

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

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

**April 23, 2026**

**River Valley Room**

**City Hall, 1 Sir Winston Churchill Square NW, Edmonton,**

**AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**River Valley Room**

**TO BE RAISED**

I	9:00 A.M.	SDAB-D-26-091	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches; to develop 2 Secondary Suites in the Basements (units 1 & 2) and to develop a Basement in units 3 & 4, NOT to be used as a Secondary Suite
			9543 - 146 STREET NW Project No.: 644277904-002

**TO BE RAISED**

II	9:00 A.M.	SDAB-D-26-092	To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage)
			9543 - 146 STREET NW Project No.: 645002311-002

III	1:30 P.M.	SDAB-D-26-093	To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors
			7704 - 97 AVENUE NW Project No.: 631094623-002

IV	1:30 P.M.	SDAB-D-26-094	To construct a Residential Use building in the form of a 4 Dwelling Backyard House with Garage
			7704 - 97 AVENUE NW Project No.: 631118745-002

**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-26-091

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 644277904-002

APPLICATION TO: To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches; to develop 2 Secondary Suites in the Basements (units 1 & 2) and to develop a Basement in units 3 & 4, NOT to be used as a Secondary Suite

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 3, 2026

DATE OF APPEAL: March 23, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9543 - 146 STREET NW

LEGAL DESCRIPTION: Plan 6334HW Blk 86 Lot 5

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:

Appealing this permit on a number of reasons:

- 1) Inadequate soft landscaping coverage
- 2) The plot plan does not match the architectural drawings, and the development authority has erred in approving two incongruent documents.
- 3) There is a side cantilever that intrudes on the side setback distance.
- 4) As the previous permit for this site was successfully appealed and revoked, this current permit should have been refused as per bylaw 7.180. There are no significant material changes in the plan. Where a Development Permit application has been refused, the Development Planner must not accept another application for the same purpose or activity within a Use on the same Site within 6 months, given that the SDAB had revoked the previous permit.
- 5) Numerous other concerns to be raised by neighbours

<i>General Matters</i>
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**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, **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.

***Previous Subdivision and Development Appeal Board Decisions***

<b>Application Number</b>	<b>Description</b>	<b>Decision</b>
SDAB-D-25-175	To demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage).	December 23, 2025; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The Demolition Permit is GRANTED as approved by the Development Authority, subject to CONDITIONS.
SDAB-D-25-176	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement developments (units 3 & 4, NOT to be used as additional Dwellings), and	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.


	to develop 2 Secondary Suites in the Basements (units 1 & 2 only).	
SDAB-D-26-177	To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings above mutual Garages).	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.

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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>644277904-002</b> Application Date: JAN 20, 2026 Printed: March 3, 2026 at 2:57 PM Page: 1 of 9																												
	<h2>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>	<table border="1"> <tr> <td colspan="2" data-bbox="824 489 1224 512"><b>Property Address(es) and Legal Description(s)</b></td> </tr> <tr> <td colspan="2" data-bbox="857 514 1122 564">                     9543 - 146 STREET NW                      Plan 6334HW Blk 86 Lot 5                 </td> </tr> <tr> <td colspan="2" data-bbox="824 579 1000 602"><b>Specific Address(es)</b></td> </tr> <tr> <td data-bbox="816 611 862 632">Suite:</td> <td data-bbox="954 611 1179 632">1, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 642 862 663">Suite:</td> <td data-bbox="954 642 1179 663">2, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 674 862 695">Suite:</td> <td data-bbox="954 674 1179 695">3, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 705 862 726">Suite:</td> <td data-bbox="954 705 1179 726">4, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 737 862 758">Suite:</td> <td data-bbox="954 737 1232 758">BSMT1, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 768 862 789">Suite:</td> <td data-bbox="954 768 1232 789">BSMT2, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 800 899 821">Entryway:</td> <td data-bbox="954 800 1179 821">1, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 831 899 852">Entryway:</td> <td data-bbox="954 831 1179 852">2, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 863 899 884">Entryway:</td> <td data-bbox="954 863 1179 884">3, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 894 899 915">Entryway:</td> <td data-bbox="954 894 1179 915">4, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="816 926 883 947">Building:</td> <td data-bbox="954 926 1179 947">1, 9543 - 146 STREET NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b>		9543 - 146 STREET NW Plan 6334HW Blk 86 Lot 5		<b>Specific Address(es)</b>		Suite:	1, 9543 - 146 STREET NW	Suite:	2, 9543 - 146 STREET NW	Suite:	3, 9543 - 146 STREET NW	Suite:	4, 9543 - 146 STREET NW	Suite:	BSMT1, 9543 - 146 STREET NW	Suite:	BSMT2, 9543 - 146 STREET NW	Entryway:	1, 9543 - 146 STREET NW	Entryway:	2, 9543 - 146 STREET NW	Entryway:	3, 9543 - 146 STREET NW	Entryway:	4, 9543 - 146 STREET NW	Building:	1, 9543 - 146 STREET NW
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<b>Scope of Permit</b> To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches; to develop 2 Secondary Suites in the Basements (units 1 & 2) and to develop a Basement in units 3 & 4, NOT to be used as a Secondary Suite.																													
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Mar 03, 2026 <b>Development Authority:</b> SHAH, NIKHIL <b>Subject to the Following Conditions</b> [A] ZONING BYLAW CONDITIONS: This Development Permit authorizes the construction of " To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches; to develop 2 Secondary Suites in the Basements (units 1 & 2) and to develop a Basement in units 3 & 4, NOT to be used as a Secondary Suite." The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF THIS DEVELOPMENT PERMIT APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). The Street-facing Facade of each Row Housing Dwelling must have clear glass windows covering a minimum of 15% of the																													
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## Development Permit

Facade area above the basement (Subsection 2.10.5.6.2).

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).

Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines (Subsection 5.90.13).

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).

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).

The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.

The proposed basement development for Units 3 & 4 must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.

This Development Permit shall be revoked if the conditions of this permit are not met.

### ZONING BYLAW ADVISEMENT:

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.

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

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

## Development Permit

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.

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](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process.

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)

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 Planning and Development department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

### [B] TRANSPORTATION PLANNING CONDITION: (MINOR DEVELOPMENT)

1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m. Vehicles parked partially in the alley right-of-way will be subject to enforcement measures.

2. Permanent objects including concrete steps, railings, planter boxes, retaining walls, fences and gate swings 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 and only grass is permitted to be planted within the boulevard.

3. 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://utilityafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated



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## Development Permit

with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

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

[https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

5. Any sidewalk, alley 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.

### ADVISEMENT:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

### [C] DRAINAGE ASSESSMENT CONDITIONS:

DP#644277904-002 To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches; to develop 2 Secondary Suites in the Basements (units 1 & 2) and to develop a Basement in units 3 & 4, NOT to be used as a Secondary Suite. File No.51-013-109-084 (Crestwood)

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 9543 - 146 STREET NW(Plan 6334HW Blk 86 Lot 5;Crestwood), subject to the following conditions:

### APPLICABLE ASSESSMENTS

#### CONDITIONS

Development Assessments

#### APPLICABLE ASSESSMENTS

##### Permanent Area Contribution (PAC)

Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

##### Expansion Assessment (EA)

Expansion Assessment charge is being paused the end of the June 2026.(exact date to be determined by the SSSF Oversight Committee); therefore EAs are 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 are not applicable since the property is not within any active PAC basin.

##### Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the June 2026. (exact date to be

## Development Permit

determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP. 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 2026. 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](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](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](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](https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx)

### [D] LANDSCAPING CONDITIONS:

- 1) Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.
- 2) Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.
- 3) Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

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<h2>Development Permit</h2>	
<p>[E] FIRE RESCUE SERVICES CONDITIONS:</p>	
<p>Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:</p>	
<p>1) Travel distance from the emergency access route to each principal entrance must not exceed 45m.  <a href="https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329">https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329</a></p>	
<p>2) Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.  <a href="https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329">https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329</a></p>	
<p>3) 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</p>	
<p>Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).</p>	
<p>A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).</p>	
<p>You can locate a copy of the FSP guide for your reference here:  <a href="https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771">https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771</a></p>	
<p>4) To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.</p>	
<p>Reference: NFC(2023-AE) 5.6.1.2.(1) Protection of Adjacent Building          -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.</p>	
<p>Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:          Measures to mitigate fire spread to adjacent buildings  <a href="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">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</a></p>	
<p>Kind regards,          Ryan Bilton          FSCO Group B, Level II</p>	
<p>Please send ALL FRS DP review inquiries to <a href="mailto:cmsfpts@edmonton.ca">cmsfpts@edmonton.ca</a></p>	
<p>[F] EPCOR WATER CONDITIONS:</p>	
<p>1. 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 <a href="mailto:waterlandadmin@epcor.com">waterlandadmin@epcor.com</a>.</p>	
<p>P0702003</p>	

## Development Permit

### EPCOR WATER ADVISEMENT:

1. The site is currently serviced by a 20 mm copper water service (N35527) located 7.44m south of north the property line of Lot 5 off of lane east of 146 Street. If this service will not be utilized 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.

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.

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.

3. A new water service may be constructed for this lot directly off EPCOR's 200 mm PVC water main along on lane east of 146 Street.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass.drainage@epcor.com](mailto: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 on site water and/or sewer servicing.

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](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html).

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

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [EWSinspections@epcor.com](mailto:EWSinspections@epcor.com) or 780-412-3850.

7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.

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.

9. 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.

10. 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).

11. 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.

12. 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.



Project Number: **644277904-002**  
 Application Date: JAN 20, 2026  
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## Development Permit

13. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Mashaim Fatima at [Mfatima@epcor.com](mailto:Mfatima@epcor.com).

### [G] WASTE MANAGEMENT CONDITIONS:

Thank you for the opportunity to provide feedback on this project.

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 1/21/26 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

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.

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 and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L 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.

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

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.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

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.

If you require any further clarifications, please contact us.



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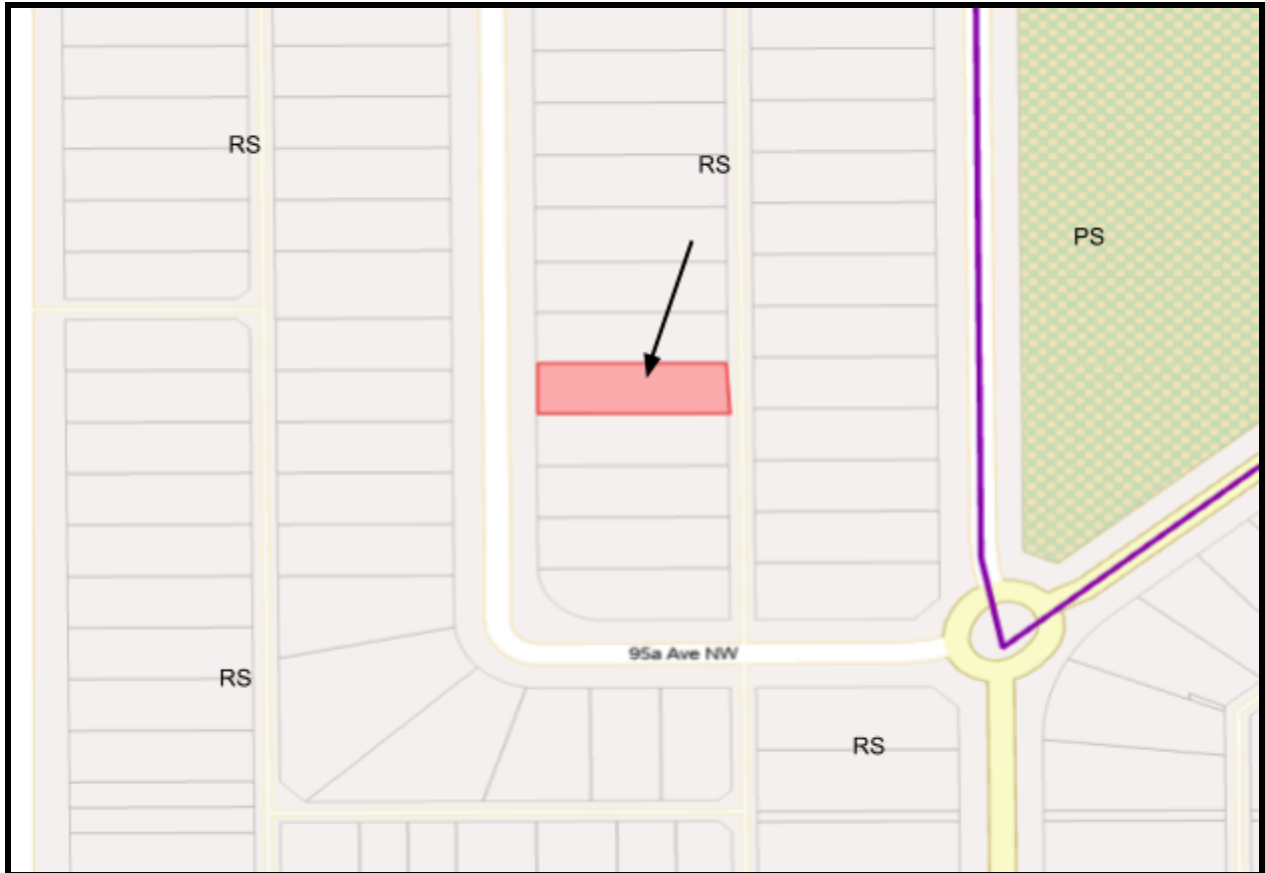
## Development Permit

### 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

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$1,040.00	\$1,040.00	217284000013196	Jan 20, 2026
Lot Grading Fee	\$500.00	\$500.00	217284000013196	Jan 20, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	217284000013196	Jan 20, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,115.00</u>	<u>\$2,115.00</u>		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-091

▲  
**N**

**TO BE RAISED**

ITEM II: 9:00 A.M.

FILE: SDAB-D-26-092

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 645002311-002

APPLICATION TO: To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 3, 2026

DATE OF APPEAL: March 23, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9543 - 146 STREET NW

LEGAL DESCRIPTION: Plan 6334HW Blk 86 Lot 5

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:

- Appealing this permit on a number of reasons:  
1) Inadequate soft landscaping coverage

- 2) The plot plan does not match the architectural drawings, and the development authority has erred in approving two incongruent documents.
- 3) There is a side cantilever that intrudes on the side setback distance.
- 4) As the previous permit for this site was successfully appealed and revoked, this current permit should have been refused as per bylaw 7.180. There are no significant material changes in the plan. Where a Development Permit application has been refused, the Development Planner must not accept another application for the same purpose or activity within a Use on the same Site within 6 months, given that the SDAB had revoked the previous permit.
- 5) Numerous other concerns to be raised by neighbours

<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 2.10.2.2, 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.

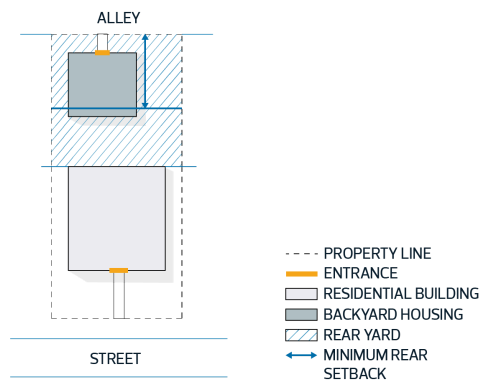
Under section 8.20, **Secondary Suite** means:

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, **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.



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.

***Previous Subdivision and Development Appeal Board Decisions***

Application Number	Description	Decision
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SDAB-D-25-175	To demolish a Residential Use building (Single Detached House) and an Accessory building (detached Garage).	December 23, 2025; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The Demolition Permit is GRANTED as approved by the Development Authority, subject to CONDITIONS.
SDAB-D-25-176	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement developments (units 3 & 4, NOT to be used as additional Dwellings), and to develop 2 Secondary Suites in the Basements (units 1 & 2 only).	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.
SDAB-D-26-177	To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings above mutual Garages).	December 23, 2025; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is REFUSED.


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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>645002311-002</b> Application Date: JAN 27, 2026 Printed: March 3, 2026 at 3:05 PM Page: 1 of 4																
<h2>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>	<table border="1"> <tr> <td colspan="2" data-bbox="824 449 1219 470"><b>Property Address(es) and Legal Description(s)</b></td> </tr> <tr> <td colspan="2" data-bbox="854 474 1118 527">                     9543 - 146 STREET NW                      Plan 6334HW Blk 86 Lot 5                 </td> </tr> <tr> <td colspan="2" data-bbox="824 537 997 558"><b>Specific Address(es)</b></td> </tr> <tr> <td data-bbox="815 569 943 590">Suite:</td> <td data-bbox="950 569 1187 590">G1, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="815 600 943 621">Suite:</td> <td data-bbox="950 600 1187 621">G2, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="815 632 943 653">Entryway:</td> <td data-bbox="950 632 1187 653">G1, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="815 663 943 684">Entryway:</td> <td data-bbox="950 663 1187 684">G2, 9543 - 146 STREET NW</td> </tr> <tr> <td data-bbox="815 695 943 716">Building:</td> <td data-bbox="950 695 1187 716">G1, 9543 - 146 STREET NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b>		9543 - 146 STREET NW Plan 6334HW Blk 86 Lot 5		<b>Specific Address(es)</b>		Suite:	G1, 9543 - 146 STREET NW	Suite:	G2, 9543 - 146 STREET NW	Entryway:	G1, 9543 - 146 STREET NW	Entryway:	G2, 9543 - 146 STREET NW	Building:	G1, 9543 - 146 STREET NW
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Entryway:	G2, 9543 - 146 STREET NW																
Building:	G1, 9543 - 146 STREET NW																
<b>Scope of Permit</b> To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage).																	
<b>Details</b> <table border="1"> <tr> <td data-bbox="282 848 802 974">                     1. Titled Lot Zoning: R5                      3. Overlay:                      5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td data-bbox="815 848 1365 974">                     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> Mar 03, 2026 <b>Development Authority:</b> SHAH, NIKHIL <b>Subject to the Following Conditions</b> [A] ZONING BYLAW CONDITIONS: This Development Permit authorizes " To construct a Residential Use building in the form of a Backyard House (2 Dwellings with Garage)". 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). 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 Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and 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 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																	
P0702003																	

	Project Number: <b>645002311-002</b> Application Date: JAN 27, 2026 Printed: March 3, 2026 at 3:05 PM Page: 2 of 4
<h2>Development Permit</h2>	
<p>5.120.3).</p> <p>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).</p> <p><b>ZONING BYLAW ADVISEMENT:</b></p> <p>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.</p> <p>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 <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>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 <a href="http://epcor.com/newconnection">epcor.com/newconnection</a> 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 <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval.</p> <p>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>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 Planning and Development department. This notification is necessary to determine whether a new development permit is required.</p>	
P0702003	



Project Number: **645002311-002**  
Application Date: JAN 27, 2026  
Printed: March 3, 2026 at 3:05 PM  
Page: 3 of 4

## Development Permit

Signs require separate Development Permit application(s).

### [B] WASTE MANAGEMENT CONDITIONS/ ADVISEMENTS:

Thank you for the opportunity to provide feedback on this project.

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 1/19/26 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

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.

#### 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 and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 8 x 240 L 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.

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

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.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

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.

If you require any further clarifications, please contact us.

### 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

P0702003

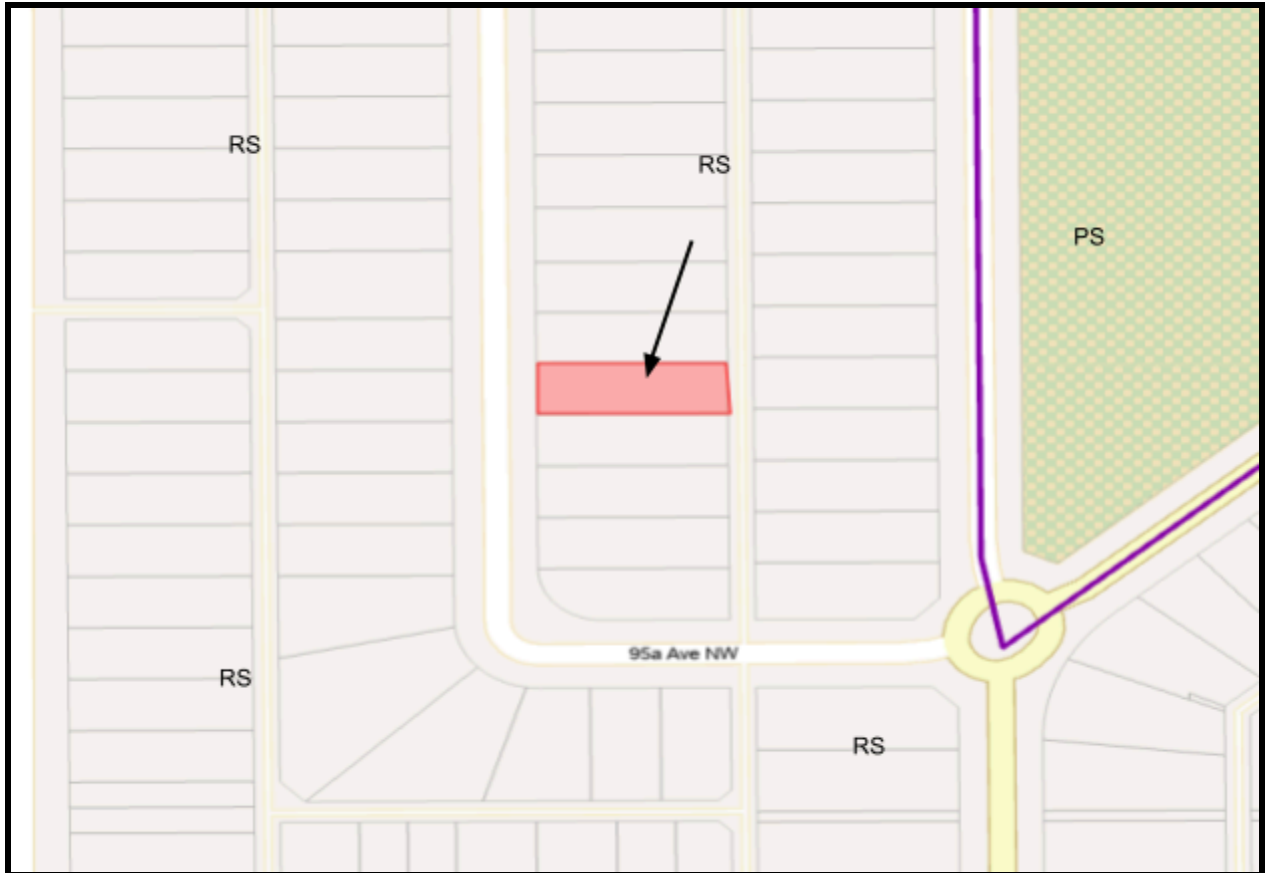


Project Number: **645002311-002**  
Application Date: JAN 27, 2026  
Printed: March 3, 2026 at 3:05 PM  
Page: 4 of 4

## Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$625.00	\$625.00	277596000016743	Jan 27, 2026
Lot Grading Fee	\$320.00	\$320.00	277596000016743	Jan 27, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$945.00</u>	<u>\$945.00</u>		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-092

▲  
**N**

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 631094623-002

APPLICATION TO: To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 12, 2026

DATE OF APPEAL: March 28, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7704 - 97 AVENUE NW

LEGAL DESCRIPTION: Plan 6258HW Blk 5 Lot 48, Plan 2522483 Blk 5 Lot 48A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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***Grounds for Appeal***

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

drainage, height, setbacks, massing, fire risk, privacy, utility capacity (sewer)

<b>General Matters</b>
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**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>631094623-002</b> Application Date: SEP 29, 2025 Printed: March 12, 2026 at 4:42 PM Page: 1 of 3		
	<h2>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> 7704 - 97 AVENUE NW Plan 2522483 Blk 5 Lot 48A  <b>Specific Address(es)</b> Suite: 1, 7704 - 97 AVENUE NW Suite: 2, 7704 - 97 AVENUE NW Suite: BSMT1, 7704 - 97 AVENUE NW Suite: BSMT2, 7704 - 97 AVENUE NW Entryway: 1, 7704 - 97 AVENUE NW Entryway: 2, 7704 - 97 AVENUE NW Building: 1, 7704 - 97 AVENUE NW		
<b>Scope of Permit</b> To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors.			
<b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">                     1. Titled Lot Zoning: R5                      3. Overlay:                       5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td style="width: 50%;">                     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> Mar 12, 2026 <b>Development Authority:</b> ZENG, KATHY  <b>Subject to the Following Conditions</b> Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors.  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 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			
P0702003			

## Development Permit

unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m<sup>2</sup>, 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.)

Vehicular access from 97 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).

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).

### Subject to the Following Advisements

#### 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.

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.

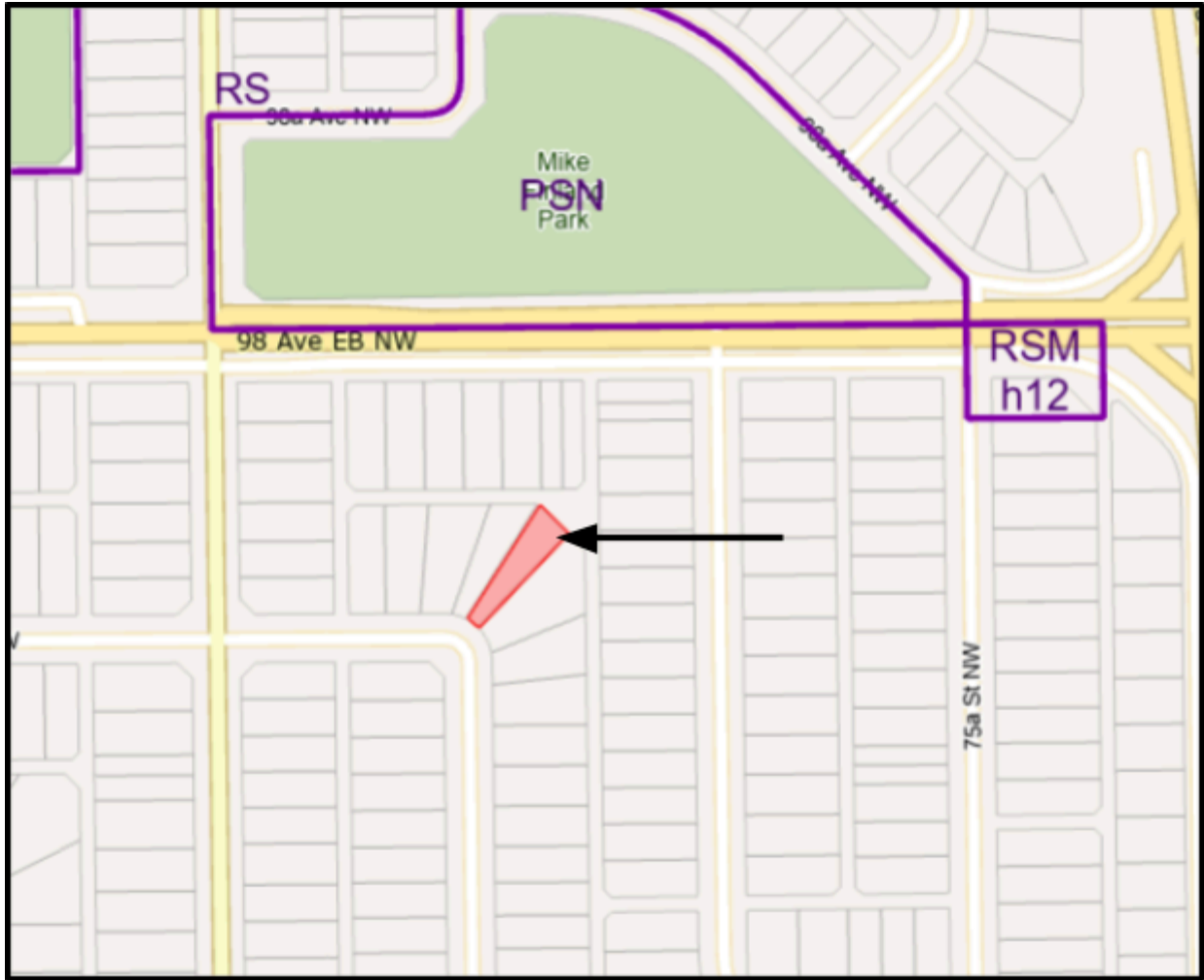


Project Number: **631094623-002**  
Application Date: SEP 29, 2025  
Printed: March 12, 2026 at 4:42 PM  
Page: 3 of 3

## Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$615.00	\$615.00	281252001001804	Sep 29, 2025
Lot Grading Fee	\$320.00	\$320.00	281252001001804	Sep 29, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$935.00</u>	<u>\$935.00</u>		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

▲  
**N**

File: SDAB-D-26-093

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: P. Martin

APPLICATION NO.: 631118745-002

APPLICATION TO: To construct a Residential Use building in the form of a 4 Dwelling Backyard House with Garage

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 25, 2026

DATE OF APPEAL: March 28, 2026

RESPONDENT: EIGHT BLOCK LTD. , (PLUMBING & GAS)

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7704 - 97 AVENUE NW

LEGAL DESCRIPTION: Plan 6258HW Blk 5 Lot 48, Plan 2522483 Blk 5 Lot 48A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

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<b><i>Grounds for Appeal</i></b>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

drainage, height, setbacks, privacy, utility loads (sewer), fire risk, massing

**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.

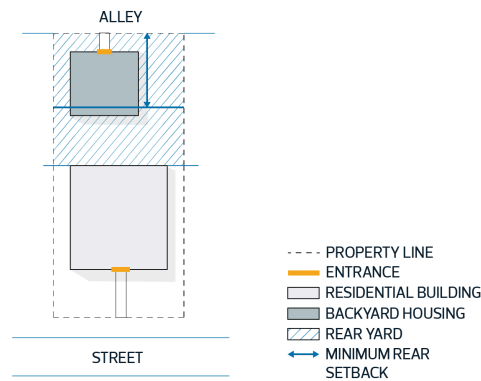


Under section 8.20, **Secondary Suite** means:

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, **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.



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>631118745-002</b> Application Date: SEP 29, 2025 Printed: March 25, 2026 at 11:14 AM Page: 1 of 6		
<h2 style="margin: 0;">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> 7704 - 97 AVENUE NW Plan 2522483 Blk 5 Lot 48A  <b>Specific Address(es)</b> Suite: G1, 7704 - 97 AVENUE NW Suite: G2, 7704 - 97 AVENUE NW Suite: G3, 7704 - 97 AVENUE NW Suite: G4, 7704 - 97 AVENUE NW Entryway: G1, 7704 - 97 AVENUE NW Entryway: G2, 7704 - 97 AVENUE NW Entryway: G3, 7704 - 97 AVENUE NW Entryway: G4, 7704 - 97 AVENUE NW Building: G1, 7704 - 97 AVENUE NW		
<b>Scope of Permit</b> To construct a Residential Use building in the form of a 4 Dwelling Backyard House with Garage.			
<b>Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     1. Titled Lot Zoning: R5                      3. Overlay:                       5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td style="width: 50%; border: none;">                     2. Number of Principal Dwelling Units To Construct: 0                      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: 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: 4 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> Mar 25, 2026 <b>Development Authority:</b> ZENG, KATHY  <b>Subject to the Following Conditions</b> Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Backyard House with Garage.  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).  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 Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and 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).			
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	Project Number: <b>631118745-002</b> Application Date: SEP 29, 2025 Printed: March 25, 2026 at 11:14 AM Page: 2 of 6
<h2>Development Permit</h2>	
<p>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).</p>	
<p>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).</p>	
<p>Transportation Conditions:</p>	
<p>Permanent objects including concrete steps, ramps, retaining walls, railings, fencing, 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.</p>	
<p>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: <a href="https://utility-safety.ca/wheres-the-line/submit-a-locate-request/">https://utility-safety.ca/wheres-the-line/submit-a-locate-request/</a>) (1-800-242-3447) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.</p>	
<p>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"> <li>a. the start/finish date of project;</li> <li>b. accommodation of pedestrians and vehicles during construction;</li> <li>c. confirmation of lay down area within legal road right of way if required; and</li> <li>d. to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.</li> </ul>	
<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:</p>	
<p><a href="https://www.edmonton.ca/business_economy/oscam-permit-request.aspx">https://www.edmonton.ca/business_economy/oscam-permit-request.aspx</a></p>	
<p>Any alley 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 <a href="mailto:trevor.singbeil@edmonton.ca">trevor.singbeil@edmonton.ca</a> for an onsite inspection 72 hours prior to and following construction of the access. In Trevor's absence, please contact <a href="mailto:developmentinspections@edmonton.ca">developmentinspections@edmonton.ca</a></p>	
<p><b>Subject to the Following Advisements</b></p>	
<p>Zoning Advisements:</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</p>	
<p>P0702003</p>	



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[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)

### Fire Rescue Services Advisements:

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

Travel distance from the emergency access route to each principal entrance must not exceed 45m.

[https://www.edmonton.ca/sites/default/files/public-files/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1737101329](https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329)

Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

[https://www.edmonton.ca/sites/default/files/public-files/B19-04\\_Small\\_Building\\_Access\\_Policy.pdf?cb=1737101329](https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329)

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.

[https://www.edmonton.ca/programs\\_services/fire\\_rescue/fire-safety-plan-construction-sites](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites)

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<p>Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:          Measures to mitigate fire spread to adjacent buildings  <a href="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">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</a></p>	
<p>Kind regards,          Matthew McKellar          FSCO Group B, Level II</p>	
<p>Please send ALL FRS DP review inquiries to <a href="mailto:cmsfpts@edmonton.ca">cmsfpts@edmonton.ca</a></p>	
<p>Waste Services Advisements:          Thank you for the opportunity to provide feedback on this project.</p>	
<p>Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-04-07 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.</p>	
<p>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.</p>	
<p>The green cart equivalency program with an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 08 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.</p>	
<p>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.</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>	
<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 owner to ensure all residents have access to the rear lane for waste set out.</p>	
<p>If you require any further clarifications, please contact us.</p>	
<p>Thank you for the opportunity to provide feedback on this project.</p>	
<p>P0702003</p>	



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## Development Permit

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-12-19 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

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.

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 and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L 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.

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

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.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

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.

If you require any further clarifications, please contact us.

### 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	\$815.00	\$815.00	207488001001820	Sep 29, 2025
Lot Grading Fee	\$490.00	\$490.00	207488001001820	Sep 29, 2025

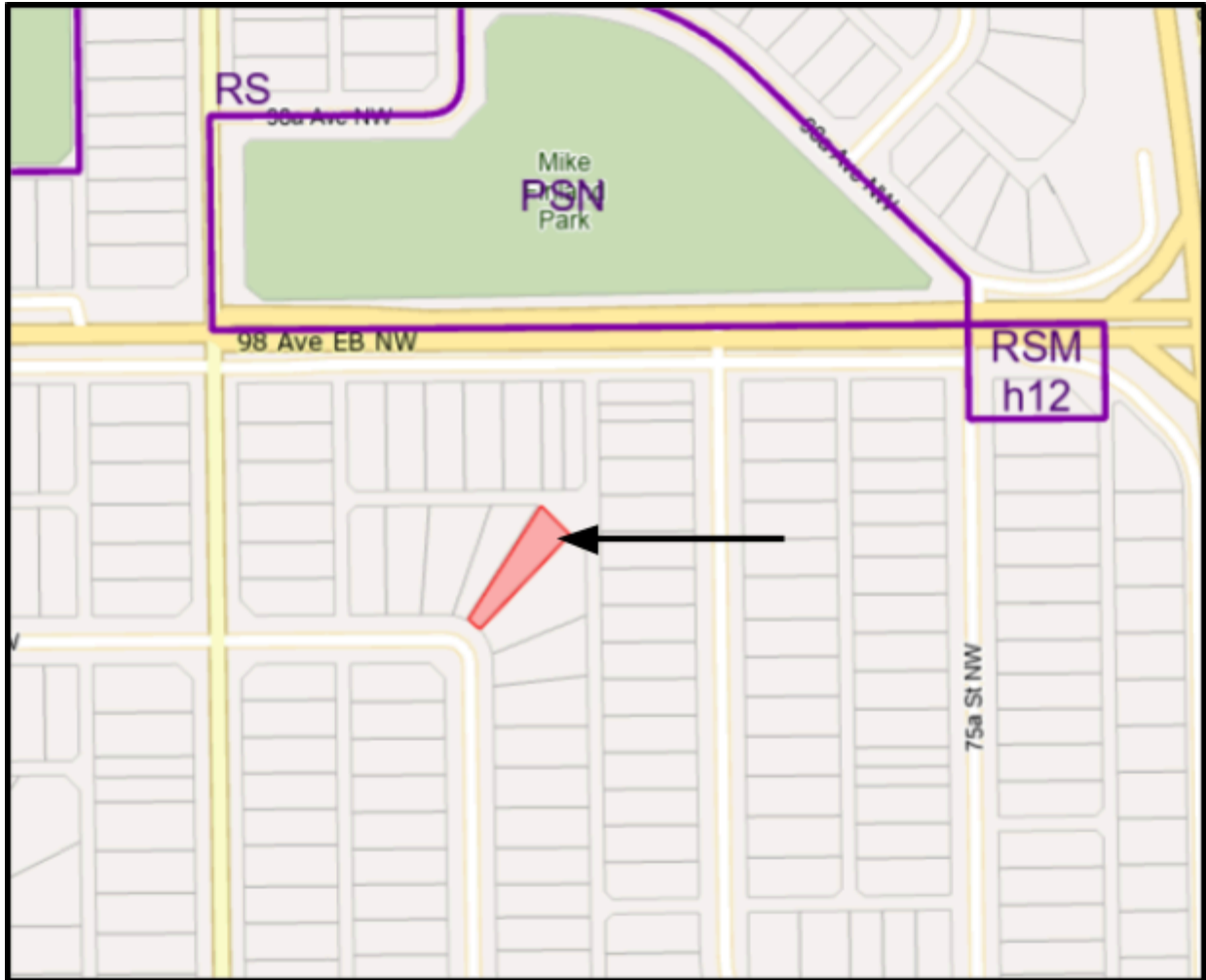


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### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,105.00	\$1,105.00		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-094

▲  
**N**