

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
June 10, 2026

Virtual Hearings

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
VIRTUAL HEARINGS**

I 9:00 A.M. SDAB-D-26-138

To construct exterior alterations to a Residential Use building (Front Yard parking pad, 10.9 m x 4.6 m)

5304 - 141 STREET NW
Project No.: 635041689-002

II 10:30 A.M. SDAB-D-26-139

To construct exterior alterations to a Residential Use building (Driveway extension, 7.9m x 2.1m)

17019 - 65 STREET NW
Project No.: 619387309-002

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

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 635041689-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Front Yard parking pad, 10.9 m x 4.6 m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 7, 2026

DATE OF APPEAL: May 13, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5304 - 141 STREET NW

LEGAL DESCRIPTION: Plan 6469NY Blk 6A Lot 1

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Whitemud District Plan

Grounds for Appeal

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

Dear Members of the Subdivision and Development Appeal Board,
We are respectfully requesting that the Subdivision and Development Appeal Board reconsider the refusal of our driveway extension application.

When the landscaping work was completed, we acted in good faith based on information provided to us that the compacted gravel area did not

require approval because it was not considered a formal driveway. There was never any intention to avoid City regulations or create concerns within the neighbourhood.

Our family recently invested significantly in improving and landscaping our property to enhance curb appeal and maintain the appearance of our home and surrounding streetscape. The gravel parking area was professionally installed, maintained neatly, and designed to integrate with the overall landscaping.

We believe the unique characteristics of our property should be considered in this appeal. Our home is located on a corner lot directly across from a ravine, which greatly reduces the visual impact of the parking area compared to many residential properties. In addition, only one neighbouring property directly borders this portion of our yard.

Since this matter arose, multiple neighbours and community members have expressed support for us retaining the parking area and have stated they do not believe it negatively impacts the neighbourhood. We appreciate this support and believe it reflects the care taken in maintaining our property responsibly.

We understand the concerns outlined in the refusal, including the location of parking within the front yard, the driveway access considerations, and the hard surfacing requirement. We are fully willing to work cooperatively with the City and comply with reasonable requirements while maintaining the parking area.

We are responsible homeowners and taxpayers who consistently try to follow municipal requirements and maintain our property to a high standard. Had we understood approval was required prior to installation, we absolutely would have pursued it before completing the work. We respectfully ask the Board to consider:

- the good-faith misunderstanding regarding approval requirements,
- the unique location and limited visual impact of the property,
- the support expressed by neighbouring residents,
- the improvements made to the property and overall curb appeal, and
- our willingness to work cooperatively with the City.

Thank you for your time and consideration of our appeal. We respectfully request approval to retain the parking area.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

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

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

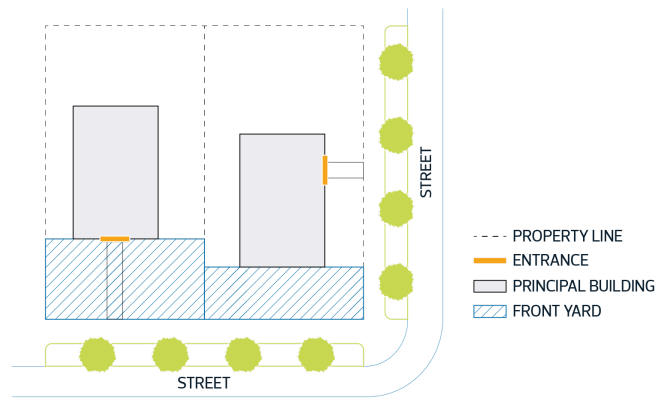
Under section 8.20, **Driveway** means:

an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



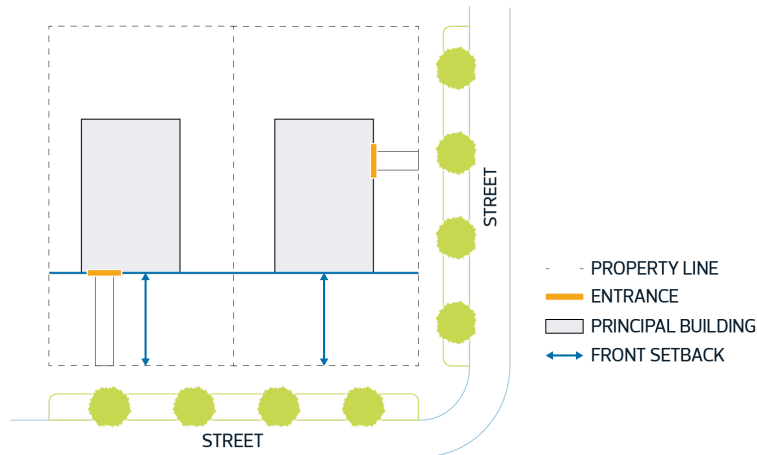
Under section 8.20, **Front Yard** means:

the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under section 8.20, **Front Setback** means:

the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.



Under section 8.20, **Parking Area** means “an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle.”

Under section 8.20, **Pathway** means “a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.”

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.

RS Zone - Parking, Loading, and Access

Section 2.10.6.1 states “Vehicle access must be from an Alley where a Site Abuts an Alley.”

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.

2.1.5 A Driveway provided from a Street must comply with the following:

2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the

width of the Garage or Parking Area, whichever is less, except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

Hard Surfacing Regulations

Section 5.80.5.7 states “Unless otherwise specified, vehicle access, Parking Areas, Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley.”

Under section 8.20, **Hardsurfaced** means “ground that is covered with a durable, dust-free material constructed of permeable or Impermeable Material. Typical examples include concrete, asphalt, pavers, or similar material.”

Development Planner's Determination

1. Vehicular Access - Where a Site Abuts an Alley at the Rear Lot Line, vehicle access must be from the Alley (Subsection 2.20.6.1).

Proposed: Vehicular access off of 141 Street NW (front).

2. Vehicular Parking - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6.1).

Proposed: Vehicular parking in the Front Yard.

3. Number of Driveways - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3)

Proposed: Two total Driveways with Street access.


4. Hard Surfacing - Unless otherwise specified, vehicle access, Parking Areas, Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

Proposed: Loose rock, not considered Hard Surfaced as defined in the bylaw.

[unedited]

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.

	<h2 style="margin: 0;">Application for Driveway Extension Permit</h2>	Project Number: 635041689-002 Application Date: OCT 31, 2025 Printed: May 7, 2026 at 2:34 PM Page: 1 of 2
This document is a Development Permit Decision for the development application described below.		
Applicant	Property Address(es) and Legal Description(s) 5304 - 141 STREET NW Plan 6469NY Blk: 6A Lot 1	
	Location(s) of Work Suite: 5304 - 141 STREET NW Entryway: 5304 - 141 STREET NW Building: 5304 - 141 STREET NW	
Scope of Application To construct exterior alterations to a Residential Use building (Front Yard parking pad, 10.9 m x 4.6 m).		
Details		
Development Category: Discretionary Development Site Area (sq. m.): 1097.17	Overlay: Statutory Plan:	
Development Application Decision Refused Issue Date: May 07, 2026 Development Authority: SMITH, BRADLEY2		
Reason for Refusal		
1. Vehicular Access - Where a Site Abuts an Alley at the Rear Lot Line, vehicle access must be from the Alley (Subsection 2.20.6.1). Proposed: Vehicular access off of 141 Street NW (front).		
2. Vehicular Parking - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6.1). Proposed: Vehicular parking in the Front Yard.		
3. Number of Driveways - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3) Proposed: Two total Driveways with Street access.		
4. Hard Surfacing - Unless otherwise specified, vehicle access, Parking Areas, Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7). Proposed: Loose rock, not considered Hard Surfaced as defined in the bylaw.		
Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.		
Building Permit Decision No decision has yet been made.		
Fees		
Fee Amount	Amount Paid	Receipt #
Date Paid		
THIS IS NOT A PERMIT		
PG702003		



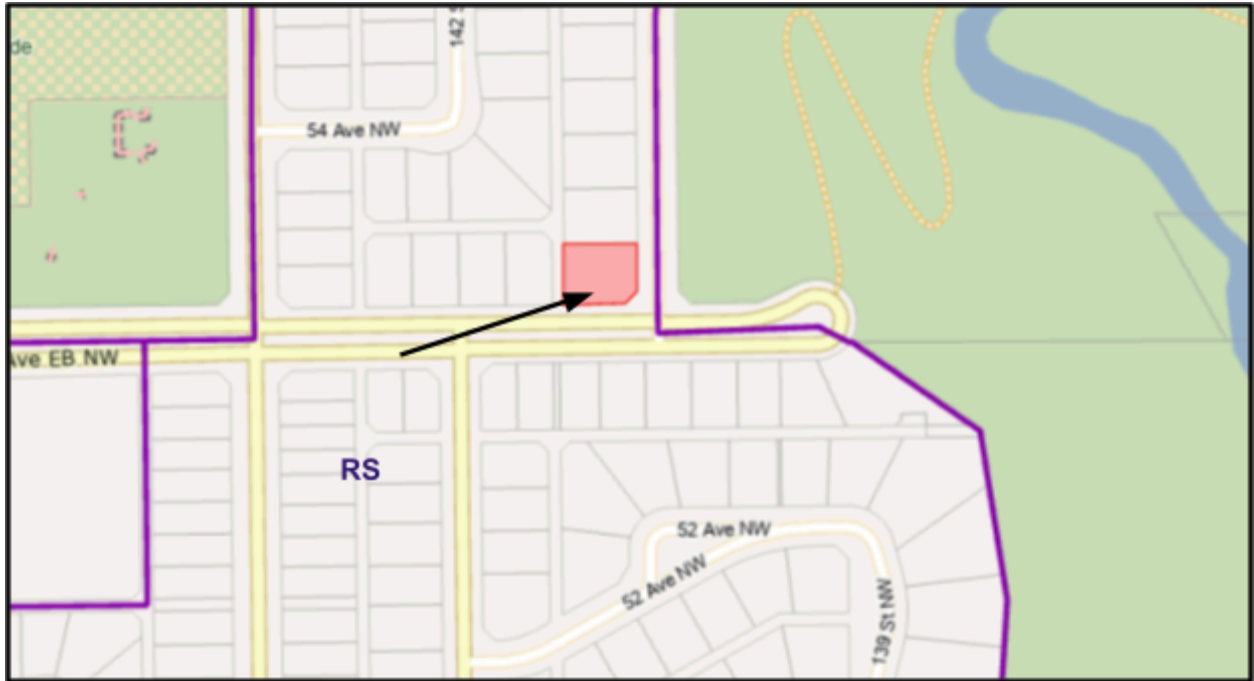
Application for Driveway Extension Permit

Project Number: **635041689-002**
Application Date: OCT 31, 2025
Printed: May 7, 2026 at 2:34 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Existing Without Permit Dev Application Penalty Fee	\$190.00	\$190.00	071620001001135	Nov 03, 2025
Development Application Fee	\$190.00	\$190.00	003075001001120	Oct 31, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$380.00</u>	<u>\$380.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-138

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AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 619387309-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extension, 7.9m x 2.1m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 29, 2026

DATE OF APPEAL: May 14, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 17019 - 65 STREET NW

LEGAL DESCRIPTION: Plan 1520589 Blk 14 Lot 5

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): McConachie Neighbourhood Structure Plan
Pilot Sound Area Structure Plan

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

I am writing to formally appeal the refusal issued on April 29th 2026, regarding the development permit for the driveway extension at the above-mentioned property.

We purchased this home brand new from ROYAL COMFORT HOMES LTD in July 2018. At the time of viewing and the subsequent MLS Listing, the driveway extension was already fully constructed. (Attached proof) We were assured by both the builder that the property was fully compliant with city of Edmonton bylaws. As a first-time home buyer, we relied on the professional guidance of the builder and realtor and were not aware that the extension required a separate permit until we received the notice from the city.

Furthermore, I would like to highlight the unique parking constraints surrounding our home

Street Parking Restrictions: There is a Fire Hydrant directly in front of our house, which strictly prohibits parking on our side of the street.

Commercial Traffic Overflow: Street parking on the opposite side is consistently occupied by employees from the nearby shopping plaza, leaving us with no available public parking for our guests or visitors.

Minimal Usage: The extended portion of the pavement is not used for primary daily parking. It serves as a necessary overflow space for visitors to ensure they do not obstruct emergency access to fire hydrant.

Given that the driveway has existed in this state since the home was built and its removal could create a significant hardship regarding safe and legal parking. I respectfully request that the board members to reconsider this application and grant the necessary permit.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex Residential Zone**.

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

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, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.”

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

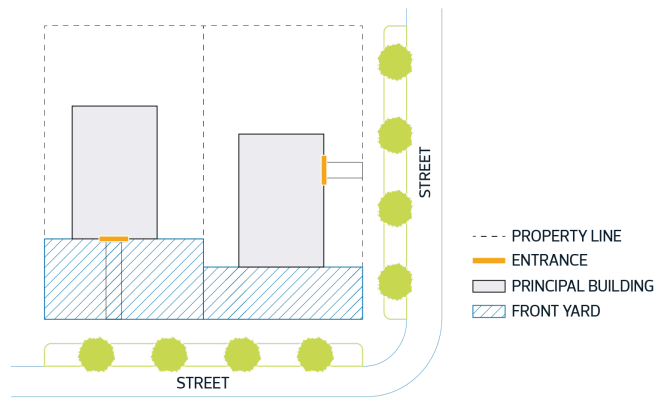
Under section 8.20, **Driveway** means:

means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



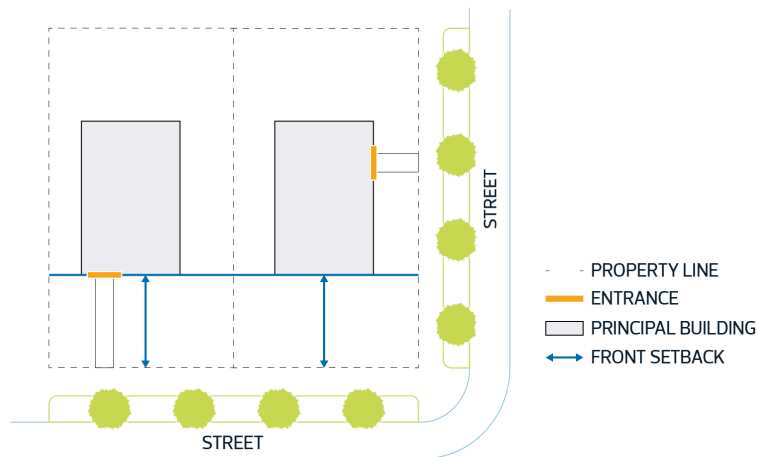
Under section 8.20, **Front Yard** means:

means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under section 8.20, **Front Setback** means:

means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.”



Under section 8.20, **Parking Area** means “means an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle.”

Under section 8.20, **Pathway** means “a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.”

Section 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex 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. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Site Circulation and Parking Regulations for Small Scale Residential Development

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

- 2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:
 - 2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.
- 2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

- 2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.
- 2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.**
- 2.1.5 A Driveway provided from a Street must comply with the following:
 - 2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less,

except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

Development Planner's Determination

1) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4)

Proposed: The driveway does not lead directly from the roadway to the garage.

2) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the driveway shall have a maximum width of 7.4m, or the

width of the Garage or Parking Area, whichever is less. (Subsection 5.80.2.1.5.2)

Proposed: The driveway is 8.5 m wide.


3) Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard. (Subsection 5.80.2.1.6.1)

Proposed: The additional pavers provides vehicle parking space in the front yard.

[unedited]

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.

	<p>Project Number: 619387309-002 Application Date: JUL 18, 2025 Printed: April 29, 2026 at 9:35 AM Page: 1 of 2</p> <h2 style="text-align: center;">Application for Driveway Extension Permit</h2>		
<p>This document is a Development Permit Decision for the development application described below.</p>			
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s) 17019 - 65 STREET NW Plan 1520589 Blk 14 Lot 5</p>		
<p>Scope of Application To construct exterior alterations to a Residential Use building (Driveway extension, 7.9m x 2.1m).</p>			
<p>Details</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Site Area (sq. m.): 371.82 </td> <td style="width: 50%;"> Overlay: Statutory Plan: </td> </tr> </table>		Development Category: Site Area (sq. m.): 371.82	Overlay: Statutory Plan:
Development Category: Site Area (sq. m.): 371.82	Overlay: Statutory Plan:		
<p>Development Application Decision Refused</p> <p>Issue Date: Apr 29, 2026 Development Authority: WINGET, MARK</p> <p>Reason for Refusal</p> <p>1) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4) Proposed: The driveway does not lead directly from the roadway to the garage.</p> <p>2) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the driveway shall have a maximum width of 7.4m, or the width of the Garage or Parking Area, whichever is less. (Subsection 5.80.2.1.5.2) Proposed: The driveway is 8.5 m wide.</p> <p>3) Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard. (Subsection 5.80.2.1.6.1) Proposed: The additional pavers provides vehicle parking space in the front yard.</p> <p>Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p>			
<p>Building Permit Decision No decision has yet been made.</p>			
<p>Fees</p>			
<p>THIS IS NOT A PERMIT</p>			



Application for Driveway Extension Permit

Project Number: **619387309-002**
Application Date: JUL 18, 2025
Printed: April 29, 2026 at 9:35 AM
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Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	\$190.00	\$190.00	018887001001982	Jul 18, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$190.00</u>	<u>\$190.00</u>		

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

▲
N

File: SDAB-D-26-139