

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.

May 5, 2026

River Valley Room

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

AB

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
River Valley Room

TO BE RAISED

I	9:00 A.M.	SDAB-D-26-078	To construct a Residential Use building in the form of a Row Housing (6 Dwellings) with Basement development (not to be used as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings
			14007 - 100 AVENUE NW Project No.: 641319368-002

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-078

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT 1:
APPELLANT 2:
APPELLANT 3:
APPELLANT 4:
APPELLANT 5:
APPELLANT 6:
APPELLANT 7:

APPLICATION NO.: 641319368-002

APPLICATION TO: To construct a Residential Use building in the form of a Row Housing (6 Dwellings) with Basement development (not to be used as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: February 25, 2026

DATE OF APPEAL(S): March 15, 16, and 17, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14007 - 100 AVENUE NW

LEGAL DESCRIPTION: Plan 2602HW Blk 3 Lot 7

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

Appellant 1:

The Development officer failed to consider and apply the definition of "Use" in Bylaw 20001.

The definition of Use is:

"Use means the purposes or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained."

The expressed intention of a developer is only one of the factors to be taken into account in considering a development application and the expression of such intention does not absolve the development authority from its duty and obligation to ascertain whether the proposed development is designed, arranged or developed for the stated intended purpose. The development authority did not make such assessment here.

It is against common sense that a development on a single family lot of some 40 bedrooms, 30 bathrooms and little in the way of common areas is designed, arranged or developed as a 6 unit dwelling house. At the very least it should be examined analytically. A bald statement by a developer cannot avoid an assessment by the development authority of the other considerations to be taken into account under the Bylaw.

The definition of Use is a fundamental definition which underpins all uses as defined in the Bylaw. The development authority must make an assessment as to "Use" before it can determine which, if any, of the many uses described in the definition of Residential Uses applies to the proposed development.

In addition, the development authority failed to consider the provisions of section 3 of Bylaw 20001.

It is also to be noted that the design of this facility falls fall within the Commercial Use definition of "Hotel" which also would require the development authority to make an assessment under section 3 of the Bylaw.

As the Alberta Court of Appeal stated in *Kalinski v Cold Lake (City)* 2017 ABCA 119, Boards (and presumably development authorities) must focus on whether the architectural plans and construction details accord with a developer's assertion. This is an assessment that must be made in the first instance by a development authority. That is clearly not the case here.

In fact the restriction that the developed basements are not to be used as an additional dwelling (information garnered from the City's website) is a clear indication that they are designed for that purpose.

Appellant 2:

The reasons for the appeal of the Development Permit 641319368-002

1. The Development Officer misinterpreted, relaxed or varied the City of Edmonton Zoning Bylaw 20001 (the “Zoning Bylaw”) by determining that there are 8 dwellings on the land municipally described as 14007–100 Avenue (the “Lands”). In fact, there are 14 dwellings on the Lands. Section 2.10.3.2.1 of the Zoning Bylaw permits a maximum of 8 Dwellings on an Interior Site. There are 14 Dwellings on the Lands and the Lands are an Interior Site.

2. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 2.10.3.2.3 (mis-named in the Zoning Bylaw as 2.10.3.3.3) which requires compliance with s. 6.10 of the Zoning Bylaw. The Development Authority misinterpreted or relaxed or varied s. 2.10.3.2.3 because a. The proposed development does not comply with s. 6.10.1.6; b. The proposed development does not comply with s. 6.10.7; and c. The proposed development does not comply with s. 6.10.12.

3. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 2.10.4.1.7. Section 2.10.4.1.7 of the Zoning Bylaw permits a maximum site coverage of 45%. The site coverage of the proposed development exceeds 45%.

4. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 2.10.5.5. The Development Authority misinterpreted or relaxed or varied s. 2.10.5.5 because the main entrances to the three Dwellings on the North Elevation do not face either the Front or Flanking Side Lot Line as required by s. 2.10.5.5.

5. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 2.10.5.6. The Development Authority misinterpreted or relaxed or varied s. 2.10.5.6 because the three Dwellings on the North Elevation do not orient towards the Street as required by s. 2.10.5.6.

6. The Development Officer misinterpreted, relaxed or varied the Zoning Bylaw by determining that the proposed development complies with s. 5.60.3.1.4. The Development Authority misinterpreted or relaxed or varied s. 5.60.3.1.4 because there are only 6 trees and 24 shrubs and not the 8 trees and 32 shrubs as required by s. 5.60.3.1.4.

7. The Development Authority misinterpreted, relaxed or varied the Zoning Bylaw by determining the proposed development complies with setback requirements.

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

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

Appellant 3:

We are neighbours to the subject property. As Appellants, we submit that the Development Authority's approval of a development permit misapplies fundamental zoning bylaw definitions, approves residential intensity inconsistent with the RS Zone, and fails to demonstrate compliance with critical technical requirements of the Zoning Bylaw. This raises serious questions about the functional capacity of the approved design and its impacts on neighbouring properties.

Under section 617 of the Municipal Government Act, the purposes of Part 17 (Planning and Development) which provides for the orderly, economic and beneficial development and use of land, without infringing on the rights of individual to the extent necessary for the public interest and in particular to protect the safety, health and welfare of people, and, to protect the physical environment and enjoyment of property.

This application is made with the acknowledgement that the City of Edmonton does not provide residents with copies to the drawings or building permit materials and only very limited viewings, until an appeal application has been filed.

Appellants' Standing and Jurisdiction

Under section 685 of the Municipal Government Act, a person claiming to be affected by a decision of a development authority may appeal the decision to the Subdivision and Development Appeal Board. The Appellants are owners of property immediately adjacent to the subject development and are directly affected by the Development Authority's decision to approve this permit.

The impacts on the Appellants include personal safety, property damage, property value and enjoyment and health risks arising from undemonstrated grading systems, insufficient drainage mitigation, lane access conflicts from inadequate waste storage planning, loss of tree canopy from construction adjacent to boulevard trees, and material changes

to neighbourhood character and amenities from the approval of a residential intensity that substantially exceeds what the RS Zone contemplates.

Ground 1: Misapplication of the "Dwelling" Definition The Development Authority erred by approving eight dwellings when the design supports at least fourteen functional dwelling units. The original permit included basement kitchens in each Row House unit. After permit withdrawal, the applicant relabelled these kitchens as "wet bars," removed stove appliances, but made no substantive design changes when re-submitting the permit. Each basement level still contains a dedicated bedroom, a full bathroom, a food preparation area with plumbing fixtures and cabinetry, laundry facilities and living space capable of independent operation. Under Zoning Bylaw 20001, a Dwelling is "a self-contained unit consisting of one or more rooms used as a bedroom, bathroom, living room, and kitchen." The approved plans continue to support all functional components of a dwelling. Relabelling a kitchen as a "wet bar" does not alter the functional capacity of the space to operate as a dwelling unit. The six Row House buildings each support two dwelling units (upper three-storey dwelling and basement dwelling), plus two backyard dwellings, totaling fourteen dwelling units where the RS Zone permits only eight. The Development Authority accepted superficial labelling changes rather than assessing functional characteristics leading to misapplication of the bylaw definition.

Ground 2: Excessive Residential Intensity Even accepting eight dwellings, the internal configuration reflects intensity inconsistent with the RS Zone. The approved plans contain approximately 38 bedrooms and 28 bathrooms across the development. Within the Row House buildings alone each Row House averages more than six bedrooms. This sleeping-room density is atypical for household-based row housing and indicative of high-intensity room-rental operations.

Ground 3: Inadequate and Non-Functional Amenity Space The development relies on circulation space as primary outdoor amenity, failing both quantitative and qualitative requirements. Units D, E, F, and the backyard dwellings appear to lack designated private yards. The interior courtyard appears in the plans as their only outdoor space. Plans identify approximately 50 m² of amenity area. For fourteen dwellings at 7.5 m² per dwelling, 105 m² is required which is a substantial deficiency. Moreover, the courtyard also must function as pedestrian circulation space connecting multiple dwelling entrances to the laneway, parking, servicing and waste management bins. Under Section 5 of Zoning Bylaw 20001, required pedestrian access and unobstructed pathways are functional movement spaces. The Development Authority failed to distinguish between circulation requirements and usable outdoor amenity space.

Ground 4: Undemonstrated Compliance with Unobstructed Pathway Requirements Units D, E, and F face the interior courtyard, not the public street. Section 5.80 requires a minimum 0.9 m unobstructed pathway connecting each principal entrance to an abutting sidewalk or driveway. The approved plans do not clearly demonstrate continuous 0.9 m pathways from these inwardfacing entrances to the public sidewalk. Side-yard areas contain steps, grade transitions, and/or landscaping elements that may reduce clear width. The drawings fail to demonstrate compliance with minimum pathway width.

Ground 5: Undemonstrated Setback and Tree Protection Compliance The site plan shows the Row House building exactly 1.20 m from the side property line which is the minimum permitted. However, surveyor's notes indicate dimensions are measured to the foundation wall, and exterior wall assembly and cladding will extend beyond the foundation. Under Section 5.70, setbacks are measured to the exterior wall, not the foundation. The plans do not demonstrate that the completed structure will maintain the required 1.20 m side setback. 2 Additionally, the extremely tight setback places excavation immediately adjacent to boulevard trees along 100 Avenue. The plans do not demonstrate compliance with the City of Edmonton Public Tree Bylaw (Bylaw 18825) regarding tree protection zones and construction clearances. Section 5.10 of Zoning Bylaw 20001 requires development to comply with other applicable municipal bylaws.

Ground 6: Undemonstrated Side-Yard Drainage and Infrastructure Feasibility The 1.20 m side yard must simultaneously accommodate window wells serving basement bedroom, drainage swales for surface water management, eaves and roof projections, utility penetrations and building services. The drawings do not demonstrate how the required drainage infrastructure can be constructed while maintaining the minimum 1.20 m setback. This is particularly significant given known drainage sensitivity in the area and that inadequate site mitigation could result in water pooling or overflow onto neighbouring properties.

Ground 7: Unresolved Survey Geometry The approved survey plot plan (PALS Geomatics) – from the previous permit appeal - contains a note stating that RS Zone side-yard treatment and main entrance orientation toward the interior lot line must be confirmed by the City. The Development Authority approved the permit without resolving this identified concern and confirming that required side setbacks can be maintained.

Ground 8: Inadequate Waste Storage and Lane Conflicts Waste Services confirmed eight dwellings will require approximately sixteen waste carts. The approved site plan shows only a small garbage enclosure, with no dimensions demonstrating:

- Sixteen carts can be stored within the enclosure
- Carts can be safely maneuvered for placement and collection
- The enclosure can be properly screened as required by Section 6.60 of

Zoning Bylaw 20001 The rear yard must simultaneously accommodate waste storage, vehicle parking and maneuvering, and pedestrian circulation which are functions that appear concentrated within limited space. If carts must be placed in maneuvering areas or near the lane during collection, this creates obstructions affecting access to neighbouring garages, normal lane circulation, and emergency vehicle access.

Ground 9: Undemonstrated Drainage and Lot Grading Feasibility The site shows significant grade changes between the Row House building and rear lane, including steep cross-fall toward the rear lane, narrow side yards at minimum setback and what appears as multiple basement window wells projecting into side yards. The drawings do not clearly demonstrate how surface water will be conveyed across the site without pooling against foundations, collecting in window wells, or discharging uncontrolled runoff toward the rear lane. Under Section 5 of Zoning Bylaw 20001 which requires compliance with the Drainage Bylaw 18093, development must manage surface runoff and prevent adverse drainage impacts on neighbouring properties. The approved drawings do not demonstrate a coherent drainage system capable of managing grade transitions and site constraints. 3

Relief Requested

The Appellants respectfully request that the Board refuse or revoke the Development Permit on the basis that:

1. The development misapplies the definition of Dwelling and exceeds the permitted residential intensity of the RS Zone
2. The design fails to demonstrate compliance with mandatory technical requirements including setbacks, pathways, drainage, public tree protection, and waste storage
3. The development would unduly interfere with neighbouring properties through unresolved drainage risks, lane conflicts, and excessive residential intensity

Under section 687(3)(d) of the Municipal Government Act, the Board must determine whether the proposed development would unduly interfere with the amenities of the neighbourhood and/or materially interfere with the use, enjoyment, or value of neighbouring parcels of land. The Appellants submit that the impacts on neighbouring properties are substantial.

The functional realities of this development of fourteen dwelling units with high bedroom and resident density, inadequate amenity space, and undemonstrated compliance with critical technical standards, demonstrate that approval was premature and that the development poses real risks to neighbouring properties.

Appellant 4:

Our Address: 14015 100 Ave NW, Edmonton, AB T5N 0J2

Initial Reason:

1. Misapplication of the zoning bylaw classification of 'Dwelling' Despite TEXT changes to the permit, the dwelling supports a higher number of dwelling than the bylaw allows. Each basement level continues to contain:

- a dedicated bedroom
 - a full bathroom
 - a food preparation area with plumbing fixtures and cabinetry
 - laundry facilities
 - a living space capable of functioning independently from the upper floors
- 1 The spatial configuration therefore remains functionally identical to the previously proposed basement dwelling units, with the only substantive change being the removal of the stove appliance and the substitution of the label “wet bar.”

Under Zoning Bylaw 20001, a Dwelling is defined as: “a self-contained unit consisting of one or more rooms used as a bedroom, bathroom, living room, and kitchen.”

2. Residential Intensity Inconsistent with the RS Zone Even if the development were to be treated as containing eight dwellings, as approved by the Development Authority, the internal configuration of the building still reflects a level of residential intensity that is inconsistent with the scale and purpose of the RS Zone. The approved plans provide for approximately 40 bedrooms and approximately 30 bathrooms across the Row House and Garage Suite buildings. Within the Row House buildings alone, the design contains approximately 38 bedrooms, representing an average of more than six bedrooms per Row House dwelling.

This level of sleeping-room density is atypical for household-based row housing and indicative of a high-intensity roomrental configuration. The internal layouts emphasize:

- multiple bedrooms arranged along corridors
- numerous small bathrooms
- relatively modest shared living areas compared with bedroom counts

This configuration supports an occupancy pattern more consistent with room-rental or lodging-style living arrangements than with typical household-based row housing.

Under Zoning Bylaw 20001, a Dwelling is defined as a self-contained residential unit, and the Row House use is intended to accommodate households within individual dwelling units.

3. Failure to Demonstrate Compliance with Required Side Setbacks and Public Tree Protection The Development Authority approved the

Development Permit without demonstrating that the proposed development complies with the minimum side setback requirements of Zoning Bylaw 20001 and the City of Edmonton Public Tree Bylaw (Bylaw 18825). The approved site plan shows the Row House building located exactly 1.20 m from the side property line, which corresponds to the minimum side setback permitted in the RS Zone.

However, the surveyor's notes on the approved drawings indicate that the dimensions shown are measured to the foundation wall, and that the final exterior wall assembly and cladding may extend beyond those dimensions. Under Section 5.70 of Zoning Bylaw 20001, setbacks are measured to the exterior wall of the building, not the foundation. Because the foundation is already located at the minimum setback distance, the approved plans do not demonstrate that the completed structure, including the exterior wall assembly, will maintain the required 1.20 m side setback. Accordingly, the drawings do not demonstrate compliance with the minimum setback requirements of Zoning Bylaw 20001.

In addition, the extremely tight setback places excavation and foundation construction immediately adjacent to the boulevard trees along 100 Avenue, raising further concerns about compliance with the City of Edmonton Public Tree Bylaw (Bylaw 18825). Although the Development Permit includes a general advisory regarding tree protection, the approved plans do not demonstrate that the required tree protection zones and construction clearances can be accommodated between the building excavation and the boulevard trees. Under Section 5.10 of Zoning Bylaw 20001, development approved under the zoning bylaw must comply with other applicable municipal bylaws, including the Public Tree Bylaw.

By approving the permit without demonstrating that both the required side setback and the necessary tree protection measures can be achieved, the Development Authority erred in issuing the Development Permit.

Since I have yet to fully review the current set of plans submitted. I would like to add additional reasons once given the opportunity to view the plans thoroughly.

Appellant 5:

The grounds for appeal are as follows:

1. Inaccurate unit count and misrepresentation of use

The number of dwelling units is inaccurate and represents a mischaracterization of the intended use. The development permit was approved on the basis of eight (8) dwelling units, while the permit documentation identifies fourteen (14) units. This massing and density are not consistent with the intent of existing RS zoning.

2. Excessive height and incompatibility with neighbourhood character

The height of the proposed structure exceeds the stated 10.5-metre maximum when average grade values are properly considered. This would result in a visually intrusive development that is wholly inconsistent with the surrounding neighbourhood, which is primarily composed of bungalows approximately 4.5 metres in height.

3. Lack of approved grading plan and unresolved drainage concerns There is no approved grading plan, and drainage impacts on adjacent properties have not been adequately addressed. My property, located directly in front of the proposed development, has experienced persistent basement flooding for the 29 years I have resided there. Mitigating this issue has required extensive and costly remedial work.

At present, I am in the process of removing my basement kitchen, gutting the space to the studs, removing the subfloor, and jackhammering the foundation to address the latest plumbing failure. Despite taking every precaution advised by multiple drainage experts, I continue to spend weeks each spring bailing water from my basement due to my home's lower grade relative to neighbouring properties. These issues would be tenfold worse if I had the proposed development beside me.

I regularly engage Epcor to auger the sewer lines due to recurring blockages caused by the system's increasing age. The sewer infrastructure is approximately 75 years old and in need of significant upgrades. Approving a development that could house up to 76 residents would place substantial additional strain on an already inadequate system. Failure to properly consider the drainage implications of such a high-density development places adjacent properties at significant risk.

4. Chronic sewer odour issues

There is an ongoing issue with chronic sewer odours at the edge of my property and in other parts of the neighbourhood. Despite numerous complaints over the past three decades, the issue has only been temporarily resolved and resurfaced again last summer.

5. Traffic safety and on-street parking impacts

The anticipated increase in on-street parking resulting from such a high-intensity development presents a serious road safety concern, particularly given the property's location on a curved corner. At most, the property can accommodate two to three vehicles. During the majority of the winter months windrows prevent any on street parking and provide barely enough space for two vehicles in opposing directions to pass.

I have personally witnessed three separate incidents where vehicles lost control, crossed multiple properties, and ended up on front lawns—one crashing into a child's bedroom. Since the commencement of LRT construction, traffic volume has increased dramatically, largely consisting of frustrated drivers speeding through the neighbourhood. Tightening the curve further will exacerbate an already dangerous situation.

There has been no clear indication of where dozens of vehicles will be accommodated during snow clearing operations, nor how emergency services would navigate the street in the event of a fire or medical emergency.

6. Waste management and alley access concerns

Waste management and alley access present serious challenges that will negatively impact adjacent neighbours. Following a recent new build in the alley, access is frequently obstructed due to inadequate driveway space, forcing vehicles to encroach three to four feet into the laneway.

It is unclear how sixteen (16) garbage bins could be accommodated while maintaining required clearances. Last summer alone, two fences required repair within one week due to the narrow lane and tight curve. Increased usage will only heighten the likelihood of further damage.

7. Loss of tree canopy, privacy, and quality of life

While regulations exist to protect the two city-owned elm trees that may remain after the removal of all other landscaping, I have witnessed builders disregard these protections and opt to pay fines after destroying protected trees. One of the primary reasons I chose to live in this neighbourhood 29 years ago was its mature tree canopy and historic character—both of which are being eroded by current development approvals.

My home is located directly opposite the proposed lodging house/apartment building, and the resulting visual impact will significantly affect me. I live without window coverings to enjoy the view and have coordinated outdoor lighting with neighbours to preserve darkness at night. Attempting to negotiate such considerations with 76 residents would be unrealistic.

Unless the issues outlined above are fully addressed, the proposed development will result in a substantial and irreversible decline in the quality of life for myself and other neighbouring residents.

I request that the development permit be revoked on the basis that the proposal fails to meet the City's stated intention for the RS Zone and that the resulting adverse impacts on the surrounding neighbourhood have not been evaluated.

The current sewer issue I'm dealing with that has resulted in the removal of my basement kitchen due to the neighbourhood's ageing infrastructure

Appellant 6:

Appeal of Development Permit No. 641319368-002 (14007 – 100 Avenue NW)

We live / own 13854 Ravine Drive NW in Edmonton.

We would like to appeal the approval of the development permit for 14007 – 100 Avenue NW (Plan 2602HW Blk 3 Lot 7).

Our reasons for appeal are the following:

1. Misapplication of the Zoning Bylaw Definition of "Dwelling";
2. Residential intensity inconsistent with the intent of the RS zone;
3. Failure to demonstrate compliance with required side setbacks and public tree protection;
4. Failure to demonstrate feasible side yard drainage and infrastructure;
5. Unresolved survey geometry and failure to demonstrate side-setback compliance;
6. Failure to demonstrate compliant waste storage and resulting lane conflicts: implications for parking access, fire response and safety impacts to us and our neighbours;
7. Failure to demonstrate feasible drainage and lot grading, with many implications to our property.

All of the reasons noted above have potential to significantly impact our drainage, our safety, our privacy and our enjoyment of our property.

Appellant 7:

I am submitting this appeal against the approval of the Development Permit for the above project and residence. The propose project is located on a mid-block RS lot. The current structure is a bungalow.

I contend that that the permit may have been issued without adequately demonstrating that the development can realistically comply with the requirements of Zoning Bylaw 20001 and related municipal standards and therefore should be revoked. The following grounds for appeal are:-

1. Exceptionally high building and unit intensity. The permit documentation identifies 14 such units. This is not consistent with RS zoning but rather the higher intensity of RM zoning. The proposed structures exceed typical RS neighbourhood intensity by a factor of 3.
2. Two mature Elm trees are located on the city easement at the front of the property. The dripline (edge of the tree canopy) reaches the roof line of the current bungalow. The proposed development set back is much closer to

the trees at approximately 15 feet, well within the dripline where root preservation should be maintained. Building excavation would significantly intrude on even this space endangering the viability of the trees which are an essential feature and beauty of the neighbourhood. These are irreplaceable assets.

3. The height of the proposed structure exceeds the stated 10.5 metre height cap when average grade values are considered. This would deprive the lots on each side of considerable sun light and result in a significant visual eyesore totally at variance with the neighbourhood character.

4. Drainage issues in the adjacent properties have not been adequately considered. In my own property located 3 lots east of the project, basement flooding has been an issue, and has required extensive and expensive remedial action to mitigate flooding risks. Under even moderate rain fall my sump pump empties every 10-15 mins. Inadequate consideration of drainage implications of such a high-density development put adjacent properties at risk.

5. The rear lane is sized and intended for low frequency residential access. Current approved development for 4 units on Ravine Drive already amplify rear lane use. The parking and potential traffic of the proposed development would impose significant impacts on lane use. Furthermore, in combination with significantly increased garbage collection, there is a fundamental shift in lane function. Waste storage allocation is inadequate for 14 dwellings. Even for 8 dwellings 16 waste carts will be required an examination of the storage and vehicle parking spaces show that on garbage collection days parked vehicles would have to be shuffled around to provide access to the waste carts.

6. Inadequate parking for a 14 unit highlights several critical impacts. Planned garage space and 3 parking pads would be inadequate for so many dwellings and would pose a significant impact on road safety. The frontage of the property to be developed could at most accommodate 3 vehicles. Since the property lies on a 90 degree turn where 100 Avenue becomes 140 Street increased on street parking would impose inconvenience to adjacent properties and as well create parking safety hazards. Furthermore, in winter windrows exists on both sides of the street reducing traffic to a single lane with no possibility for parking.

7.

8. The immediate area has been subject to unpleasant sewer gas smells for at least 5 years. Extensive EPCOR work has so far failed to eliminate the problem. A high-density occupancy would cause a significant increase in sewage load with attendant odours.

I request that the Development permit be revoked on the basis that the proposal fails to meet the City's stated intention for the RS Zone,

particularly with respect to small-scale residential form, massing and the resulting adverse impacts on the surrounding neighbourhood.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on March 18, 2026:

“That the appeal hearing be scheduled on April 15, 2026 due to hearing room availability.”

The SDAB made and passed the following motion on March 25, 2026:

“That the appeal hearing be postponed to May 5, 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.

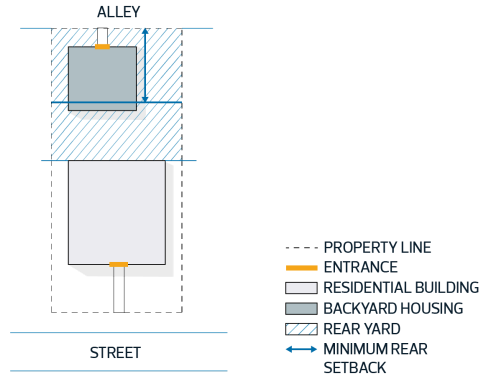
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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, **Backyard Housing** means:

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



Under section 8.20, **Dwelling** means:

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

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

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


Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-26-008	To construct a Residential Use building in the form of a Row Housings (6 Dwellings) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.	December 22, 2025; Cancellation of Development Permit - Further to email correspondence received from Legal Counsel for the Respondent and the

		Development Planner, we confirm that the Development Permit application for this matter has been cancelled and as a result the appeal hearing will not proceed.
SDAB-D-26-007	To demolish a Residential Use building (Single Detached House with attached Garage).	February 5, 2026; The appeals are DENIED and the decision of the Development Authority is CONFIRMED. The development is GRANTED as approved by the Development Authority, subject to CONDITIONS. March 4, 2026; Court of Appeal of Alberta - Application for Permission to Appeal.

Notice to Applicant/Appellant

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

	Project Number: 641319368-002 Application Date: DEC 19, 2025 Printed: February 25, 2026 at 2:56 PM Page: 1 of 7		
Development Permit			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant	Property Address(es) and Legal Description(s) 14007 - 100 AVENUE NW Plan 2602HW Blk 3 Lot 7 Specific Address(es) Suite: 1, 14007 - 100 AVENUE NW Suite: 2, 14007 - 100 AVENUE NW Suite: 3, 14007 - 100 AVENUE NW Suite: 4, 14007 - 100 AVENUE NW Suite: 5, 14007 - 100 AVENUE NW Suite: 6, 14007 - 100 AVENUE NW Suite: G1, 14007 - 100 AVENUE NW Suite: G2, 14007 - 100 AVENUE NW Entryway: 1, 14007 - 100 AVENUE NW Entryway: 2, 14007 - 100 AVENUE NW Entryway: 3, 14007 - 100 AVENUE NW Entryway: 4, 14007 - 100 AVENUE NW Entryway: 5, 14007 - 100 AVENUE NW Entryway: 6, 14007 - 100 AVENUE NW Entryway: G1, 14007 - 100 AVENUE NW Entryway: G2, 14007 - 100 AVENUE NW Building: 1, 14007 - 100 AVENUE NW Building: G1, 14007 - 100 AVENUE NW		
Scope of Permit To construct a Residential Use building in the form of a Row Housing (6 Dwellings) with Basement development (not to be used as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.			
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 941.74 </td> <td style="width: 50%; border: none;"> Gross Floor Area (sq.m.): 1027.79 New Sewer Service Required: N Overlay: Statutory Plan: </td> </tr> </table>		Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 941.74	Gross Floor Area (sq.m.): 1027.79 New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 941.74	Gross Floor Area (sq.m.): 1027.79 New Sewer Service Required: N Overlay: Statutory Plan:		
Development Permit Decision Approved Issue Date: Feb 25, 2026 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions GENERAL CONDITIONS: This Development Permit authorizes the construction of a Residential Use building in the form of a Row Housing (6 Dwellings)			
P0702003			



Project Number: **641319368-002**
Application Date: DEC 19, 2025
Printed: February 25, 2026 at 2:56 PM
Page: 2 of 7

Development Permit

with Basement development (not to be used as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.

The development must be constructed in accordance with the approved plans.

The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).

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).

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

The proposed wet bar must only be used by the household that uses the principal kitchen on the main floor.

There may be an inspection in the future to ensure that an illegal suite has not been developed.

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).

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).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

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.

Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

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.

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. The existing approximate 4 m driveway access to 100 Avenue located approximately 5 m from the west property line, must be removed with restoration of the grassed boulevard from back of the existing city sidewalk to the north property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.
2. 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%.
3. There are existing boulevard trees along 100 Avenue. A minimum 3 m separation distance must be provided between the

Development Permit

proposed sidewalk connectors and existing trees. 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 to arrange any clearance pruning or root cutting prior to construction.

4. 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.

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

6. 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.

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

- 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

EPCOR WATER SERVICES CONDITIONS:

1. There is a 200 mm PVC water main 1.2 m south of the south property line of the subject site in the lane south of 100 Avenue. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Adviseements

GENERAL ADVISEMENTS:

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



Project Number: **641319368-002**
 Application Date: DEC 19, 2025
 Printed: February 25, 2026 at 2:56 PM
 Page: 4 of 7

Development Permit

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. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

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

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

A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca 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

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.

Signs require separate Development Permit application(s).

SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:

1. The proposed driveway length from the garage face to the property line will not allow for perpendicular parking on the driveway pad. The land owner is advised that any potential vehicles parking perpendicular on the driveway must not overhang onto City road right-of-way resulting in an obstruction within the alley. Non-compliance of this issue may result in enforcement measures.

FIRE RESCUE SERVICES ADVISEMENTS:

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



Project Number: **641319368-002**
 Application Date: DEC 19, 2025
 Printed: February 25, 2026 at 2:56 PM
 Page: 5 of 7

Development Permit

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

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

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

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.

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

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:

<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

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

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

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites

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

Measures to mitigate fire spread to adjacent buildings

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

Kind regards,

Matthew McKellar

FSCO Group B, Level II

Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20 mm copper water service (N26672) located 13.4 m east of the west property line of Lot 7 off of the lane south of 100 Avenue. 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.

Development Permit

- 1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.
2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.
3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along the lane south of 100 Avenue 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 or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for on-site water and/or sewer servicing.
- 4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.
5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at 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 or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.
9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.
10. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).
11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.
12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.
13. 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.

WASTE MANAGEMENT SERVICES ADVISEMENTS:



Project Number: **641319368-002**
 Application Date: DEC 19, 2025
 Printed: February 25, 2026 at 2:56 PM
 Page: 7 of 7

Development Permit

Waste Services has reviewed the proposed plan "Plot Plan" dated 01/23/26 and has no concerns to identify during this review.

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

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

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

This property with 8 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 16 carts, one for garbage and one for food scraps. Each unit will be charged the waste utility rate. Residents would be required to use their own 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.

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
Lot Grading Fee	\$746.00	\$746.00	271572000019641	Jan 30, 2026
Major Dev. Application Fee	\$0.00			
Development Permit Inspection Fee	\$0.00			
Dev. Application Fee # of dwelling units	\$0.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$746.00	\$746.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-078

▲
N