

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Thursday, 9:00 A.M.
March 26, 2026

Heritage Room
City Hall, 1 Sir Winston Churchill Square NW

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HERITAGE ROOM**

I 9:00 A.M. SDAB-D-26-063

To install (1) Minor Digital Sign (4.3m x 14.6m) in the form of a Wall Sign and to remove (2) Freestanding Signs (Ref CSDP: 568816778-002 #6) (PATTISON OUTDOOR ADVERTISING | Oliver Plaza)

11603 - 104 Avenue NW
Project No.: 543996539-002

II 10:30 A.M. SDAB-D-26-064

To construct a Residential Use building in the form of a Single Detached House with a front attached Garage, unenclosed front porch, Basement development with kitchen (NOT to be used as an additional Dwelling), partially covered deck (overall 7.32 m x 3.66 m), fireplace, front and rear balconies, and walkout Basement

3045 - Milner Crescent NW
Project No.: 638252416-002

III 1:30 P.M. SDAB-D-26-065

To construct exterior alterations to a Residential Use building (adding a Surface Parking Lot)

10353 - 149 Street NW
Project No.: 638142026-002

NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 543996539-002

APPLICATION TO: To install (1) Minor Digital Sign (4.3m x 14.6m) in the form of a Wall Sign and to remove (2) Freestanding Signs (Ref CSDP: 568816778-002 #6) (PATTISON OUTDOOR ADVERTISING | Oliver Plaza)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 24, 2026

DATE OF APPEAL: February 28, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11603 - 104 Avenue NW

LEGAL DESCRIPTION: Plan 7921610 Blk 16 Lot 66A

ZONE: MU - Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

- Proposed Sign is in accordance with an approved Comprehensive Sign Design Plan;

- Proposed Sign is in accordance with an Approved Development Permit for a facade upgrade to the entire property;
- Proposed Sign and facade upgrade project approved by the Edmonton Design Committee;
- Height variance is beyond Development Planner's ability to approve; and
- Such further and other reasons as may be submitted at the hearing of this appeal.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

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

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

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

...

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

General Provisions from the Zoning Bylaw 20001:

Under section 2.80.2.33, a **Minor Digital Sign** is a **Permitted Use** in the **MU - Mixed Use Zone**

Under section 8.10, a **Minor Digital Sign** means:

a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.

Typical examples include: digital billboards, digital posters, and junior panels.

Under section 8.20, a **Wall Sign** means:

a Sign that is located on a building wall for the purpose of being viewed from the outside. Wall Signs do not project further than 0.4 m from the building wall, or extend beyond the eaveline or roofline, or beyond the horizontal limits of the wall.

Section 2.80.3.22 states “Sign Uses must comply with Section 6.90.”

Section 2.80.1 states that the **Purpose** of the **MU - Mixed Use Zone** is:

To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by Statutory Plans. This Zone allows for a range of Uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

6.90.5 - Specific Regulations for Large Scale Residential, Mixed Use and Neighbourhood Commercial Zones

Section 6.90.5.23 states “Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha.”

Section 6.90.5.24 states “The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.”

Section 6.90.5.25 states “The maximum width of Minor Digital Signs and Major Digital Signs is 8.0 m.”

Section 6.90.5.26 states:

Minor Digital Signs and Major Digital Signs in the form of a Wall Sign must comply with the following:

...

5.26.2. The maximum Sign Area is 10.0 m².

...

Under section 8.20, **Height** means:

a vertical distance between 2 points.

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

Under section 8.20, **Digital Copy** means “the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.”

Under section 8.20, **Sign Area** means “the entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the

area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.”

Development Planner’s Determination

1) 6.90.5.23: Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha.

PROPOSED: 0.2 ha

Deficient by: 1.8 ha

2) 6.90.5.24: The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.

PROPOSED: 6.95 m. Reduce the height to comply with the regulation.

The Development Planner does not have the authority to vary height.

3) 6.90.5.25: The maximum width of Minor Digital Signs and Major Digital Signs is 8.0 m.

PROPOSED: 14.6m

Exceeds by 6.6 m

4) 6.90.5.26.2: The maximum Sign Area is 10.0 m².

PROPOSED: Digital Copy Area: = 4.3m x 14.6m = 62.8 m²

Exceeds by: 52.8 m²

[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.

	Project Number: 543996539-002 Application Date: NOV 26, 2024 Printed: February 24, 2026 at 3:25 PM Page: 1 of 2										
<h2>Application for Sign Permit</h2>											
This document is a Development Permit Decision for the development application described below.											
Applicant	<table border="1" style="width: 100%;"> <tr> <td colspan="2" data-bbox="833 432 1421 520"> Property Address(es) and Legal Description(s) 11603 - 104 AVENUE NW Plan 7921610 Blk: 16 Lot 66A </td> </tr> <tr> <td colspan="2" data-bbox="833 527 1421 554"> Location(s) of Work </td> </tr> <tr> <td data-bbox="833 560 971 588">Suite:</td> <td data-bbox="971 560 1421 588">11603 - 104 AVENUE NW</td> </tr> <tr> <td data-bbox="833 594 971 621">Entryway:</td> <td data-bbox="971 594 1421 621">11603 - 104 AVENUE NW</td> </tr> <tr> <td data-bbox="833 627 971 655">Building:</td> <td data-bbox="971 627 1421 655">11603 - 104 AVENUE NW</td> </tr> </table>	Property Address(es) and Legal Description(s) 11603 - 104 AVENUE NW Plan 7921610 Blk: 16 Lot 66A		Location(s) of Work		Suite:	11603 - 104 AVENUE NW	Entryway:	11603 - 104 AVENUE NW	Building:	11603 - 104 AVENUE NW
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Details <table border="1" style="width: 100%;"> <tr> <td data-bbox="256 831 816 884"> ASA Sticker No./Name of Engineer: McElhanney Development Category: </td> <td data-bbox="816 831 1421 884"> Construction Value: 500000 Expiry Date: </td> </tr> </table>		ASA Sticker No./Name of Engineer: McElhanney Development Category:	Construction Value: 500000 Expiry Date:								
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Development Application Decision Refused Issue Date: Feb 24, 2026 Development Authority: NOORMAN, BRENDA Reason for Refusal <ol style="list-style-type: none"> 1) 6.90.5.23: Minor Digital Signs and Major Digital Signs must be located on Sites greater than or equal to 1 ha. PROPOSED: 0.2 ha Deficient by: 1.8 ha 2) 6.90.5.24: The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m. PROPOSED: 6.95 m. Reduce the height to comply with the regulation. The Development Planner does not have the authority to vary height. 3) 6.90.5.25: The maximum width of Minor Digital Signs and Major Digital Signs is 8.0 m. PROPOSED: 14.6m Exceeds by 6.6 m 4) 6.90.5.26.2: The maximum Sign Area is 10.0 m². PROPOSED: Digital Copy Area: = 4.3m x 14.6m = 62.8 m² Exceeds by: 52.8 m² Rights of Appeal THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.											
Fees											
THIS IS NOT A PERMIT											
P0702003											



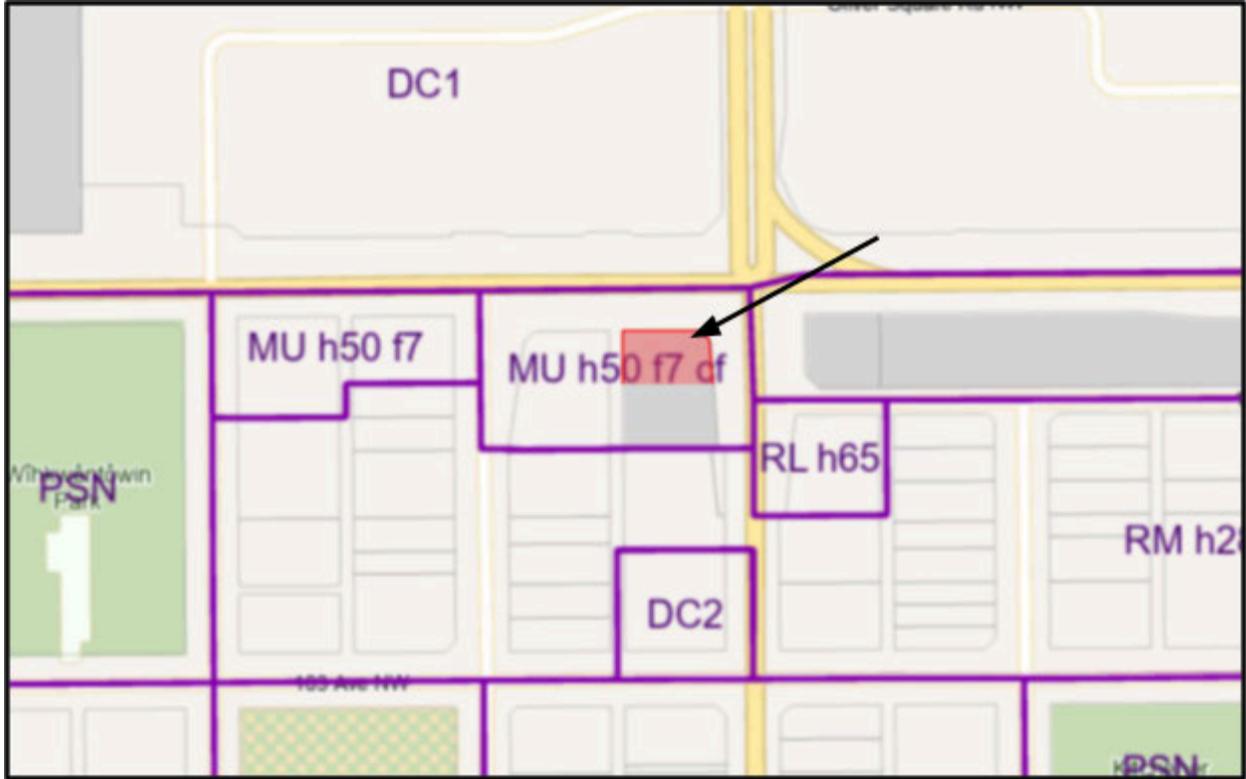
Application for Sign Permit

Project Number: **543996539-002**
Application Date: NOV 26, 2024
Printed: February 24, 2026 at 3:25 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee - Digital Signs	\$920.00	\$920.00	08555I001001907	Nov 26, 2024
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	\$920.00	\$920.00		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-26-063 ▲
N

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 638252416-002

APPLICATION TO: To construct a Residential Use building in the form of a Single Detached House with a front attached Garage, unenclosed front porch, Basement development with kitchen (NOT to be used as an additional Dwelling), partially covered deck (overall 7.32 m x 3.66 m), fireplace, front and rear balconies, and walkout Basement

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 19, 2026

DATE OF APPEAL: February 27, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3045 - Milner Crescent NW

LEGAL DESCRIPTION: Plan 2322199 Blk 16 Lot 22

ZONE: GLDF - Griesbach Low Density Residential Flex Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

Grounds for Appeal

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

Further to our submitted application specifically for:

Scope of Application

To construct a Residential Use building in the form of a Single Detached House with a front attached Garage, unenclosed front porch, Basement development with kitchen (NOT to be used as an additional Dwelling), partially covered deck (overall 7.32 m x 3.66 m), fireplace, front and rear balconies, and walkout Basement.

Rejection

We have received a rejection as follows:

Height - The height from grade to the eave line of the house is 11.1 m high, instead of 9.0 m (Subsection 3.175.5.4.2.).

Request

We request that the current decision be overturned to allow for this Family home to be built as submitted given

1. This home's top of roof peak height meets and complies with the bylaw requirement

The most significant bylaw criteria for total height, that being no higher than 12m to peak has been properly met and adhered to.

The top of eave is the element in question but is secondary to the overall height which is respected as paramount to the intention of the overall bylaw.

Intention of bylaw

We respect the intention of the bylaw and ask that it be considered that alternate home designs which had complying eave height could still have large unattractive rooflines running up to meet a permitted max peak height. Such a style that technically complies by the numbers could actually be imposing and esthetically displeasing.

Our eave height does not negatively affect any neighbour or the make up of, or enjoyment of the subdivision as a whole. In fact this home and its attractive curb appeal and value will be an asset to the community and enhance value for the surrounding area.

Concept Homes has been a respected Builder in Edmonton since 1969 with an excellent reputation within the community and industry as stewards for ensuring quality projects that enhance the communities we build in. This project complies with that vision and unwavering reputation.

Considerate design

This home has been designed with careful consideration and respect featuring stunning curb appeal with the home's top level positioned at the rear of the home with a terrace affect to enhance the design. It does not impose or unduly affect any neighbouring properties.

Other designs in the area have been built previously built with similar 2 or 3 storey designs. Our designs third floor is only at the rear of the home and does not cover the entire footprint of the Main and Second floors.

Slope of Lot considerations

As this lot is a split slope walkout lot which rises from the front curb to home midpoint and then sloped down towards the rear the format for calculation of grades actually punishes with the grade calculation format.

Support

This project has the support of:

City of Edmonton Development Department

Subdivision Developer :Canada Lands Company and their Architectural Consultants

No Negative affects

There are no negative affects to our design and it poses no discomfort or Shading or privacy issues that would affect any neighbouring properties or the neighbourhood as a whole.

Our home as presented would have no negative affects if the requested appeal was granted.

Closing

We appreciate your time and consideration and trust that the merits of our request will be considered and an approval forthcoming.

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,

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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

- (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,
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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;

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- (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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 - (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 3.175.2.2, a **Residential Use** is a **Permitted Use** in the **GLDF - Griesbach Low Density Residential Flex 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, **Single Detached Housing** means:

a building that contains 1 principal Dwelling and has direct access to ground level.

Section 3.175.1 states that the **Purpose** of the **GLDF - Griesbach Low Density Residential Flex Zone** is:

To allow for street oriented low density housing with opportunities for Backyard Housing, Secondary Suites, Row Housing, and Multi-unit Housing under certain conditions, in accordance with the design objectives in the Griesbach Neighbourhood Area Structure Plan.

<i>Height</i>

Section 3.175.5.4

5.4. Development must comply with Table 5.4:

Table 5.4 Site and Building Regulations

Subsection	Regulation	Value
Height		
5.4.1.	Maximum Height	12.0 m
5.4.2.	Maximum Height from Grade to the eave line	9.0 m

Under section 8.20, **Height** means:

a vertical distance between 2 points.

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

Development Planner’s Determination

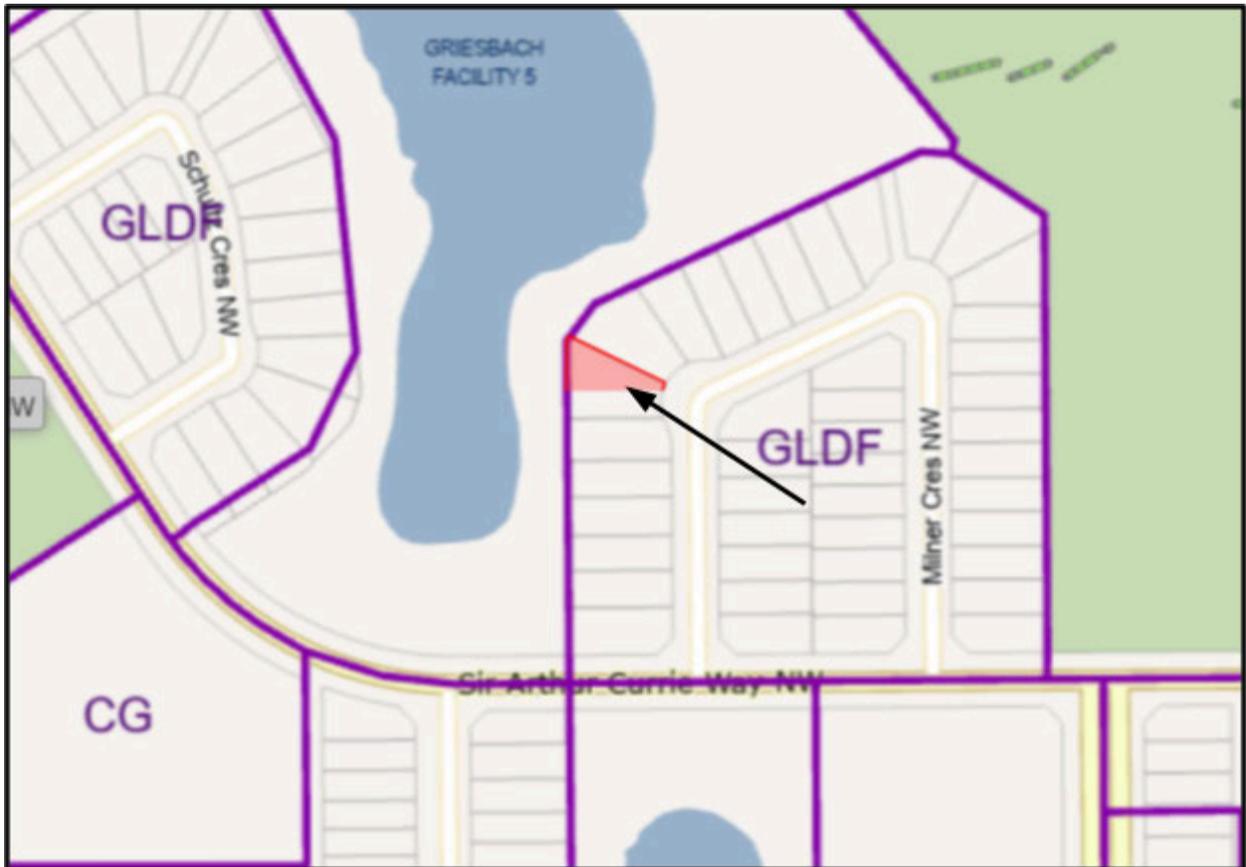
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[unedited]

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.

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SURROUNDING LAND USE DISTRICTS

Site Location ←

▲
N

File: SDAB-D-26-064

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 638142026-002

APPLICATION TO: To construct exterior alterations to a Residential Use building (adding a Surface Parking Lot)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 26, 2026

DATE OF APPEAL: March 2, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10353 - 149 Street NW

LEGAL DESCRIPTION: Plan 1131HW Blk 11 Lot 29

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

Client will provide a reason

General Matters

Appeal Information:

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

Grounds for Appeal

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- (a) fails or refuses to issue a development permit to a person,
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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,

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, **Surface Parking Lot** means:

an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.

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.

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.

Landscaping for Small Scale Residential Development

Section 5.60.3.2 states the following with regard to **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;

3.2.2. any Single Detached Housing, Duplex Housing, or Semi-detached Housing development; and

3.2.3. any Row Housing, Multi-unit Housing or Cluster Housing development up to 8 Dwellings in a residential Zone with a maximum Height of 12.0 m or less.

Under section 8.20, **Soft Landscaping** 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. Landscaping - A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development in the RS Zone and any Row House up to 8 Dwellings in a residential Zone with a maximum height of 12.0m or less. (Subsections 5.60.3.2.1. and 5.60.3.2.3.)

Proposed: 23.5%

Deficient by: 6.5%

[unedited]

Surface Parking Lot Design

Section 5.80.4.3 states:

Unless otherwise specified, a Surface Parking Lot must be located a minimum of 2.0 m from the Lot line of an Abutting Site, or the minimum required Setback in the underlying Zone, whichever is greater, [...]

Under section 8.20, **Setback** means:

the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.

Development Planner's Determination

2. Parking - Surface Parking Lots must be located a minimum of 2.0m from the Lot line of an Abutting Site, or the minimum required Setback in the underlying Zone, whichever is greater (Subsection 5.80.4.3.).

Proposed: 0.0m

Required: 2.0m

[unedited]

General Parking Regulations

Section 5.80.5.2 states:

5.2 Small car parking spaces provided in compliance with Subsection 5.1.3.2 must:

5.2.1. not be directly accessed from an Alley; [...]

Development Planner's Determination

3. Parking - Small car parking spaces provided in compliance with Subsection 5.1.3.2 must not be directly accessed from an Alley (Subsection 5.80.5.2.1.).

Proposed: 2 small car parking spaces are accessed directly from the abutting Alley.

Required: 0 small car parking spaces may be accessed directly from the abutting Alley.

[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.

	<h2 style="margin: 0;">Application for Driveway Extension Permit</h2>	Project Number: 638142026-002 Application Date: NOV 26, 2025 Printed: February 26, 2026 at 1:59 PM Page: 1 of 2		
This document is a Development Permit Decision for the development application described below.				
Applicant Project Name: 10353-149 str (8-car parking pad)	Property Address(es) and Legal Description(s) 10353 - 149 STREET NW Plan 1131HW Blk 11 Lot 29 Location(s) of Work Suite: 1, 10353 - 149 STREET NW Suite: 2, 10353 - 149 STREET NW Suite: 3, 10353 - 149 STREET NW Suite: 4, 10353 - 149 STREET NW Suite: BSMT1, 10353 - 149 STREET NW Suite: BSMT2, 10353 - 149 STREET NW Suite: BSMT3, 10353 - 149 STREET NW Suite: BSMT4, 10353 - 149 STREET NW Entryway: 1, 10353 - 149 STREET NW Entryway: 2, 10353 - 149 STREET NW Entryway: 3, 10353 - 149 STREET NW Entryway: 4, 10353 - 149 STREET NW Building: 1, 10353 - 149 STREET NW			
Scope of Application To construct exterior alterations to a Residential Use building (adding a Surface Parking Lot).				
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Development Category: Discretionary Development Site Area (sq. m.): 775.33 </td> <td style="width: 50%; border: none;"> Overlay: Statutory Fixa: </td> </tr> </table>			Development Category: Discretionary Development Site Area (sq. m.): 775.33	Overlay: Statutory Fixa:
Development Category: Discretionary Development Site Area (sq. m.): 775.33	Overlay: Statutory Fixa:			
Development Application Decision Refused Issue Date: Feb 26, 2026 Development Authority: WOOD, ANTHONY Reason for Refusal 1. Landscaping - A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development in the RS Zone and any Row House up to 8 Dwellings in a residential Zone with a maximum height of 12.0m or less. (Subsections 5.60.3.2.1. and 5.60.3.2.3.) Proposed: 23.5% Deficient by: 6.5% 2. Parking - Surface Parking Lots must be located a minimum of 2.0m from the Lot line of an Abutting Site, or the minimum required Setback in the underlying Zone, whichever is greater (Subsection 5.80.4.3.). Proposed: 0.0m Required: 2.0m 3. Parking - Small car parking spaces provided in compliance with Subsection 5.1.3.2 must not be directly accessed from an Alley (Subsection 5.80.5.2.1.). Proposed: 2 small car parking spaces are accessed directly from the abutting Alley. Required: 0 small car parking spaces may be accessed directly from the abutting Alley.				
THIS IS NOT A PERMIT				
P0702003				



Project Number: 638142026-002
Application Date: NOV 26, 2025
Printed: February 26, 2026 at 1:59 PM
Page: 2 of 2

Application for Driveway Extension Permit

Rights of Appeal

The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

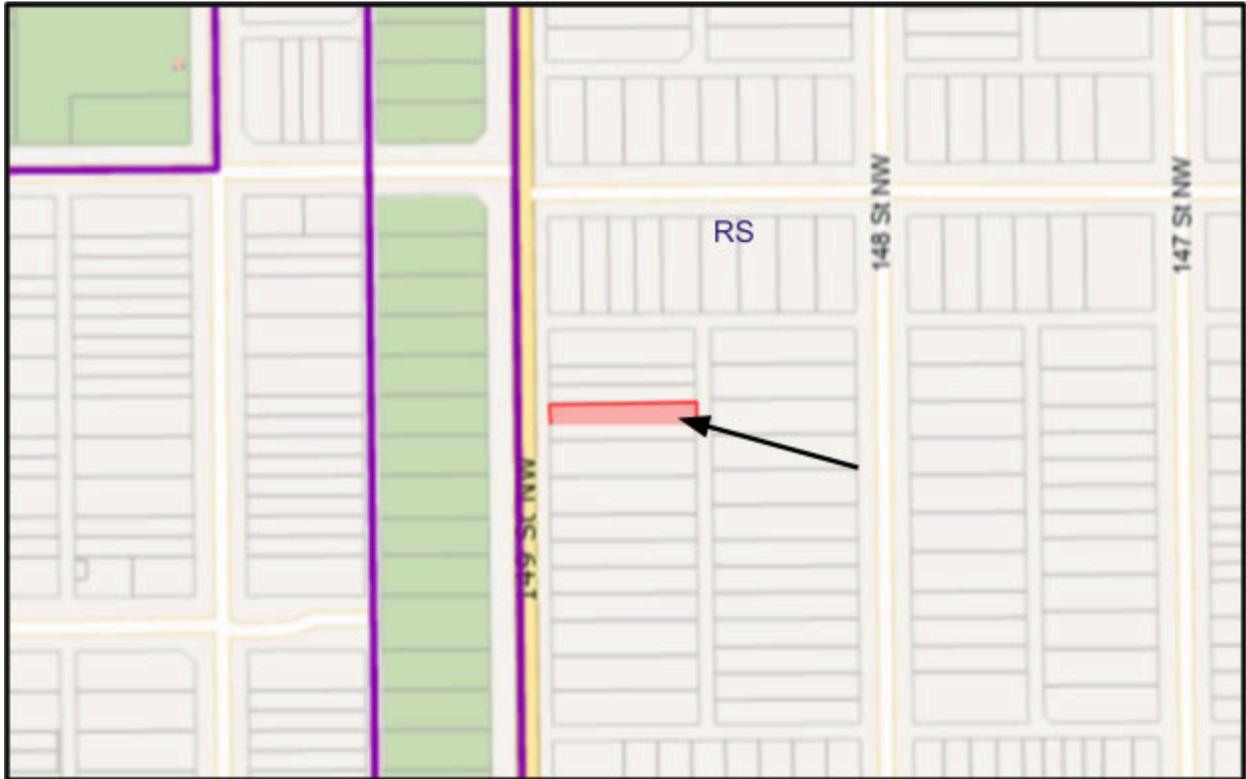
Building Permit Decision

No decision has yet been made.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	\$190.00	\$190.00	094204001001835	Nov 26, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$190.00</u>	<u>\$190.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-065

▲
N