

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Wednesday, 9:00 A.M.**

**April 15, 2026**

**River Valley Room**  
**City Hall, 1 Sir Winston Churchill Square**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
RIVER VALLEY ROOM**

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I 9:00 A.M. SDAB-D-26-083

To construct a Residential Use building in the form of a Semi-Detached House with Secondary Suite(s)

14134 - 98 AVENUE NW  
Project No.: 532242868-002

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II 9:00 A.M. SDAB-D-26-086

To construct a Residential Use building in the form of a Semi-Detached House with enclosed front porch(s) and to develop Secondary Suite(s) in the Basement and Main floor

14132 - 98 AVENUE NW  
Project No.: 532239484-002

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III 9:00 A.M. SDAB-D-26-085

To construct a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suite in the Basements

14134 - 98 AVENUE NW  
Project No.: 533110279-002

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IV 9:00 A.M. SDAB-D-26-084

To construct a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suites

14132 - 98 AVENUE NW  
Project No.: 533096953-002

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**NOTE:** *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 532242868-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with Secondary Suite(s)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: December 11, 2024**

**DATE OF APPEAL: March 25, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14134 - 98 AVENUE NW

LEGAL DESCRIPTION: Plan 2421840 Blk 6 Lot 32B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am appealing the approved development permit for 14134 98 Avenue on the following grounds:

Site coverage appears to exceed permitted limits, and soft landscaping appears inadequate. The development may have been mischaracterized in its land use classification, potentially a lodging House, drainage/ lot grading concerns and fire/emergency services access concerns.

I reserve the right to file further and fuller grounds of appeal upon receipt and review of the approved plans, drawings, and calculations submitted with this application.

***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, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



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.


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Notice to Applicant/Appellant

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

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	Project Number: <b>532242868-002</b> Application Date: SEP 30, 2024 Printed: December 11, 2024 at 2:15 PM Page: 1 of 3		
<h2 style="margin: 0;">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.			
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 14134 - 98 AVENUE NW Plan 2421840 Blk 6 Lot 32B  <b>Specific Address(es)</b> Suite: 1, 14134 - 98 AVENUE NW Suite: 2, 14134 - 98 AVENUE NW Suite: MNFL1, 14134 - 98 AVENUE NW Suite: MNFL2, 14134 - 98 AVENUE NW Entryway: 1, 14134 - 98 AVENUE NW Entryway: 2, 14134 - 98 AVENUE NW Building: 1, 14134 - 98 AVENUE NW		
<b>Scope of Permit</b> To construct a Residential Use building in the form of a Semi-Detached House with Secondary Suite(s).			
<b>Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                             1. Titled Lot Zoning: R5                              3. Overlay:                               5. Statutory Plan:                              7. Neighbourhood Classification: Redeveloping                         </td> <td style="width: 50%; border: none; vertical-align: top;">                             2. Number of Principal Dwelling Units To Construct: 2                              4. Number of Secondary Suite Dwelling Units to Construct: 2                              6. Backyard Housing or Secondary Suite Included?: Yes                              8. Development Category / Class of Permit: Permitted Development                         </td> </tr> </table>		1. Titled Lot Zoning: R5 3. Overlay:  5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Dec 11, 2024 <b>Development Authority:</b> ZENG, KATHY  <b>Subject to the Following Conditions</b> This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with Secondary Suite(s).  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.  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 width of 0.9 m (Subsection 5.80.2.1.1).  Vehicular access from 98 Avenue is not permitted. (Subsection 2.10.6.1).  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).			

	Project Number: <b>532242868-002</b> Application Date: SEP 30, 2024 Printed: December 11, 2024 at 2:15 PM Page: 2 of 3															
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<p>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).</p> <p>The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).</p> <p>The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).</p> <p><b>GENERAL ADVISEMENTS:</b></p> <p>Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>Any future deck enclosure or cover requires a separate development and building permit approval.</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 <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. 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> <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>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 <a href="mailto:lot_grading@edmonton.ca">lot_grading@edmonton.ca</a> for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p> <p><b>Rights of Appeal</b></p> <p>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.</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees</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>Dev. Application Fee</td> <td style="text-align: center;">\$600.00</td> <td style="text-align: center;">\$600.00</td> <td style="text-align: center;">02416G001001959</td> <td style="text-align: center;">Sep 30, 2024</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: center;">\$310.00</td> <td style="text-align: center;">\$310.00</td> <td style="text-align: center;">02416G001001959</td> <td style="text-align: center;">Sep 30, 2024</td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$600.00	\$600.00	02416G001001959	Sep 30, 2024	Lot Grading Fee	\$310.00	\$310.00	02416G001001959	Sep 30, 2024
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Project Number: **532242868-002**  
Application Date: SEP 30, 2024  
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Page: 3 of 3

## Minor Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$910.00	\$910.00		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←      File: SDAB-D-26-083      ▲  
N

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 532239484-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with enclosed front porch(s) and to develop Secondary Suite(s) in the Basement and Main floor

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: December 11, 2024**

**DATE OF APPEAL: March 24, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14132 - 98 AVENUE NW

LEGAL DESCRIPTION: Plan 2421840 Blk 6 Lot 32A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am appealing the approved development permit for 14132 98 Avenue on the following grounds:

Site coverage appears to exceed permitted limits, Inadequate soft landscaping, the development may have been mischaracterized in its land use classification (potentially Lodging House), Units do not appear to meet required setback requirements between buildings, Drainage concerns and emergency services access concerns.

I reserve the right to file further and fuller grounds of appeal upon receipt and review of the approved plans, drawings, and calculations submitted with this application.

***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,
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**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;
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**General Provisions from the *Zoning Bylaw 20001*:**

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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.

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Notice to Applicant/Appellant

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

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	Project Number: <b>532239484-002</b> Application Date: SEP 30, 2024 Printed: December 11, 2024 at 2:02 PM Page: 1 of 3		
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Dec 11, 2024 <b>Development Authority:</b> ZENG, KATHY  <b>Subject to the Following Conditions</b>  This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with enclosed front porch(s) and to develop Secondary Suite(s) in the Basement and Main floor.  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.  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 width of 0.9 m (Subsection 5.80.2.1.1).  Vehicular access from 98 Avenue is not permitted. (Subsection 2.10.6.1).			



Project Number: **532239484-002**  
 Application Date: SEP 30, 2024  
 Printed: December 11, 2024 at 2:02 PM  
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## Minor Development Permit

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).

**GENERAL ADVISEMENTS:**

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

Any future deck enclosure or cover requires a separate development and building permit approval.

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).

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.

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](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.

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.

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.

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](mailto:lot.grading@edmonton.ca) for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: [https://www.edmonton.ca/residential\\_neighbourhoods/residential-lot-grading](https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading)

**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



Project Number: **532239484-002**  
Application Date: SEP 30, 2024  
Printed: December 11, 2024 at 2:02 PM  
Page: 3 of 3

## Minor Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$600.00	\$600.00	02183G001001945	Sep 30, 2024
Lot Grading Fee	\$310.00	\$310.00	02183G001001945	Sep 30, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$910.00</u>	<u>\$910.00</u>		



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←

**File: SDAB-D-26-086**

▲  
**N**

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 533110279-002

APPLICATION TO: Construct a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suite in the Basements

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: December 11, 2024**

**DATE OF APPEAL: March 25, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14134 - 98 AVENUE NW

LEGAL DESCRIPTION: Plan 2421840 Blk 6 Lot 32B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am appealing the approved development permit for 14134 98 Avenue on the following grounds:

Site coverage appears to exceed permitted limits, and soft landscaping appears inadequate. The development may have been mischaracterized in its land use classification, potentially a lodging House, drainage/ lot grading concerns and fire/emergency services access concerns.

I reserve the right to file further and fuller grounds of appeal upon receipt and review of the approved plans, drawings, and calculations submitted with this application.

***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).

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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,

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;

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

- (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, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.

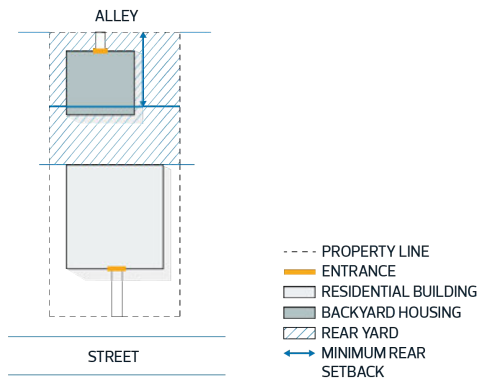


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Under section 8.20, **Backyard Housing** means:

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



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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.

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Notice to Applicant/Appellant

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

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	Project Number: <b>533110279-002</b> Application Date: OCT 03, 2024 Printed: December 11, 2024 at 10:12 AM Page: 1 of 3		
<h2 style="margin: 0;">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.			
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 14134 - 98 AVENUE NW Plan 2421S40 Blk 6 Lot 32B  <b>Specific Address(es)</b> Suite: G1, 14134 - 98 AVENUE NW Suite: G2, 14134 - 98 AVENUE NW Suite: G3, 14134 - 98 AVENUE NW Suite: G4, 14134 - 98 AVENUE NW Entryway: G1, 14134 - 98 AVENUE NW Entryway: G2, 14134 - 98 AVENUE NW Entryway: G3, 14134 - 98 AVENUE NW Entryway: G4, 14134 - 98 AVENUE NW Building: G1, 14134 - 98 AVENUE NW		
<b>Scope of Permit</b> To construct a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suite in the Basements.			
<b>Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                     1. Titled Lot Zoning: R5                      3. Overlay:                       5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td style="width: 50%; border: none; vertical-align: top;">                     2. Number of Principal Dwelling Units To Construct: 0                      4. Number of Secondary Suite Dwelling Units to Construct: 2                      6. Backyard Housing or Secondary Suite Included?: Yes                      8. Development Category / Class of Permit: Permitted Development                 </td> </tr> </table>		1. Titled Lot Zoning: R5 3. Overlay:  5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Dec 11, 2024 <b>Development Authority:</b> LAI, ECHO  <b>Subject to the Following Conditions</b> DEVELOPMENT/ZONING CONDITIONS:  This Development Permit authorizes the construction of a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suite in the Basements.  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).  Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).  Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).  Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and			



Project Number: **533110279-002**  
 Application Date: OCT 03, 2024  
 Printed: December 11, 2024 at 10:12 AM  
 Page: 2 of 3

## Minor Development Permit

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).

Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).

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).

**DEVELOPMENT/ZONING ADVISEMENTS:**

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

Any future deck enclosure or cover requires a separate development and building permit approval.

The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.


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).

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.

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](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.

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.

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. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot\\_grading@edmonton.ca](mailto:lot_grading@edmonton.ca) for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website:

	Project Number: <b>533110279-002</b> Application Date: OCT 03, 2024 Printed: December 11, 2024 at 10:12 AM Page: 3 of 3																									
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<p><a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a>.</p> <p><b>WASTE MANAGEMENT ADVISEMENTS:</b>                  Waste Services has reviewed the proposed plan (PLOT PLAN and dated 2024-09-24) and has no concerns to identify during this review.</p> <p>This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.</p> <p>Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.</p> <p>Please visit <a href="http://edmonton.ca/apartmentandcondocollection">edmonton.ca/apartmentandcondocollection</a> for detailed information for developers.</p> <p><b>Additional information about waste service at your proposed development:</b>                  Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.</p> <p>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"> <li>- Access to containers and removal of obstructions.</li> <li>- Container set out, and</li> <li>- The responsibility for wear and tear or damages.</li> </ul> <p>The green cart equivalency program has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts; 8 x 240L for garbage and 4 x 240L for food scraps. Please note:</p> <ul style="list-style-type: none"> <li>- Residents would be required to share their food scraps carts.</li> <li>- Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.</li> <li>- Residents would use blue bags for recycling.</li> </ul> <p>Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.</p> <p>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 applicant or owner to ensure residents have access to the rear lane for waste set out.</p> <p><b>Rights of Appeal</b>                  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.</p>																										
<p><b>Fees</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: right; width: 15%;">Receipt #</th> <th style="text-align: right; width: 15%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$800.00</td> <td style="text-align: right;">\$800.00</td> <td style="text-align: right;">09894G001001526</td> <td style="text-align: right;">Oct 03, 2024</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$310.00</td> <td style="text-align: right;">\$310.00</td> <td style="text-align: right;">09894G001001526</td> <td style="text-align: right;">Oct 03, 2024</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$910.00</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$910.00</b></td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$800.00	\$800.00	09894G001001526	Oct 03, 2024	Lot Grading Fee	\$310.00	\$310.00	09894G001001526	Oct 03, 2024	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	<b>\$910.00</b>	<b>\$910.00</b>		
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**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←      **File: SDAB-D-26-085**      ▲  
**N**

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 533096953-002

APPLICATION TO: Construct a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suites

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: December 11, 2024**

**DATE OF APPEAL: March 23, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14132 - 98 AVENUE NW

LEGAL DESCRIPTION: Plan 2421840 Blk 6 Lot 32A

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:

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

I am appealing the approved development permit for 14132 and 14134 98 Avenue on the following grounds:

Site coverage appears to exceed permitted limits, units do not appear to meet required setback requirements, soft landscaping, the development may have been mischaracterized in its land use classification (potentially a Lodging House), Drainage concerns and emergency service access requirements concerns.

I reserve the right to file further and fuller grounds of appeal upon receipt and review of the approved plans, drawings, and calculations submitted with this application.

<b><i>General Matters</i></b>
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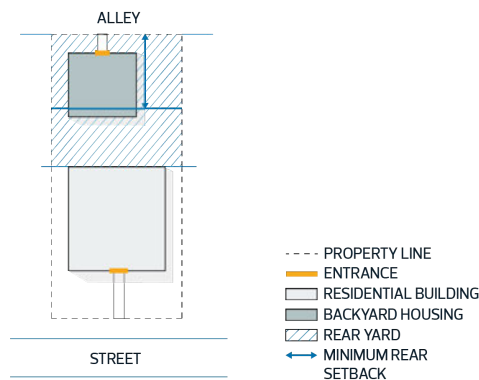


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<h2>Minor Development Permit</h2>																									
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<b>Applicant</b>	<table border="1"> <tr> <td colspan="2" data-bbox="816 432 1360 464"><b>Property Address(es) and Legal Description(s)</b></td> </tr> <tr> <td colspan="2" data-bbox="816 464 1360 516">14132 - 98 AVENUE NW Plan 2421840 Blk 6 Lot 32A</td> </tr> <tr> <td colspan="2" data-bbox="816 516 1360 548"><b>Specific Address(es)</b></td> </tr> <tr> <td data-bbox="816 548 943 579">Suite:</td> <td data-bbox="951 548 1360 579">G1, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 579 943 611">Suite:</td> <td data-bbox="951 579 1360 611">G2, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 611 943 642">Suite:</td> <td data-bbox="951 611 1360 642">G3, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 642 943 674">Suite:</td> <td data-bbox="951 642 1360 674">G4, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 674 943 705">Entryway:</td> <td data-bbox="951 674 1360 705">G1, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 705 943 737">Entryway:</td> <td data-bbox="951 705 1360 737">G2, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 737 943 768">Entryway:</td> <td data-bbox="951 737 1360 768">G3, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 768 943 800">Entryway:</td> <td data-bbox="951 768 1360 800">G4, 14132 - 98 AVENUE NW</td> </tr> <tr> <td data-bbox="816 800 943 821">Building:</td> <td data-bbox="951 800 1360 821">G1, 14132 - 98 AVENUE NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b>		14132 - 98 AVENUE NW Plan 2421840 Blk 6 Lot 32A		<b>Specific Address(es)</b>		Suite:	G1, 14132 - 98 AVENUE NW	Suite:	G2, 14132 - 98 AVENUE NW	Suite:	G3, 14132 - 98 AVENUE NW	Suite:	G4, 14132 - 98 AVENUE NW	Entryway:	G1, 14132 - 98 AVENUE NW	Entryway:	G2, 14132 - 98 AVENUE NW	Entryway:	G3, 14132 - 98 AVENUE NW	Entryway:	G4, 14132 - 98 AVENUE NW	Building:	G1, 14132 - 98 AVENUE NW
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<b>Details</b> <table border="1" style="width: 100%;"> <tr> <td data-bbox="302 947 808 1062">                     1. Titled Lot Zoning: R5                      3. Overlay:                      5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td data-bbox="816 947 1360 1073">                     2. Number of Principal Dwelling Units To Construct: 0                      4. Number of Secondary Suite Dwelling Units to Construct: 2                      6. Backyard Housing or Secondary Suite Included?: Yes                      8. Development Category / Class of Permit: Permitted Development                 </td> </tr> </table>		1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development																						
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Dec 11, 2024 <b>Development Authority:</b> LAI, ECHO <b>Subject to the Following Conditions</b> DEVELOPMENT/ZONING CONDITIONS: <p>This Development Permit authorizes the construction of a Residential Use building in the form of a 2 Dwellings Backyard House with 2 Secondary Suite in the Basements.</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>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).</p> <p>Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).</p> <p>Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).</p> <p>Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and</p>																									

## Minor Development Permit

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).

Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).

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).

### DEVELOPMENT/ZONING ADVISEMENTS:

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

Any future deck enclosure or cover requires a separate development and building permit approval.

The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.

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).

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.

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](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.

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.

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. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website:



Project Number: **533096953-002**  
 Application Date: OCT 03, 2024  
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[https://www.edmonton.ca/residential\\_neighbourhoods/residential-lot-grading](https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading).

### WASTE MANAGEMENT ADVISEMENTS:

Waste Services has reviewed the proposed plan (PLOT PLAN and dated 2024-09-24) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.

Please visit [edmonton.ca/apartmentandcondocollection](http://edmonton.ca/apartmentandcondocollection) for detailed information for developers.

### 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:

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

The green cart equivalency program has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 12 carts; 8 x 240L for garbage and 4 x 240L for food scraps. Please note:

- Residents would be required to share their food scraps carts.
- Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
- Residents would use blue bags for recycling.

Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.

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 applicant or owner to ensure residents have access to the rear lane for waste set out.

### 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	\$800.00	\$800.00	04960G001001520	Oct 03, 2024
Lot Grading Fee	\$310.00	\$310.00	04960G001001520	Oct 03, 2024
Total GST Amount:	\$0.00			
<b>Totals for Permit:</b>	<b>\$910.00</b>	<b>\$910.00</b>		



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-084

