

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
September 11, 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-25-129

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

14612 - 11 Street NW
Project No.: 605358620-002

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-25-129

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 605358620-002

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

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 24, 2025

DATE OF APPEAL: August 6, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14612 - 11 Street NW

LEGAL DESCRIPTION: Plan 1920214 Blk 113 Lot 52

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:

-Privacy and Sunlight: this structure will block the sun, create shadowing and obstruct views of the river valley. The natural light and views were primary motivators for us to purchase this home. Will prevent enjoyment of our parcel of land.

-Traffic and parking: The road within the cul-de sac was not designed for high density housing. Because this is a closed cul-de-sac, this property will result in over-capacity and over-use of the road resulting in hazards for pedestrians and will overall compromise residential safety

-Over-intensification of the site: the addition of 8 units will result in overuse of this land that was designed to be a low-density area. This development will strain existing infrastructure, waste services and road design

-incompatibility with the character of the neighbourhood. This crescent is solely large single family homes. The proposed development will disrupt the cohesive architectural rhythm of the neighbourhood which is noted as a consideration in planning approvals under Edmonton's zoning bylaw 20001. The introduction of this 8 unit dwelling will permanently alter the character of this new neighborhood

<i>General Matters</i>

Appeal Information:

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

“That the appeal hearing be scheduled for September 10 or 11, 2025.”

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

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

- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

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

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

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

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

Under section 8.20, **Dwelling** means:


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

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

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

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: 605358620-002 Application Date: JUN 03, 2025 Printed: July 24, 2025 at 11:08 AM Page: 1 of 7			
<h2>Minor 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) 14612 - 11 STREET NW Plan 1920214 Blk 113 Lot 52			
		Specific Address(es) Suite: 1113 - 147 AVENUE NW Suite: 1115 - 147 AVENUE NW Suite: 1117 - 147 AVENUE NW Suite: 14612 - 11 STREET NW Suite: MNFL, 1113 - 147 AVENUE NW Suite: MNFL, 1115 - 147 AVENUE NW Suite: MNFL, 1117 - 147 AVENUE NW Suite: MNFL, 14612 - 11 STREET NW Entryway: 1113 - 147 AVENUE NW Entryway: 1115 - 147 AVENUE NW Entryway: 1117 - 147 AVENUE NW Entryway: 14612 - 11 STREET NW Building: 14612 - 11 STREET NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch.					
Details <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> 1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Developing </td> <td style="width: 50%;"> 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: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Developing	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: Permitted Development
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Development Permit Decision Approved Issue Date: Jul 24, 2025 Development Authority: ZAZULA, NICKOLAS Subject to the Following Conditions Zoning Conditions This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch. The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL , prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). Landscaping must be installed and maintained in accordance with Section 5.60.					
P0702003					

Minor Development Permit

A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)

The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

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).

Transportation Conditions


1. The proposed approximate 7.3 m westerly shared driveway access to 147 Avenue, located at the west property line, and the proposed approximate 7.3 m easterly shared driveway access to 147 Avenue located approximately 12 m from the west property line, is acceptable to Subdivision and Development Coordination and must be constructed to the City of Edmonton Complete Streets Design and Construction Standards. The proposed westerly driveway must not extend past the west property line of the subject property or impact access to the adjacent lot.


The owner/applicant must obtain a Permit to construct the driveway accesses, available from Development Services, developmentpermits@edmonton.ca.


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

3. There is an existing fire hydrant along 11 Street adjacent to the development that must be protected. A minimum 1.5 m clearance must be provided from any ground disturbance or permanent structure to the edge of the fire hydrant.

4. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitypartners.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 removals shall be at the expense of the owner/applicant.

	Project Number: 605358620-002 Application Date: JUN 03, 2025 Printed: July 24, 2025 at 11:08 AM Page: 3 of 7
<h2>Minor Development Permit</h2>	
<p>5. Any sidewalk, and/or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.</p>	
<p>6. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:</p> <ul style="list-style-type: none"> 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; d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site. <p>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</p>	
<p>EPCOR Conditions</p> <p>1. There is an existing hydrant (H19733) located on the west side of 11 Street adjacent to the east property line of Lot 52. This hydrant must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (April 2021) and access to the hydrant must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at waterdtassetprotection@epcor.com prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.</p>	
<p>2. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.</p>	
<p>Zoning Advisements Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p>	
<p>An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p>	
<p>Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p>	
<p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see 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.</p>	
<p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p>	
P0702003	

	Project Number: 605358620-002 Application Date: JUN 03, 2025 Printed: July 24, 2025 at 11:08 AM Page: 4 of 7
<h2>Minor Development Permit</h2>	
<p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p>	
<p>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.</p>	
<p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.</p>	
<p>For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</p>	
<p>Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.</p>	
<p>Signs require separate Development Permit application(s).</p>	
<p>EPCOR Advisements</p>	
<p>1. The site is currently serviced by a 20 mm copper water service (N151512) located 18.5 m south of the north property line of Lot 52 off of 11 Street. 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.</p>	
<p>1a. 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.</p>	
<p>2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.</p>	
<p>3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along 11 Street adjacent to the subject site.</p>	
<p>4. 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>	
<p>4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.</p>	
<p>5. 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>6. 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>7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the</p>	
<p>P0702003</p>	

	Project Number: 605358620-002 Application Date: JUN 03, 2025 Printed: July 24, 2025 at 11:08 AM Page: 5 of 7
	<h2>Minor Development Permit</h2>
<p>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>8. 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.</p> <p>9. 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.</p> <p>10. 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>11. 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>12. 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>13. 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>14. The advisements and conditions provided in this response are firm and cannot be altered.</p> <p>Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.</p> <p>Waste Advisements Waste Services has reviewed the proposed plan "Plot Plan" dated 5/22/25 and has no concerns to identify during this review.</p> <p>This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.</p> <p>Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.</p> <p>Additional information about waste service at your proposed development: Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton. To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:</p> <ul style="list-style-type: none"> Access to containers and removal of obstructions. Container set out, and The responsibility for wear and tear or damages. <p>This property with 8 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 16 carts, one for garbage and one for food scraps. Residents would be required to use their own blue bags for recycling.</p> <p>A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p> <p>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.</p>	
P0702003	

Minor Development Permit

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

Fire Safety Advisements

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advice for your implementation and information:

The 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.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

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).

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).

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>

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.

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>

Drainage Advisements

APPLICABLE ASSESSMENTS

Permanent Area Contribution (PAC)

Storm and Sanitary PACs are not applicable since the property has been paid under SA50536 - Fraser Stage 12.

Expansion Assessment (EA)

Expansion Assessment charge is being paused until Dec 31, 2025.(exact date to be determined by the SSSF Oversight Committee); therefore EA is deferred for this DP.

EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

Arterial Roadway Assessment (ARA)

Arterial Roadway Assessment is not applicable since the property has been paid under SA50536 - Fraser Stage 12.

Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until Dec 31, 2025. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.

Minor Development Permit

SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

For information purposes, the following SSTC rates are for 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 application is made or when a sanitary services connection is applied.

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 at the time the applicant/owner makes payment.

Additional Notes

The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.

Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.

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

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,020.00	\$1,020.00	020767001001397	Jun 08, 2025
Lot Grading Fee	\$490.00	\$490.00	020767001001397	Jun 08, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,510.00	\$1,510.00		

