

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Friday, 9:00 A.M.

May 1, 2026

River Valley Room

City Hall, 1 Sir Winston Churchill Square NW

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

TO BE RAISED

I 9:00 A.M. SDAB-D-26-102

To construct a Residential Use building in the form of a 10 Dwelling Multi-unit Housing building and to construct an Accessory building (bike storage building)

13302 - 106 Avenue NW
Project No.: 629876520-002

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-102

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:
APPELLANT NO. 2:
APPELLANT NO. 3:
APPELLANT NO. 4:
APPELLANT NO. 5:
APPELLANT NO. 6:
APPELLANT NO. 7:

APPLICATION NO.: 629876520-002

APPLICATION TO: Construct a Residential Use building in the form of a 10 Dwelling Multi-unit Housing building and to construct an Accessory building (bike storage building)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 24, 2026

DATE OF APPEAL(S): March 18 and March 19, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13302 - 106 Avenue NW

LEGAL DESCRIPTION: Plan 1690HW Blk 61A Lot 1

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

APPELLANT NO. 1 -

The reasons for the appeal of the Development Permit 629876520-002

1. The Development Officer misinterpreted, relaxed or varied the City of Edmonton Zoning Bylaw 20001 (the “Zoning Bylaw”) by determining that there are 10 dwellings on the land municipally described as 14007–100 Avenue (the “Lands”). The proposed development is a lodging house.

The number of Lodging House Sleeping Units exceeds the amount authorized under s. 2.10.3.2.2 of the Zoning Bylaw.

2. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 2.10.4.1.7.

3. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with ss. 5.60.3, .

4. .5. 4. The Development Authority misinterpreted or relaxed or varied the Zoning Bylaw by failing to require the Applicant to provide a lot grading plan for the proposed development as required by s. 7.140.1.3.1 and misinterpreted or relaxed or varied the Zoning Bylaw by failing to consider the drainage information as required by s. 7.140.1.4.1

5. Such further and other grounds as may be revealed by a review of the Development Authority’s file.

APPELLANT NO. 2 -

Grounds:

- General grounds. Need to see the interior plans to determine specifics
- Grading
- Drainage
- Landscaping
- Its a lodging house
- Development planner incorrectly used discretion
- Development planner has a history of incorrect approvals that get overturned on appeal and should not be on this file

APPELLANT NO. 3

The development officer misinterpreted the applicable zoning bylaw by interpreting that there are 10 dwellings on the land when the proposed development is in fact a lodging house, with sleeping units well in-excess of the bylaw.

APPELLANT NO. 4

The grounds for my appeal are:

- * The development officer misinterpreted the applicable zoning bylaw by interpreting that there are 10 dwellings on the land when the proposed development is in fact a lodging house, with sleeping units well in-excess of the bylaw. There is nothing to stop the owner from renting out individual units - in fact, this is the perfect scenario to do so!
- * We question whether the current drainage system can even handle the outflow from 30 toilets (let alone sinks or washing machines!) when it previously handled the needs of a single family.
- * The owner has not followed city directives to post his intentions to build when he received his development permit. This is an experienced builder. It calls into suspicion his other claims/ proposed plans.

APPELLANT NO. 5-

This appeal is based on serious concerns regarding the nature and impact of the approved development. While presented as multi-unit housing, the project is being marketed and intended for rental by the room, which introduces a level of transiency that is inconsistent with the character and stability of this established residential community.

Homeowners in this neighbourhood have made significant long-term financial and personal investments, and this type of use undermines both property values and the integrity of the area. In addition, there appears to be a lack of clear oversight or enforceable safeguards by the City to manage this form of occupancy, which raises legitimate concerns around safety, accountability, and increased strain on surrounding residents.

The approval of this development, without addressing these impacts, reflects a disregard for the existing community and the rights of those who live here.

APPELLANT NO. 6

1-As per conditlon and requirements for f a DP approval Property owner is required to post on site within 14 days a notice to advice neighbors that DP has been approved. As of March 17th AM 21 days has now passed and this

notice has not yet been posted and therefore not providing the required notice and timelines to neighbors to file an appeal which is actually due on March 21st today.

2-the second concern is being the 2-the second concern is being the I across the street from this proposed the additional traffic of additional residents increases the concern for safety for these students and staff.

3-the third concern is being waste management and pick up with 10 units being approved would require 20 bins and 10 garbage and 10 green bins necessary and a clearance between of 1 M and 1 M from fences and also additional clearance of 1M from blue bags and the site off alley physically does not have anywheres near enough room to accomodate this number of bins and recycle needs without a drastic relaxation of requirements.

4- the size of the units exceeds possibly height restrictions or site coverage butalso without a shadow study to see how this will impact the nieghbors and thre sunlight or use of thier personal space and enjoyment and a shadow study should be required to assess this possible concern.

APPELLANT NO. 7

- The development officer misinterpreted the applicable zoning bylaw by interpreting that there are 10 dwellings on the land when the proposed development is in fact a lodging house, with sleeping units well in-excess of the bylaw.
- The development exceeds the maximum site coverage
- The development exceeds the maximum height
- The bylaw design requirements are not met
- The grading plan does not meet the bylaw
- The landscaping requirements of the bylaw are not met
- Drainage information was not appropriately considered
- Other grounds of appeal apparent on a review of the development file.
- This kind of development is totally inappropriate for a neighbourhood, inhabited by families with children and across the street from a school

General Matters

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on March 25, 2026:

“That the appeal hearing be scheduled for May 1, 2026.”

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, **Mult-unit Housing** means:

means a building that contains:

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

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

Under section 8.20, **Dwelling** means:

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


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

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

Application Number	Description	Decision
SDAB-D-25-109	To construct a Residential Use building in the form of a 5 Dwelling Row House with unenclosed front porches and to develop 5 Secondary Suites in the Basements.	September 11, 2025; The appeals are ALLOWED and the decision of the Development Authority is REVOKED . The development is REFUSED .


Notice to Applicant/Appellant

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

	Project Number: 629876520-002 Application Date: SEP 18, 2025 Printed: February 26, 2026 at 9:17 AM Page: 1 of 9		
Development Permit			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant	Property Address(es) and Legal Description(s) 13302 - 106 AVENUE NW Plan 1690HW Blk 61A Lot 1 Specific Address(es) Suite: 13302 - 106 AVENUE NW Suite: 13304 - 106 AVENUE NW Suite: 13306 - 106 AVENUE NW Suite: 13308 - 106 AVENUE NW Suite: 13310 - 106 AVENUE NW Suite: MNFL, 13302 - 106 AVENUE NW Suite: MNFL, 13304 - 106 AVENUE NW Suite: MNFL, 13306 - 106 AVENUE NW Suite: MNFL, 13308 - 106 AVENUE NW Suite: MNFL, 13310 - 106 AVENUE NW Entryway: 13302 - 106 AVENUE NW Entryway: 13304 - 106 AVENUE NW Entryway: 13306 - 106 AVENUE NW Entryway: 13308 - 106 AVENUE NW Entryway: 13310 - 106 AVENUE NW Building: 13302 - 106 AVENUE NW		
Scope of Permit To construct a Residential Use building in the form of a 10 Dwelling Multi-unit Housing building and to construct an Accessory building (bike storage building).			
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 312.96 </td> <td style="width: 50%; border: none;"> Gross Floor Area (sq.m.): 13205 New Sewer Service Required: N Overlay: Summary Plan: </td> </tr> </table>		Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 312.96	Gross Floor Area (sq.m.): 13205 New Sewer Service Required: N Overlay: Summary Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 312.96	Gross Floor Area (sq.m.): 13205 New Sewer Service Required: N Overlay: Summary Plan:		
Development Permit Decision Approved Issue Date: Feb 24, 2026 Development Authority: ZHOU, ROWLEY Subject to the Following Conditions A) Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 10 Dwelling Multi-unit Housing building and to construct an Accessory building (bike storage building). 2. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.			
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Development Permit

3. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).
4. **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).
5. Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8 m (Subsection 5.60.4.7) or, an alternative may be accepted as specified in Subsection 5.60.5.4
6. Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).
7. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).
8. Bike parking must be provided in accordance with Subsection 5.80.8.
 A minimum of 10 Bike Parking Spaces must be provided, 1 of which must be Short Term Bike Parking Spaces, 9 of which must be Long Term Bike Parking Spaces. A minimum of 1 Short Term Bike Parking Spaces must be Inclusive Bike Parking Spaces and a minimum of 1 Long Term Bike Parking Spaces must be Inclusive Bike Parking Spaces.
9. The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1).
10. Outdoor lighting must be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately -lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).
11. Outdoor Common Amenity Area(s) must include seating and lighting, and must be accessible by all residents of the site (Subsection 5.20.6).
12. Any increase in the number of Sleeping Units / Dwellings requires separate development approval.
13. An Accessory building or structure must not exceed 4.3 m in Height (Subsection 5.10.9.1).
14. The Accessory building eaves may project a maximum of 0.6 m into a required Setback (Subsection 5.90.1).
15. The minimum distance between the eave of the Accessory building and a Lot line Abutting another Site must be 0.45 m (Subsection 5.90.1.1).
- B) Landscaping Conditions:**
1. **PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW**, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).
 2. **PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW**, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$22,600.1 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
 - a. Cheque
 - b. Irrevocable letter of credit

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<p>c. Development bond Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.</p> <p>3. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner.</p> <p>4. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.</p> <p>5. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest.</p> <p>6. If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).</p> <p>7. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).</p> <p>Applicants MUST adhere to the following:</p> <p>8. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>9. 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>The City of Edmonton Public Tree Bylaw https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158</p> <p>Apply for the Public Tree Permit https://www.edmonton.ca/treep permit</p> <p>C) Transportation Conditions:</p> <p>1. Access to the alley exists 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%.</p> <p>2. The existing encroaching retaining wall, driveway and concrete steps in the 106 Avenue right-of-way must be removed and boulevard restored to grass.</p> <p>3. Onsite sidewalks must be developed as accessible and hard-surfaced and must connect the building entrances to the public sidewalk to meet Section 5.80 of Zoning Bylaw 20001.</p> <p>4. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as</p>	
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Development Permit

all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

5. 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.

6. 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://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

7. 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

8. 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.

D) EPCOR Conditions:

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

1a. The proposed development must comply with any requirements identified in the IFPA.


1b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.

2. There is a 200 mm PVC water main 1.8 m south of the south property line of the subject site along the north side of 106 Avenue NW. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Advisements

A) Zoning Advisements:

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

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<p>2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.</p> <p>3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p> <p>4. Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p> <p>5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p>6. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>7. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.</p> <p>9. Signs require separate Development Permit application(s).</p> <p>B) EPCOR Advisements:</p> <p>1. The site is currently serviced by a 20mm copper water service (N24863) located 5.00m south of the north property line of Lot 1. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.</p> <p>1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.</p> <p>2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.</p>	
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Development Permit

3. A new water service may be constructed for this lot directly off EPCOR's 150mm water main along the lane west of 133 Street NW or directly off EPCOR's 200mm water main along the north side of 106 Avenue NW or directly off EPCOR's 250mm water main along 133 Street NW adjacent to the subject site.

3a. Connection to the 450 mm water transmission main along the south side of 106 Avenue NW will not be permitted.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.

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.

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@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 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. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).

10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

11. 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.

12. 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).

13. 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.

14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent

Development Permit

can remove, operate or maintain EPCOR infrastructure.

15. This review was completed to the best of our knowledge with the information provided and is not an official response to any DP or LDA applications.

C) Fire Rescue Services Advisements:

1. A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit upon commencement of construction.

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

2. 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).

3. 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).

4. 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>

5. Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

1) Hydrants on construction, alteration, or demolition site shall

a) be clearly marked with a sign,

b) be accessible, and

c) have an unobstructed clearance of not less than 2 m at all times.

6. Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m in distance.

https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

During Construction

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.

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building

1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.


Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

D) Waste Services Advisements:

1. 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.

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<p>2. Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.</p> <p>3. To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:</p> <ul style="list-style-type: none"> - Access to containers and removal of obstructions. - Container set out, and - The responsibility for wear and tear or damages. <p>4. 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 10 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 15 carts: 10 x 240 L for garbage and 5 x 240 L for food scraps.</p> <p>Please note:</p> <ul style="list-style-type: none"> - 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>5. A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p> <p>6. 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>7. 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>E) Infill Fire Protection Assessment Advisements</p> <p>1. In accordance with City of Edmonton Design and Construction Standard Volume 4: Water, municipal hydrants are to be located such that sufficient resources for firefighting are available for the proposed development. EPCOR Water has identified this file for further firefighting water supply review.</p> <p>2. Edmonton Fire Rescue Services has reviewed the details of the subject Development Permit application, and concludes that the existing water infrastructure provides sufficient capacity and availability such that the subject site is functionally compliant with the municipal standard for firefighting water supply.</p> <p>3. As a result, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.</p> <p>4. Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code - 2023 Alberta Edition.</p> <p>Rights of Appeal</p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>				
Fees				
Fee Amount	Amount Paid	Receipt #	Date Paid	
Lot Grading Fee	\$554.00	\$554.00	025989001001558	Sep 25, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	025989001001558	Sep 25, 2025
P0702003				



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Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Permit Inspection Fee	\$560.00	\$560.00	025989001001558	Sep 25, 2025
Dev. Application Fee # of dwelling units	\$498.00	\$498.00	025989001001558	Sep 25, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,632.00</u>	<u>\$2,632.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ← **File: SDAB-D-26-102** ▲
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