

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

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

**May 29, 2026**

**River Valley Room**

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

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

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I	9:00 A.M.	SDAB-D-26-128	To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, Secondary Suite (13635) and Basement Development (13637) (NOT to be used as an additional Dwelling)
			13635 - BUENA VISTA ROAD NW Project No.: 637949827-002

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II	9:00 A.M.	SDAB-D-26-129	To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage) and Basement development (NOT to be used as an additional dwelling)
			13635 - BUENA VISTA ROAD NW Project No.: 637953870-002

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III	9:00 A.M.	SDAB-D-26-130	To construct a Residential Use building in the form of a Semi-Detached House with an unenclosed front porch, balconies, and to develop Secondary Suites in the Basements
			13639 - BUENA VISTA ROAD NW Project No.: 616686506-002

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IV	9:00 A.M.	SDAB-D-26-131	To construct a Residential Use building in the form of a Backyard House with a balcony (1 Dwelling without Garage)
			13639 - BUENA VISTA ROAD NW Project No.: 616735944-002

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**TO BE RAISED**

V	1:30 P.M.	SDAB-D-26-124	To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, a basement development (NOT to be used as an additional dwelling, Unit 1), and 3 Secondary Suites (Unit 2, 3, 4)
			9244 - 86 STREET NW Project No.: 583517173-002

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

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 637949827-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, Secondary Suite (13635) and Basement Development (13637) (NOT to be used as an additional Dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: March 4, 2026**

**DATE OF APPEAL: May 4, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13635 - BUENA VISTA ROAD NW

LEGAL DESCRIPTION: Plan 2020357 Blk 28 Lot 13B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am writing to formally appeal the approval of the above development on the basis that required public notification procedures were not followed.

At no point during the development application process was any notice or signage affixed to the fencing or otherwise securely posted on the property to inform adjacent residents of the proposed development details. This omission is particularly concerning given the sites history. The lot has remained vacant and derelict for over five years and has undergone multiple changes in ownership during that time, making clear and transparent communication with neighbouring property owners especially important.

The absence of posted notice deprived nearby residents of the opportunity to be informed of, review, and respond to the proposed development in a timely manner. Public notice requirements exist to ensure procedural fairness and meaningful community engagement. In this case, those principles were not upheld.

Given these circumstances, I respectfully request that:

- 1) The approval be reviewed in light of the failure to meet notification requirements; and
- 2) Consideration be given to reopening the review process to allow for proper community input.

I appreciate your attention to this matter and look forward to your response regarding the steps that will be taken to address this concern.

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

**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

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

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

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

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

### **Appeals**

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

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

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

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

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

or

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

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

### **Hearing and Decision**

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

...

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

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (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>637949827-002</b> Application Date: NOV 24, 2025 Printed: March 4, 2026 at 1:57 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="816 436 1377 527"> <b>Property Address(es) and Legal Description(s)</b>                      13635 - BUENA VISTA ROAD NW                      Plan 2020357 Blk 28 Lot 13B                 </td> </tr> <tr> <td colspan="2" data-bbox="816 527 1377 558"> <b>Specific Address(es)</b> </td> </tr> <tr> <td data-bbox="816 558 954 590">Suite:</td> <td data-bbox="954 558 1377 590">13635 - BUENA VISTA ROAD NW</td> </tr> <tr> <td data-bbox="816 590 954 621">Suite:</td> <td data-bbox="954 590 1377 621">13637 - BUENA VISTA ROAD NW</td> </tr> <tr> <td data-bbox="816 621 954 653">Suite:</td> <td data-bbox="954 621 1377 653">BSMT, 13635 - BUENA VISTA ROAD NW</td> </tr> <tr> <td data-bbox="816 653 954 684">Entryway:</td> <td data-bbox="954 653 1377 684">13635 - BUENA VISTA ROAD NW</td> </tr> <tr> <td data-bbox="816 684 954 716">Entryway:</td> <td data-bbox="954 684 1377 716">13637 - BUENA VISTA ROAD NW</td> </tr> <tr> <td data-bbox="816 716 954 743">Building:</td> <td data-bbox="954 716 1377 743">13635 - BUENA VISTA ROAD NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b> 13635 - BUENA VISTA ROAD NW Plan 2020357 Blk 28 Lot 13B		<b>Specific Address(es)</b>		Suite:	13635 - BUENA VISTA ROAD NW	Suite:	13637 - BUENA VISTA ROAD NW	Suite:	BSMT, 13635 - BUENA VISTA ROAD NW	Entryway:	13635 - BUENA VISTA ROAD NW	Entryway:	13637 - BUENA VISTA ROAD NW	Building:	13635 - BUENA VISTA ROAD NW
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<b>Scope of Permit</b> To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, Secondary Suite (13635) and Basement Development (13637) (NOT to be used as an additional Dwelling).																	
<b>Details</b> <table border="1"> <tr> <td data-bbox="289 894 808 1016">                     1. Titled Lot Zoning: R5                      3. Overlay:                      5. Statutory Plan:                      7. Neighbourhood Classification: Redeveloping                 </td> <td data-bbox="816 894 1377 1037">                     2. Number of Principal Dwelling Units To Construct: 2                      4. Number of Secondary Suite Dwelling Units to Construct: 1                      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: 1 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 04, 2026 <b>Development Authority:</b> HERRICK-BRUYER, STACY <b>Subject to the Following Conditions</b> <p>This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with unenclosed front porch, balcony, Secondary Suite (13635) and Basement Development (13637) (NOT to be used as an additional Dwelling).</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>Landscaping must be installed and maintained in accordance with Section 5.60.</p> <p>A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).</p> <p>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).</p> <p>Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1). If the unenclosed steps are oriented away from the Interior Side 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).</p>																	
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Application Date: NOV 24, 2025  
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## Development Permit

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

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 8.20).

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 existing Driveway off BUENA VISTA ROAD NW must be removed in accordance with Curb Fill Permit 637949827-006 (Subsection 2.10.6.1).

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).

### Transportation Conditions:

1. The existing 6.2m shared "drop curb" access to Buena Vista Road located at the north property line, must be removed with reconstruction of the roll-faced curb and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

The proposed 6.25m driveway access to Buena Vista Road located approximately 2.1m from the north property line is acceptable to Subdivision Planning and must be constructed to the City of Edmonton Complete Streets Design and Construction Standards.

The owner/applicant must obtain a Permit to construct the access, available from Development Services, [developmentpermits@edmonton.ca](mailto:developmentpermits@edmonton.ca).

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

3. There 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](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

4. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at [trevor.singbeil@edmonton.ca](mailto:trevor.singbeil@edmonton.ca) for an onsite inspection 72 hours prior to and following construction of the access. In Trevor's absence, please contact [developmentinspections@edmonton.ca](mailto:developmentinspections@edmonton.ca).



Project Number: **637949827-002**  
 Application Date: NOV 24, 2025  
 Printed: March 4, 2026 at 1:57 PM  
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## Development Permit

5. 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:

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

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/oscaml-permit-request.aspx](https://www.edmonton.ca/business_economy/oscaml-permit-request.aspx)

### Subject to the Following Advisements

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

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

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

An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see [https://www.edmonton.ca/residential\\_neighbourhoods/gardens\\_lawns\\_trees/public-tree-permit](https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit). All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

The 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.

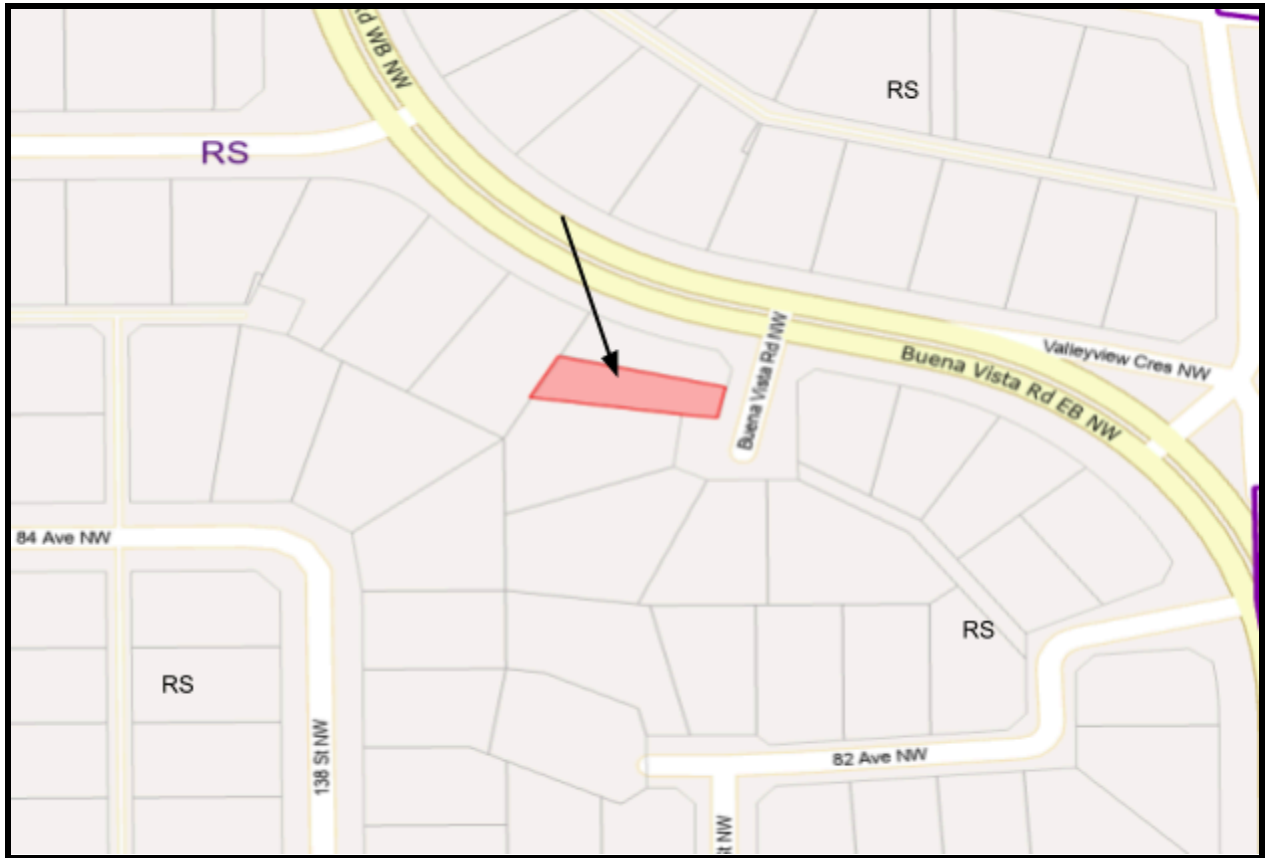


Project Number: **637949827-002**  
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## Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$615.00	\$615.00	282091001001190	Nov 24, 2025
Lot Grading Fee	\$320.00	\$320.00	282091001001190	Nov 24, 2025
Total GST Amount:	<u>\$0.00</u>			
Totals for Permit:	<u>\$935.00</u>	<u>\$935.00</u>		



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-128



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 637953870-002

APPLICATION TO: Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage) and Basement development (NOT to be used as an additional dwelling)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: March 4, 2026**

**DATE OF APPEAL: May 5, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13635 - BUENA VISTA ROAD NW

LEGAL DESCRIPTION: Plan 2020357 Blk 28 Lot 13B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

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***Grounds for Appeal***

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At no point during the development application process was any notice or signage affixed to the fencing or otherwise reliably posted on the property to inform adjacent residents of the proposed development details. This omission is particularly concerning given the sites history. The lot has remained derelict for over five years and has undergone multiple changes in ownership during that time, making clear and transparent communication with neighbouring property owners especially important.

The absence of posted notice deprived nearby residents of the opportunity to be informed of, review, and respond to the proposed development in a timely manner. Public notice requirements exist to ensure procedural fairness and meaningful community engagement. In this case, those principles were not upheld.

The property owner has also shown disregard for the maintenance of mature trees, having removed all trees from the lot including mature trees outside of the property boundaries, shown disrespect to adjacent property owners both in failures to maintain the lot over the past number of years and failure to communicate with adjacent property owners regarding the development.

Given these circumstances, I respectfully request that:

The approval be reviewed in light of the failure to meet notification requirements; and  
Consideration be given to reopening the review process to allow for proper community input.

I appreciate your attention to this matter and look forward to your response regarding the steps that will be taken to address this concern.

<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**

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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)

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- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
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- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

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

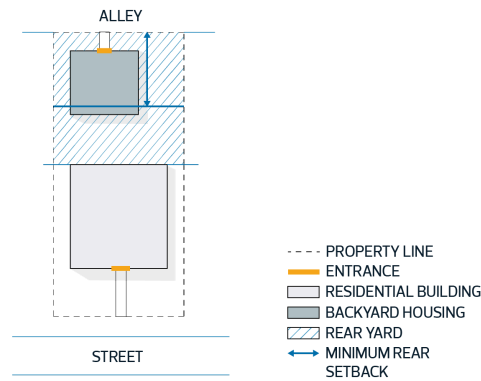
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a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



Under section 8.20, **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>637953870-002</b> Application Date: NOV 24, 2025 Printed: March 4, 2026 at 2:34 PM Page: 1 of 3														
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Page: 2 of 3

## Development Permit

The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.

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 8.20).

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).

### Subject to the Following Advisements

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 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)

### Waste Services Advisements:

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.

As per the reviewed site plan "PLOT PLAN" dated 2025-11-18, the following actions must be taken and shown on a revised plan, before your permit application can be approved:

This property does not have adequate lot width for either curbside or communal waste collection for 6 dwellings. One dwelling



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## Development Permit

must be removed and shown on a revised plan to be able to have curbside collection in front of the property.

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 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. could be approved for the proposed development with 05 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 8 carts: 5 x 240 L for garbage and 1 x 120 L and 2 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.

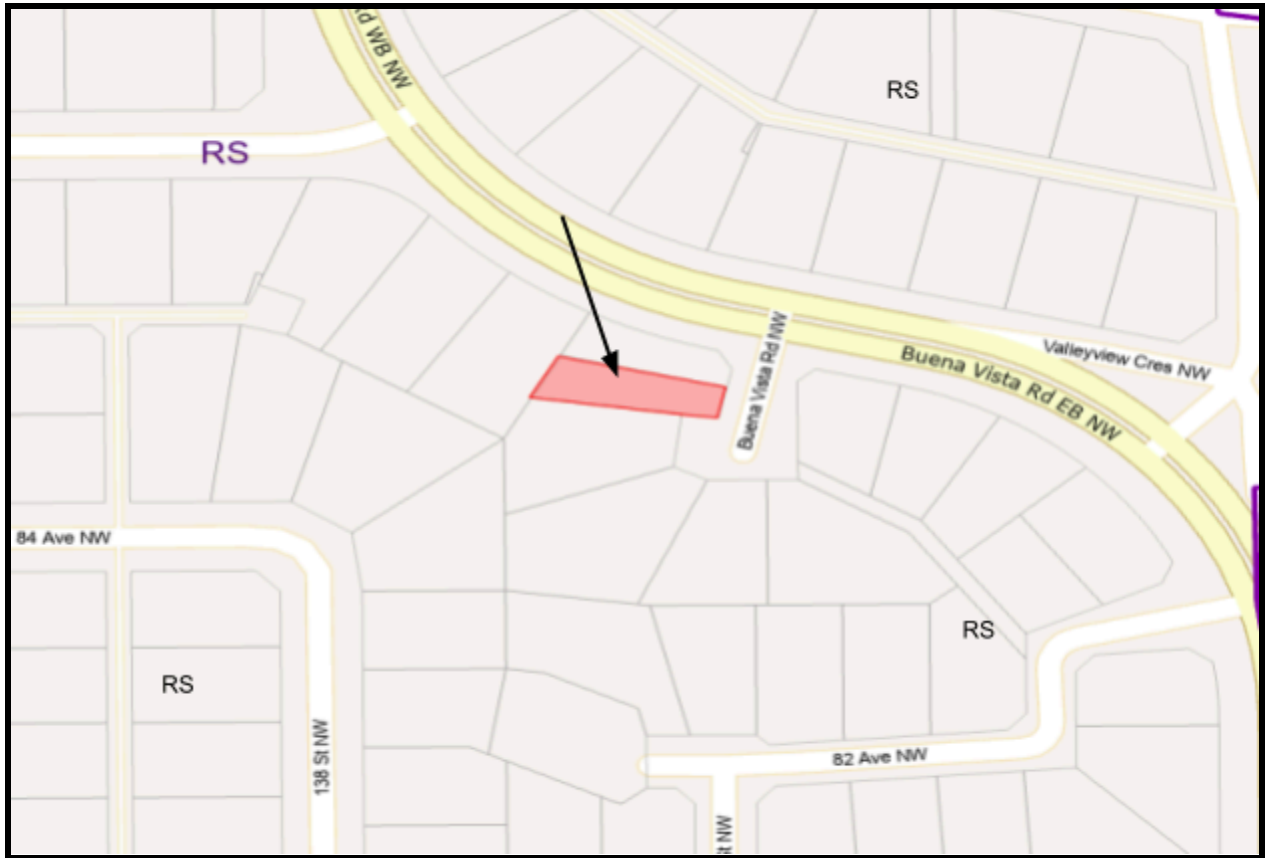
If you require any further clarifications, please contact us.

### 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	\$615.00	\$615.00	282002001001197	Nov 24, 2025
Lot Grading Fee	\$320.00	\$320.00	282002001001197	Nov 24, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$935.00	\$935.00		



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-129



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 616686506-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with an unenclosed front porch, balconies, and to develop Secondary Suites in the Basements

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: January 28, 2026**

**DATE OF APPEAL: May 4, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13639 - BUENA VISTA ROAD NW

LEGAL DESCRIPTION: Plan 2020357 Blk 28 Lot 13A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am writing to formally appeal the approval of the above development on the basis that required public notification procedures were not followed.

At no point during the development application process was any notice or signage affixed to the fencing or otherwise reliably posted on the property to inform adjacent residents of the proposed development details. This omission is particularly concerning given the sites history. The lot has remained derelict for over five years and has undergone multiple changes in ownership during that time, making clear and transparent communication with neighbouring property owners especially important. In fact, multiple complaints have been lodged by myself and other neighbours regarding this nuisance property over the years - this included fallen fencing, dangerous access to the site, overgrown noxious weeds, other construction garbage, and inadequate snow removal.

Our KEY ISSUE at this time is that the absence of a posted notice deprived nearby residents of the opportunity to be informed of, review, and respond to the proposed development in the allotted 21 day period. Public notice requirements exist to ensure procedural fairness and meaningful community engagement. In this case, those principles were not upheld. There are a lot of concerns regarding the specifics of this project, including, but not limited to, insufficient parking, garbage disposal, surface drainage, sewage pressures, and the nature of this property being on relative high ground to it's adjacent neighbours.

Given these circumstances, I respectfully request that at this time:

- 1) The approval be reviewed in light of the failure to meet notification requirements; and
- 2) Consideration be given to reopening the review process to allow for proper community input.

I appreciate your attention to this matter and look forward to your response regarding the steps that will be taken to address this concern.

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

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

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

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

...

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

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

### **Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
  - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) **in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.**

### **Hearing and Decision**

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

...

- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

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

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

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

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

Under section 8.20, **Semi-detached Housing** means:

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



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

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

Under section 8.20, **Dwelling** means:

a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be

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


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


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Notice to Applicant/Appellant

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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Jan 28, 2026 <b>Development Authority:</b> OLTHUIZEN, JORDYN <b>Subject to the Following Conditions</b> <p>This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with an unenclosed front porch, balconies, and to develop Secondary Suites in the Basements.</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).</p> <p>Landscaping must be installed and maintained in accordance with Section 5.60.</p> <p>A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).</p> <p>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).</p> <p>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</p>																					
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	Project Number: <b>616686506-002</b> Application Date: JUL 08, 2025 Printed: January 28, 2026 at 3:52 PM Page: 2 of 3
<h2>Development Permit</h2>	
<p>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.)</p>	
<p>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).</p>	
<p>A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).</p>	
<p>The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).</p>	
<p>The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).</p>	
<p>The existing approximate 6.2m wide "drop curb" access Buena Vista Rd located at the east property line, must be removed with reconstruction of the roll-faced curb and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.</p>	
<p>The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, <a href="mailto:developmentpermits@edmonton.ca">developmentpermits@edmonton.ca</a>.</p>	
<p>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.  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.</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://utilityafety.ca/wheres-the-line/submit-a-locate-request/">https://utilityafety.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>-the start/finish date of project;</li> <li>-accommodation of pedestrians and vehicles during construction;</li> <li>-confirmation of lay down area within legal road right of way if required;</li> <li>-and 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 sidewalk 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.</p>	
<p><b>Subject to the Following Advisements</b></p>	
<p>Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p>	
<p>Any future deck enclosure or cover requires a separate development and building permit approval.</p>	
<p>P0702003</p>	

	Project Number: <b>616686506-002</b> Application Date: JUL 08, 2025 Printed: January 28, 2026 at 3:52 PM Page: 3 of 3																									
<h2 style="margin: 0;">Development Permit</h2>																										
<p>An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p> <p>Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p> <p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p> <p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p> <p>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.</p> <p>Future inspections may occur to ensure the building is not operating as a Lodging House.</p> <p><b>Rights of Appeal</b></p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$615.00</td> <td style="text-align: right;">\$615.00</td> <td>021312001001585</td> <td>Jul 08, 2025</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$320.00</td> <td style="text-align: right;">\$320.00</td> <td>021312001001585</td> <td>Jul 08, 2025</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$935.00</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$935.00</td> <td></td> <td></td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$615.00	\$615.00	021312001001585	Jul 08, 2025	Lot Grading Fee	\$320.00	\$320.00	021312001001585	Jul 08, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$935.00	\$935.00		
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<div style="font-size: small; margin-top: 5px;">P0702003</div>																										



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 616735944-002

APPLICATION TO: Construct a Residential Use building in the form of a Backyard House with a balcony (1 Dwelling without Garage)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

**DECISION DATE: February 17, 2026**

**DATE OF APPEAL: May 4, 2026**

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 13639 - BUENA VISTA ROAD NW

LEGAL DESCRIPTION: Plan 2020357 Blk 28 Lot 13A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

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***Grounds for Appeal***

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

I am writing to formally appeal the approval of the above development on the basis that required public notification procedures were not followed. At

no point during the development application process was any notice or signage affixed to the fencing or otherwise reliably posted on the property to inform adjacent residents of the proposed development details. This omission is particularly concerning given the sites history. The lot has remained derelict for over five years with many complaints filed with the city ( no snow clearing of sidewalks, no cutting down of weeds in the summer, protective fencing bordering the lot collapsed rendering the land unsafe for our children). The lot has undergone multiple changes in ownership during that time, making clear and transparent communication with neighbouring property owners especially important. The absence of posted notice deprived nearby residents of the opportunity to be informed of, review, and respond to the proposed development in a timely manner. Public notice requirements exist to ensure procedural fairness and meaningful community engagement. Were considerations made concerning parking, utilities, drainage, sewer (currently unstable and ageing)? Has anyone checked the neighbourhood to see if these dwellings fit in this area? Have they considered that these infills are not on a bus route or near the LRT? Has anyone considered the property values of surrounding homes who pay extremely high taxes for minimal services and now risk losing out on their investments? Given these circumstances, I respectfully request that approval be reviewed in light of the failure to meet notification requirements and consideration be given to reopening the review process to allow for proper community input.

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

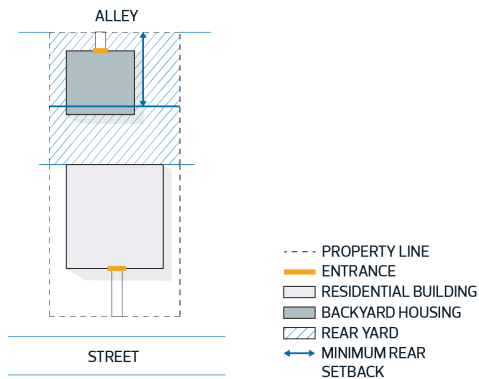
Under section 8.20, **Semi-detached Housing** means:

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, **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>616735944-002</b> Application Date: JUL 08, 2025 Printed: February 17, 2026 at 10:20 AM Page: 1 of 3		
<b>Development Permit</b>			
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> 13639 - BUENA VISTA ROAD NW Plan 2020357 Blk: 28 Lot 13A  <b>Specific Address(es)</b> Suite: 13639G - BUENA VISTA ROAD NW Entryway: 13639G - BUENA VISTA ROAD NW Building: 13639G - BUENA VISTA ROAD NW		
<b>Scope of Permit</b> To construct a Residential Use building in the form of a Backyard House with a balcony (1 Dwelling without Garage).			
<b>Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;">                             1. Titled Lot Zoning: R5                              3. Overlay:                               5. Statutory Plan:                              7. Neighbourhood Classification: Redeveloping                         </td> <td style="width: 50%; border: none; vertical-align: top;">                             2. Number of Principal Dwelling Units To Construct: 0                              4. Number of Secondary Suite Dwelling Units to Construct: 1                              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: 1 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> Feb 17, 2026 <b>Development Authority:</b> OLTHUIZEN, JORDYN  <b>Subject to the Following Conditions</b> This Development Permit authorizes the construction of a Residential Use building in the form of a Backyard House with a balcony (1 Dwelling without 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 5.120.3).  Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).			
P0702003			

	Project Number: <b>616735944-002</b> Application Date: JUL 08, 2025 Printed: February 17, 2026 at 10:20 AM Page: 2 of 3
<h2>Development Permit</h2>	
<p><b>Advisements</b></p>	
<p>Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p>	
<p>Any future deck enclosure or cover requires a separate development and building permit approval.</p>	
<p>An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p>	
<p>Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p>	
<p>All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p>	
<p>In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p>	
<p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p>	
<p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to <a href="mailto:lot.grading@edmonton.ca">lot.grading@edmonton.ca</a> for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: <a href="https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading">https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading</a></p>	
<p><b>Waste Advisements</b></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>This property with 5 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 10 carts, one for garbage and one for food scraps. Residents would be required to use their own blue bags for recycling.</p>	
<p>A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p>	
<p>If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.</p>	
<p>P0702003</p>	



Project Number: **616735944-002**  
Application Date: JUL 08, 2025  
Printed: February 17, 2026 at 10:20 AM  
Page: 3 of 3

## Development Permit

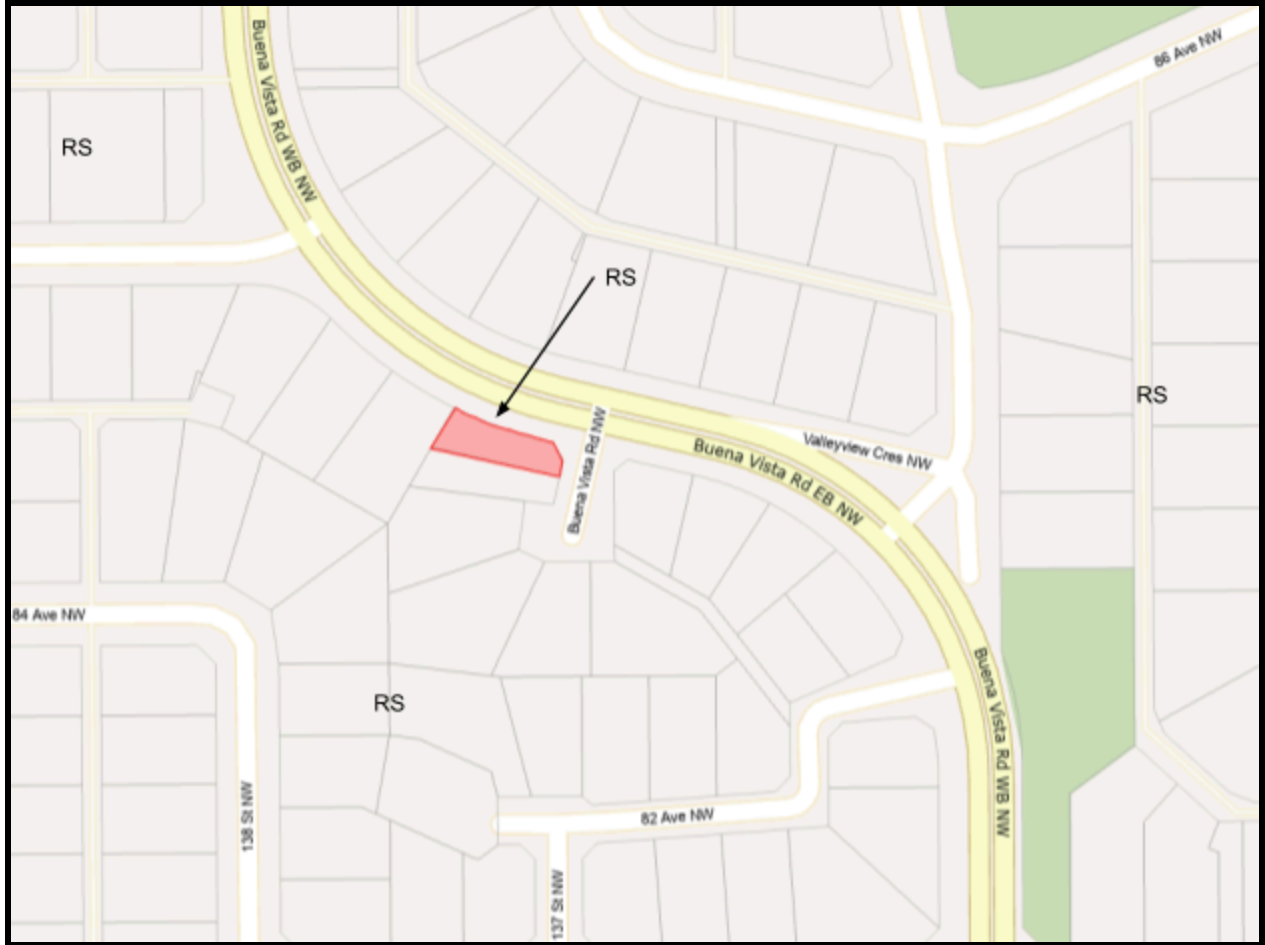
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

### 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	\$615.00	\$615.00	00039Z001001647	Jul 08, 2025
Lot Grading Fee	\$160.00	\$160.00	00039Z001001647	Jul 08, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$775.00</u>	<u>\$775.00</u>		



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-131

▲  
**N**

**TO BE RAISED**

ITEM V: 1:30 P.M.

FILE: SDAB-D-26-124

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 583517173-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, a basement development (NOT to be used as an additional dwelling, Unit 1), and 3 Secondary Suites (Unit 2, 3, 4)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: April 21, 2026

DATE OF APPEAL: April 29, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9244 - 86 STREET NW

LEGAL DESCRIPTION: Plan 7256AM Blk 9 Lots 16-17

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:

- It will decrease the value of my property.
- Prevent the quiet enjoyment of my property - parking, noise, not having 24 hour access to the property.
- Drainage and damage to adjacent properties, not enough self-drainage.
- Infrastructure is not sufficient to support the added load - power, sewer, water.
- Will impact personal safety and property safety with lower socioeconomic level in the neighbourhood.
- Fire safety concerns
- Will limit the natural sunshine.
- Will introduce problems with garbage pick up.

***General Matters***

**Appeal Information:**

**The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on May 6, 2026:**

**“That the appeal hearing be scheduled for May 29, 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, **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.

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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>583517173-002</b> Application Date: APR 04, 2025 Printed: April 21, 2026 at 9:34 AM Page: 1 of 8																												
<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="813 457 1408 548"> <b>Property Address(es) and Legal Description(s)</b>                      9244 - 86 STREET NW                      Plan 7256AM Blk 9 Lots 16-17                 </td> </tr> <tr> <td colspan="2" data-bbox="813 554 1408 583"> <b>Specific Address(es)</b> </td> </tr> <tr> <td data-bbox="813 590 954 619">Suite:</td> <td data-bbox="959 590 1408 619">9244 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 625 954 655">Suite:</td> <td data-bbox="959 625 1408 655">9246 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 661 954 690">Suite:</td> <td data-bbox="959 661 1408 690">9248 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 697 954 726">Suite:</td> <td data-bbox="959 697 1408 726">9250 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 732 954 762">Suite:</td> <td data-bbox="959 732 1408 762">BSMT, 9246 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 768 954 798">Suite:</td> <td data-bbox="959 768 1408 798">BSMT, 9248 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 804 954 833">Suite:</td> <td data-bbox="959 804 1408 833">BSMT, 9250 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 840 954 869">Entryway:</td> <td data-bbox="959 840 1408 869">9244 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 875 954 905">Entryway:</td> <td data-bbox="959 875 1408 905">9246 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 911 954 940">Entryway:</td> <td data-bbox="959 911 1408 940">9248 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 947 954 976">Entryway:</td> <td data-bbox="959 947 1408 976">9250 - 86 STREET NW</td> </tr> <tr> <td data-bbox="813 982 954 1012">Building:</td> <td data-bbox="959 982 1408 1012">9244 - 86 STREET NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b> 9244 - 86 STREET NW Plan 7256AM Blk 9 Lots 16-17		<b>Specific Address(es)</b>		Suite:	9244 - 86 STREET NW	Suite:	9246 - 86 STREET NW	Suite:	9248 - 86 STREET NW	Suite:	9250 - 86 STREET NW	Suite:	BSMT, 9246 - 86 STREET NW	Suite:	BSMT, 9248 - 86 STREET NW	Suite:	BSMT, 9250 - 86 STREET NW	Entryway:	9244 - 86 STREET NW	Entryway:	9246 - 86 STREET NW	Entryway:	9248 - 86 STREET NW	Entryway:	9250 - 86 STREET NW	Building:	9244 - 86 STREET NW
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<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Apr 21, 2026 <b>Development Authority:</b> ZAZULA, NICKOLAS <b>Subject to the Following Conditions</b> Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, a basement development (NOT to be used as an additional dwelling, Unit 1), and 3 Secondary Suites (Unit 2, 3, 4). 2. The development must be constructed in accordance with the approved drawings. 3. 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). 4. Landscaping must be installed and maintained in accordance with Section 5.60.																													
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## Development Permit

5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. 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).
7. Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1). If the unenclosed steps are oriented away from the Interior Side 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.)
8. The Street-facing Facade of each RowHousing Dwelling must have clear glass windows covering a minimum of 15% of the Facade area above the basement (Subsection 2.10.5.6.2).
9. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
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; 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).
11. A 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).
12. A Hard Surfaced Pathway connecting the main entrance of a 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).
13. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
14. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
15. The proposed basement development must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.
16. 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 8.20).
17. 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.
18. This Development Permit will be revoked if the conditions of this permit are not met.

### 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.

## Development Permit

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.

### Transportation Conditions:

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%.

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

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

4. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

5. Any alley, sidewalk, and/or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

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

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

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)

### 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.

\*As per the IFPA dated June 25, 2025, the subject site is functionally compliant with the municipal standards for fire flows. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development

## Development Permit

### Permit application.

2. There is a 150 mm cast iron water main in the lane west of 86 Street adjacent to the west property line of the subject site. 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](mailto:waterlandadmin@epcor.com).

### Fire Rescue Services Conditions:

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

### Subject to the Following Advisements

#### Zoning Advisements:

1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. 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).
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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)

## Development Permit

9. Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

10. Signs require separate Development Permit application(s).

### Transportation Advisements:

1. It is our understanding that Waste Services may have concerns with the site submission as it relates to carts/bins. Any revisions to the design of the parking/waste area will require recirculation to Subdivision and Development Coordination.

### EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S9005) located 85 m north of the north property line of 92A Avenue off of the lane west of 86 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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 150 mm water main along the lane west of 86 Street adjacent to the subject site.

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 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](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. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Water network capacity does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services

## Development Permit

Engineering must be contacted to assess if Fire Protection of this site is adequate via 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](http://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 can remove, operate or maintain EPCOR infrastructure.

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

Should you require any additional information, please contact Sarah Chileen at [schileen@epcor.com](mailto:schileen@epcor.com).

### Fire Rescue Services Advisements:

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.

	Project Number: <b>583517173-002</b> Application Date: APR 04, 2025 Printed: April 21, 2026 at 9:34 AM Page: 7 of 8																				
<h2 style="margin: 0;">Development Permit</h2>																					
<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>Please send ALL FRS DP review inquiries to <a href="mailto:cmsfpts@edmonton.ca">cmsfpts@edmonton.ca</a></p> <p>Waste Services Advisements:                  Waste Services has reviewed the proposed plan "PLOT PLAN" dated February 20, 2025 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>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 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. 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><b>Rights of Appeal</b>                  This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>																					
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Project Number: **583517173-002**  
Application Date: APR 04, 2025  
Printed: April 21, 2026 at 9:34 AM  
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## Development Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		

