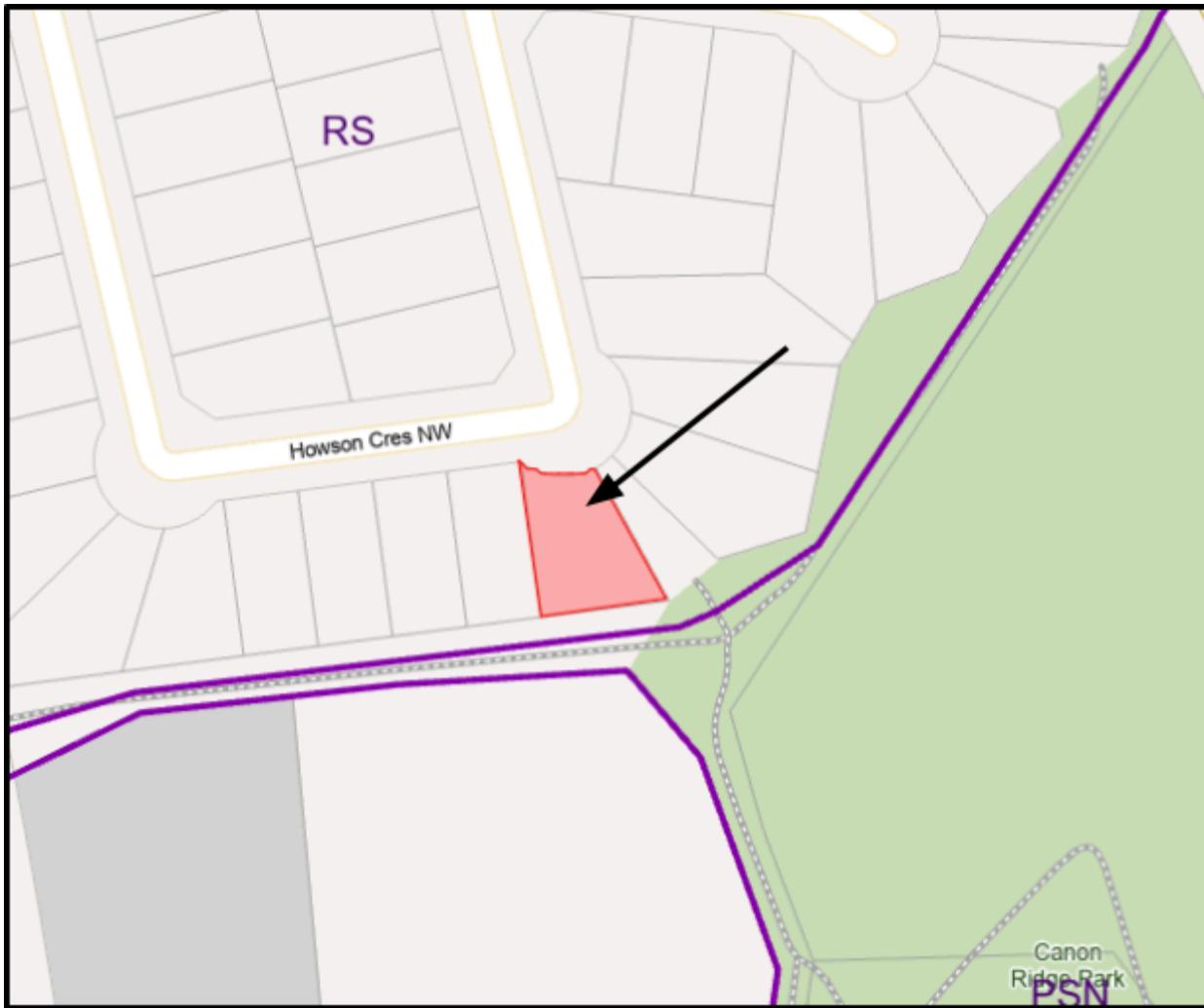
Rights of Appeal

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	453082001001804	May 31, 2025
Major Dev. Application Fee		\$1,020.00	\$1,020.00	212826001001497	May 30, 2025
Development Permit Inspection Fee		\$560.00			
Variance Fee		\$255.00	\$255.00	09746921	Jul 21, 2025
Total GST Amount:		\$0.00			
Totals for Permit:		\$2,325.00	\$1,765.00		
(\$560.00 outstanding)					

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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-128



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