

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Thursday, 9:00 A.M.**  
**June 18, 2026**

**Virtual Hearings**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
VIRTUAL HEARINGS**

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**TO BE RAISED**

I 9:00 A.M. SDAB-D-26-106

To construct exterior alterations to a Residential Use building (Driveway extensions, left 1.6 m x 8.4 m, right 1.4 m x 8.0 m), existing without permits

10303 - 174 AVENUE NW  
Project No.: 585461276-002

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**POSTPONED**

II 10:00 A.M. SDAB-D-26-140

To change the use from Indoor Sales and Service to a Liquor Store and to construct interior alterations

15183 - 121 STREET NW  
Project No.: 655448578-002

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III 1:30 P.M. SDAB-D-26-142

To construct a General Retail Stores and a Daytime Child Care Service (max. 46 children) building

11 - OZERNA ROAD NW  
Project No.: 632331666-002

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

**TO BE RAISED**

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-106

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 585461276-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extensions, left 1.6 m x 8.4 m, right 1.4 m x 8.0 m), existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: March 20, 2026

DATE OF APPEAL: April 9, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10303 - 174 AVENUE NW

LEGAL DESCRIPTION: Plan 8922401 Blk 67 Lot 39

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

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***Grounds for Appeal***

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

Matured neighbour hood- no objection from my neighbours- shortage of parking space, large numbers of my neighbours have extended drive ways and I am the only one who got the violation notice.

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

...

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

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

**Appeals**

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

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

that period under section 684, within 21 days after the date the period or extension expires,

or

- (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

### **Hearing and Decision**

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

...

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

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

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

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

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.”

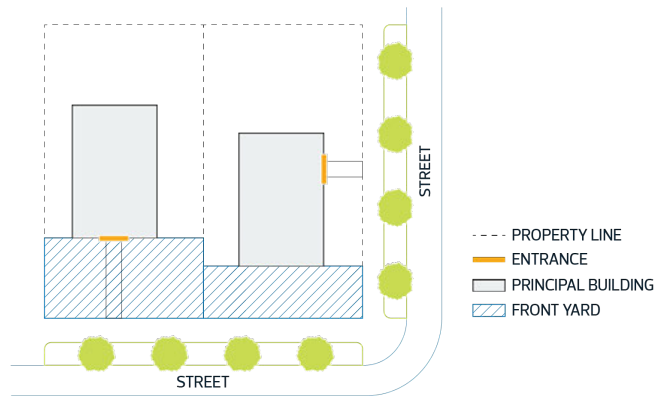
Under section 8.20, **Driveway** means:

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.



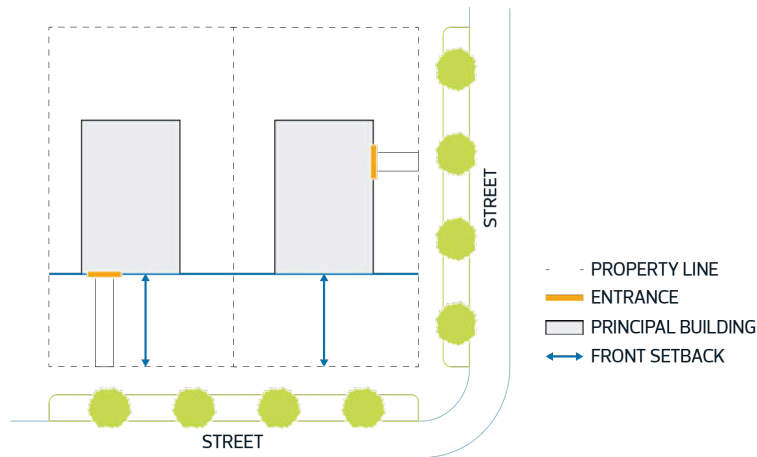
Under section 8.20, **Front Yard** means:

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.

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

**Proposed: Driveway extensions do not lead to the Garage.**

**2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)**

**Maximum width: 6.2 m**

**Proposed: 9.2 m**

**Exceeds by: 3.0 m**

**3. Parking Spaces - 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: Driveway extensions are located within the Front Yard.**


[unedited]

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**Notice to Applicant/Appellant**

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

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	<h2 style="margin: 0;">Application for Driveway Extension Permit</h2>	Project Number: <b>585461276-002</b> Application Date: APR. 10, 2025 Printed: March 20, 2026 at 9:02 AM Page: 1 of 2		
This document is a Development Permit Decision for the development application described below.				
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 10303 - 174 AVENUE NW Plan 8922401 Blk: 67 Lot 39			
	<b>Location(s) of Work</b> Suite: 10303 - 174 AVENUE NW Entryway: 10303 - 174 AVENUE NW Building: 10303 - 174 AVENUE NW			
<b>Scope of Application</b> To construct exterior alterations to a Residential Use building (Driveway extensions, left 1.6 m x 8.4 m, right 1.4 m x 8.0 m), existing without permits.				
<b>Details</b>				
Development Category: Site Area (sq. m.): 638.94	Overlay: Statutory Plan:			
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Mar 20, 2026 <b>Development Authority:</b> FOLKMAN, JEREMY				
<b>Reason for Refusal</b>				
1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4.) Proposed: Driveway extensions do not lead to the Garage.				
2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.) Maximum width: 6.2 m Proposed: 9.2 m Exceeds by: 3.0 m				
3. Parking Spaces - 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: Driveway extensions are located within the Front Yard.				
<b>Rights of Appeal</b> 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.				
<b>Building Permit Decision</b> No decision has yet been made.				
<b>Fees</b>				
	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Existing Without Permit Dev	\$190.00	\$190.00	LUW3NE00100170	Jun 10, 2025
Application Penalty Fee	\$190.00	\$190.00	098072001001151	Apr 10, 2025
THIS IS NOT A PERMIT				
P0702003				



Project Number: **585461276-002**  
Application Date: APR 10, 2025  
Printed: March 20, 2026 at 9:02 AM  
Page: 2 of 2

## Application for Driveway Extension Permit

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$380.00	\$380.00		

**THIS IS NOT A PERMIT**



**POSTPONED**

ITEM II: 10:00 A.M.

FILE: SDAB-D-26-140

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 655448578-002

APPLICATION TO: Change the use from Indoor Sales and Service to a Liquor Store and to construct interior alterations

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 12, 2026

DATE OF APPEAL: May 20, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15183 - 121 STREET NW

LEGAL DESCRIPTION: Plan 4886TR Blk 12 Lot 13

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

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***Grounds for Appeal***

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

Please accept this letter as an expression of our intent to appeal the Development Permit (DP) decision (refusal) for DP 655448578-002. The purpose of this DP application was to change the use from Indoor Sales and Service to a Liquor Store and to construct interior alterations. The

property is zoned CN – Neighbourhood Commercial, where a Liquor Store is a Permitted Use.

The Development Planner refused this DP application based on three Zoning Bylaw deficiencies:

1. Subsection 6.70.1.2: The minimum separation distance between the proposed Major Alcohol Sales use and from schools, limited to primary and secondary is 100m (from site to site). o Required separation distance: 100m; deficient by 26m
2. Subsection 6.70.1.3: The minimum separation distance between the proposed Major Alcohol Sales use and from sites zoned PS, PSN or A is 100m (from site to site). o Required separation distance: 100m; deficient by 26m
3. Subsection 6.70.4: The minimum separation distance required between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control. o The proposed site is less than 2.0ha (it is 0.704ha, deficient by 1.296ha)

The rationale for this Appeal is three-fold:

1. We do not believe the third reason for refusal is a deficiency. It is just an exception that this site does not meet.
2. Additional factors mitigate the impact of the other two deficiencies, including practical travel distance, visibility, building orientation, and location of the Liquor Store within the site.
3. The use, enjoyment and amenities of the neighbourhood will not be impacted by a Liquor Store being approved at the proposed location.

<b><i>General Matters</i></b>
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**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

...

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

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

### **Appeals**

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

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

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

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

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

or

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

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

### **Hearing and Decision**

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

...

- (a.1) must comply with any applicable land use policies;
  - (a.2) subject to section 638, must comply with any applicable statutory plans;
  - (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
  - (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
  - ...
  - (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
  - (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
    - (i) the proposed development would not
      - (A) unduly interfere with the amenities of the neighbourhood, or
      - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

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

Under section 2.90.2.9, a **Liquor Store** is a **Permitted Use** in the **CN - Neighbourhood Commercial Zone**.

Under section 8.10, **Liquor Store** means “a development where the primary purpose is to sell alcoholic drinks and other related products for off-Site consumption.”

Section 2.90.3.8 states “Liquor Stores must comply with Section 6.70.”

Section 2.90.1 states that the **Purpose** of the **CN - Neighbourhood Commercial Zone** is:

To allow for small scale activity centres to support Local Nodes, as directed by Statutory Plans, that become community focal points for commercial businesses, services, social gathering and limited Residential Uses that are integrated with the neighbourhood. These activity centres can accommodate both vehicle-oriented and pedestrian oriented developments.

**Section 6.70 - Liquor Stores**

Section 6.70 provides the following:

1. At the time a **Development Permit** application is submitted, a **Liquor Store** must be located to provide minimum separation distances in compliance with Table 1:

**Table 1. Minimum Separation Distance**

Subsection	From approved or existing:	500 m (store to store)	100 m ( <u>Site to Site</u> )
1.1.	<u>Liquor Stores</u>	x	
1.2.	<b>Schools, limited to primary and secondary</b>		x
	From <u>Sites</u> <u>Zoned:</u>		
1.3.	<b>PS, PSN, or A</b>		x

2. For the purposes of Subsection 1, when measuring separation distances:
  - 2.1 from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and
  - 2.2 from store to store, the distance is measured from the closest point of the Liquor Store to the closest point of another Liquor Store.

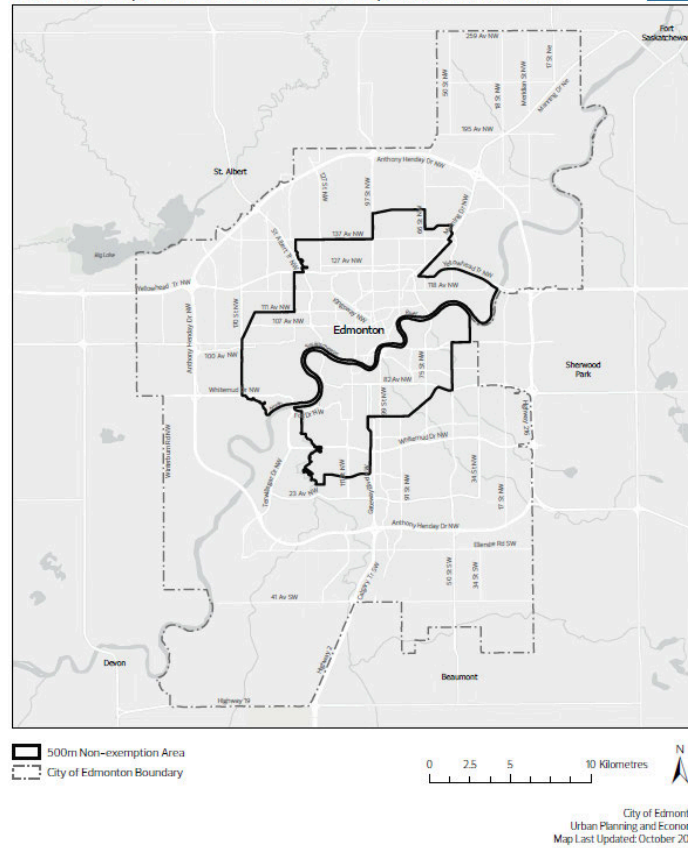
**Diagram for Subsection 2**



3. Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in Appendix I, if:
  - 3.1 at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, MU, or Direct Control; and
  - 3.2 the Liquor Stores are located on separate Sites.
4. **Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control.**
5. No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:
  - 5.1 the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
  - 5.2 the Floor Area of the temporary location is not more than 50.0 m<sup>2</sup> larger than the total Floor Area of the original Liquor Store;
  - 5.3 the Development Permit is issued for a duration of 5 years or less; and
  - 5.4 the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

**Appendix I**

Appendix I: Liquor Stores  
 Non-exemption Area to 500m Separation Distance



**Development Planner’s Determination**

**1) Subsection 6.70.1.2: The minimum separation distance between the proposed Major Alcohol Sales use and from schools, limited to primary and secondary is 100m (from site to site).**

**There is a school (Katherine Therrien Catholic Elementary School) 74m from the site with the proposed Major Alcohol Sales use:**

**Required separation distance: 100m  
 Deficient by 26m**

**2) Subsection 6.70.1.3: The minimum separation distance between the proposed Major Alcohol Sales use and from sites zoned PS, PSN or A is 100m (from site to site).**

**There is a site zoned PS 74m from the site with the proposed Major Alcohol Sales use:**

**Required separation distance: 100m  
Deficient by 26m**

**3) Subsection 6.70.4: The minimum separation distance required between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control.**

**The proposed site is less than 2.0ha (it is 0.704ha, deficient by 1.296ha).**


[unedited]


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Notice to Applicant/Appellant

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

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	<h2 style="margin: 0;">Application for Development Permit</h2>		Project Number: <b>655448578-002</b> Application Date: APR 22, 2026 Printed: May 12, 2026 at 3:32 PM Page: 1 of 2	
This document is a Development Permit Decision for the development application described below.				
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 15183 - 121 STREET NW Plan 4886TR Blk 12 Lot 13			
	<b>Specific Address(es)</b> Suite: 15159 - 121 STREET NW Entryway: 15159 - 121 STREET NW Building: 15151 - 121 STREET NW			
<b>Scope of Application</b> To change the use from Indoor Sales and Service to a Liquor Store and to construct interior alterations.				
<b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">                 Development Category:                  Lot Grading Needed?: N/A                  NumberOfMainFloorDwellings:                  Site Area (sq. m.):             </td> <td style="width: 50%; vertical-align: top;">                 Gross Floor Area (sq.m.):                  New Sewer Service Required:                  Overlay:                  Statutory Plan:             </td> </tr> </table>			Development Category: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Site Area (sq. m.):	Gross Floor Area (sq.m.): New Sewer Service Required: Overlay: Statutory Plan:
Development Category: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Site Area (sq. m.):	Gross Floor Area (sq.m.): New Sewer Service Required: Overlay: Statutory Plan:			
<b>Development Application Decision</b> Refused <b>Issue Date:</b> May 12, 2026 <b>Development Authority:</b> PIORKOWSKI, THERESA <b>Reason for Refusal</b> 1) Subsection 6.70.1.2: The minimum separation distance between the proposed Major Alcohol Sales use and from schools, limited to primary and secondary is 100m (from site to site). There is a school (Katherine Therrien Catholic Elementary School) 74m from the site with the proposed Major Alcohol Sales use: Required separation distance: 100m Deficient by 26m  2) Subsection 6.70.1.3: The minimum separation distance between the proposed Major Alcohol Sales use and from sites zoned PS, PSN or A is 100m (from site to site). There is a site zoned PS 74m from the site with the proposed Major Alcohol Sales use: Required separation distance: 100m Deficient by 26m  3) Subsection 6.70.4: The minimum separation distance required between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control. The proposed site is less than 2.0ha (it is 0.704ha, deficient by 1.296ha).				
<b>THIS IS NOT A PERMIT</b>				

	<h2 style="margin: 0;">Application for Development Permit</h2>	Project Number: <b>655448578-002</b> Application Date: APR 22, 2026 Printed: May 12, 2026 at 3:32 PM Page: 2 of 2																				
<p><b>Rights of Appeal</b>          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><b>Fees</b></p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$415.00</td> <td style="text-align: right;">\$415.00</td> <td>024646000017444</td> <td>Apr 24, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$415.00</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$415.00</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$415.00	\$415.00	024646000017444	Apr 24, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$415.00	\$415.00		
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<p><b>THIS IS NOT A PERMIT</b></p>																						
P0702003																						



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 632331666-002

APPLICATION TO: Construct a General Retail Stores and a Daytime Child Care Service (max. 46 children) building

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 1, 2026

DATE OF APPEAL: May 27, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11 - OZERNA ROAD NW

LEGAL DESCRIPTION: Plan 8920911 Blk 50 Lot 106

ZONE: DC2.135 - Site Specific Development Control Provision

OVERLAY: N.A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

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***Grounds for Appeal***

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

I am appealing the approval of the proposed multi-bay commercial development and daycare at 11 Ozerna Road NW.

My concerns relate to the overall scale, intensity, circulation design, and operational compatibility of the proposed development within the surrounding neighbourhood context.

The proposal appears to introduce a relatively high concentration of activity onto what functions as a compact commercial site. The cumulative interaction between multiple commercial bays, daycare operations, customer turnover, loading activity, shared parking, transit adjacency, and pedestrian movement may create circulation pressures and operational conflicts that are not fully resolved by the proposed layout.

Particular concern exists regarding the daycare component, which is proposed for approximately 46 children. A daycare of this scale generates concentrated periods of vehicle activity associated with drop-off and pickup operations, staff arrivals, and pedestrian movement. I am concerned that the proposed site configuration may not adequately accommodate these operational demands alongside the broader commercial activity proposed for the site.

My concerns are heightened by the location of the daycare outdoor play area adjacent to both the site entrance and an active transit stop that includes school-special bus service. This creates a concentration of pedestrian and vehicle activity in close proximity to the daycare area and primary circulation routes. I am concerned that the combination of daycare activity, commercial traffic, transit activity, and shared site circulation may not be comfortably accommodated within the proposed design.

Additional concerns exist regarding parking demand, circulation efficiency, servicing activity, and the long-term operational impacts associated with a future multi-tenant commercial site where the eventual tenant mix is currently unknown. Different commercial tenants may generate significantly different traffic, servicing, and operational demands, and I am concerned that the proposed layout may not provide sufficient flexibility to accommodate those future impacts without creating spillover effects on the surrounding area.

The proposed development also appears to rely on a reduced loading configuration through the approved variance. While variances may be appropriate in some circumstances, I am concerned that reducing servicing capacity within an already active multi-use site may further intensify operational pressures related to loading, deliveries, waste collection, and site circulation.

Taken together, these factors suggest the site may be over-intensified relative to its practical ability to safely and compatibly accommodate the proposed combination of uses within the surrounding neighbourhood context.

I would be less concerned by a more modest neighbourhood-oriented commercial use that better aligns with the surrounding context and circulation constraints, rather than a relatively intensive multi-bay commercial configuration combined with daycare operations and concentrated circulation activity.

I respectfully request that the Subdivision and Development Appeal Board review the approval and consider whether the proposed scale, circulation design, servicing configuration, and cumulative operational impacts are appropriate for this site.

<i>General Matters</i>
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**Appeal Information:**

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

**Grounds for Appeal**

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

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

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

...

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

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

**Appeals**

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

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

**685(4)** Despite subsections (1), (2), (2.1) and (3), if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (b) is made by a development authority, the appeal may only be made to the subdivision and development appeal board and is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

**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;

...

***Zoning Bylaw 20001 - Part 7 - Administrative and Interpretative Clauses***

**Section 7.10, *Repeal, Enactment and Transition Procedures*, states the following:**

1. Edmonton Zoning Bylaw 12800, as amended, is repealed.
2. The regulations of this Bylaw come into effect on January 1, 2024 (the "effective date").
3. The regulations of this Bylaw apply from the effective date onward:
  - 3.1 subject to the regulations for non-conforming Uses as outlined in the Municipal Government Act; and
  - 3.2 despite the effect it might have on rights, vested or otherwise.
4. Regulations for zoning, land use, or development in any other Bylaw must not apply to any part of the city described in this Bylaw except as otherwise provided for in this Bylaw.
5. Development Permit applications must be evaluated under the regulations of this Bylaw as of the effective date, even if the application was received before this date.
6. Any Direct Control Zone regulations that were in effect immediately prior to the effective date of this Bylaw will continue to be in full force and effect and are hereby incorporated into Part 4 of this Bylaw.

**Section 7.20.4, *General Rules of Interpretation - Direct Control Zones and Existing Development Permits*, states the following:**

- 4.1. For the purpose of any Direct Control Zone passed on or before December 31, 2023:

4.1.1. the definitions of the listed Uses in the Direct Control Zone must be interpreted in compliance with either Land Use Bylaw 5996 as it appeared on June 13, 2001, or Zoning Bylaw 12800 as it appeared on December 31, 2023, whichever is applicable;

4.1.2. where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and

4.1.3. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on December 31, 2023.

4.2. For the purpose of any Direct Control Zone passed on or after January 1, 2024:

4.2.1 where the Direct Control Zone references a specific Section or Subsection of a land use bylaw, that reference is interpreted to be to the specific Section or Subsection of the land use bylaw that was in effect on the date on which the Direct Control Zone was approved by Council; and

4.2.2. where the Direct Control Zone references a specific Zone or Overlay of a land use bylaw, that reference is interpreted to be to the specific Zone or Overlay of the land use bylaw that was in effect on the date of decision for the Development Permit application.

4.3. Where there is a discrepancy between this Bylaw and any previous land use bylaw, the existing Direct Control Zone must not be interpreted to provide any additional rights than are otherwise contemplated in the Direct Control Zone.

...

4.4. For the purpose of any Development Permit issued on or before December 31, 2023, the Use identified in the permit is interpreted to have the same Use definition as set out in the applicable previous land use bylaw on the date on which the Development Permit was issued.

...

4.6. For all Direct Control Zones created prior to August 24, 1998, that contain Single Detached Housing, Semi-detached Housing, Duplex Housing or Secondary Suite as a listed Use:

4.6.1. the maximum number of Single Detached Housing Dwellings per Lot is 1;

4.6.2. the maximum number of Semi-detached Housing or Duplex Housing Dwellings per Site is 2; and

4.6.3. the maximum number of Secondary Suites per principal Dwelling is 1, unless specifically noted otherwise in the Direct Control Zone.

**Section 7.40, *Application of General and Specific Development Regulations*, states the following:**

1. General Development Regulations

1.1 The General Development Regulations in Part 5 apply to all developments on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.

2. Specific Development Regulations

2.1 The Specific Development Regulations in Part 6 apply to specific developments on all Sites. These regulations take precedence except where the regulations of a Zone, Direct Control Zone, Special Area, or Overlay specifically exclude or modify these regulations with respect to any development.

**Section 7.80, *Application of Direct Control Zones*, states the following:**

5.1 Unless specifically excluded or modified by a regulation of a Direct Control Zone, all regulations in the Zoning Bylaw apply to development in a Direct Control Zone. Site plans and building elevations cannot exclude or modify regulations of the Zoning Bylaw.

**Section 7.100, *Authority and Responsibility of the Development Planner, Variance to Regulations*, states the following:**

4.3 A variance must not be granted for a Development Permit application within a Direct Control Zone except where the ability to grant a variance is specified:

4.3.1. within the Direct Control Zone;

4.3.2. within an applicable regulation of a previous land use bylaw where such regulation has been referred to in the Direct Control Zone; or

4.3.3. within an applicable regulation of this Bylaw.

4.4. In the case of a conflict between Subsection 4.3 and the applicable Direct Control Zone, the Development Planner must comply with the provisions of the applicable Direct Control Zone.

**General Provisions from the DC2.135 - Site Specific Development Control Provision (“DC2”):**

Under section DC2.135.3.c, **Daytime Child Care Services** is a **Listed Use** in the **DC2**.

Section DC2.135.4.k states:

Development in the District shall be evaluated with respect to compliance with the General Development Regulations of Section 50 to 79, inclusive, of the Land Use Bylaw.

Section DC2.135.4.l states:

The development Officer may grant relaxations to Sections 50 to 79 of the Land Use Bylaw and the provisions of this District, if in his opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

Section DC2.135.1 states that the **General Purpose** of the **DC2** is:

To establish a Site Specific Development Control District for convenience commercial and personal service uses which are intended to serve the day-to-day needs of local residents and to prescribe development criteria which will ensure that the commercial development is compatible with the adjacent residential uses.

**General Provisions from the Edmonton Land Use Bylaw 5996:**

Under section 10.7(2), **Child Care Services** means:

development intended to provide care, educational activities and supervision for groups of 7 or more children under 13 years of age during the day or evening, but does not include overnight accommodation, and is intended to be operated for at least 12 consecutive weeks each year. This Use Class includes daycare centres, out-of-school care centres, drop-in centres and nursery schools.

***Section 65 - Off-street Vehicular Loading and Unloading Facilities***

Section 65.1 states:

When any new development is proposed including a change of use of existing development, or when any existing development is, in the opinion of the Development Officer, substantially enlarged or increased in capacity, off-street vehicular loading and unloading spaces shall be provided in accordance with Schedule 65A below:

USE OF BUILDING OR SITE	TOTAL GROSS FLOOR AREA OF BUILDING	SPACES REQUIRED
Any development within the Commercial or Industrial Use Classes, excluding Professional, Financial and Office Support Services	Less than 465 m2 (5,005.2 sq. ft.)	1
	465 m2 (5,005.2 sq. ft.) to 2 300 m2 (24,757.0 sq. ft.)	2
	Each additional 2 300 m2 (24,757.0 sq. ft.), or fraction thereof	1 additional
Any development within the Residential- Related, Basic Services or Community, Educational, Recreational and Cultural Service Use Classes and Professional, Financial and Office Support Services	Up to 2 800 m2 (30,138.9 sq. ft.).	1
	Each additional 2 800 m2 (30,138.9 sq. ft.)	1 additional up to a maximum of 5 additional

**Development Planner’s Determination**

**Loading Spaces - The site has 1 loading space, instead of 3 loading spaces (S. 65.1, Zoning Bylaw 5996).**


[unedited]

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Notice to Applicant/Appellant

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

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	Project Number: <b>632331666-002</b> Application Date: OCT 08, 2025 Printed: May 5, 2026 at 10:44 AM Page: 1 of 9		
<h2>Development Permit</h2>			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 11 - OZERNA ROAD NW Plan S920911 Blk 50 Lot 106		
<b>Scope of Permit</b> To construct a General Retail Stores and a Daytime Child Care Service (max. 46 children) building.			
<b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">                     Development Category: Discretionary Development                      Lot Grading Needed?: Y                      NumberOfMainFloorDwellings:                      Site Area (sq. m.): 3012.11                 </td> <td style="width: 50%;">                     Gross Floor Area (sq.m.): 957.55                      New Sewer Service Required: N/A                      Overlay:                      Statutory Plan:                 </td> </tr> </table>		Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 3012.11	Gross Floor Area (sq.m.): 957.55 New Sewer Service Required: N/A Overlay: Statutory Plan:
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 3012.11	Gross Floor Area (sq.m.): 957.55 New Sewer Service Required: N/A Overlay: Statutory Plan:		
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> May 01, 2026 <b>Development Authority:</b> WELCH, IMAI <b>Subject to the Following Conditions</b> GENERAL: <ol style="list-style-type: none"> <li>1) The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.</li> <li>2) 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).</li> <li>3) This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).</li> <li>4) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or owner shall pay the Lot Grading Fee of \$490.</li> <li>5) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or owner shall pay the Development Permit Inspection Fee of \$560.</li> <li>6) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or owner shall pay the Variance Fee of \$298.75.</li> <li>7) Continuous screen fencing of a solid design, a minimum of 1.8 m (5.9 ft.) in height, shall be provided adjacent to the east property line of the site. (Ref.: S. 4(g), DC2(135) Zone)</li> <li>8) No parking, loading, storage, trash collection, outdoor service or display areas shall be permitted within a required yard. Loading, storage and trash collection areas shall be located in a manner that minimizes their impact on adjacent single family development, to the satisfaction of the Development Officer, and shall be screened from view from any adjacent sites and public</li> </ol>			
P0702003			

## Development Permit

roadways in accordance with the provisions of Section 69.3 of the Land Use Bylaw 5996. (Ref.: S. 4(h), DC2(135) Zone).

9) All mechanical equipment on the roof of any building shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building roof. (Ref.: S. 4(j)(ii), DC2(135) Zone)

10) Fences that contain, or are constructed of, hazardous materials such as barbed wire, are not permitted (Subsection 5.120.1.1.5, Zoning Bylaw 20001).

### EPCOR WATER:

1) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

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

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

2) There are two existing fire hydrants (H13631 and H 13632) located on the east side of 73A Street and south side of Ozerna road respectively both adjacent to the subject site. These hydrants must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (Dec 2024) and access to the hydrants must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at [waterdtassetprotection@epcor.com](mailto:waterdtassetprotection@epcor.com) prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.

3) Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

### LANDSCAPING:


1) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).

2) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant must provide an irrevocable letter of credit or a performance bond, in the amount of 100% of the established landscaping cost (\$28,353.15), the conditions of the security being that:

i. if the landscaping is not completed in accordance with the provisions of this District and the landscaping plan, within one growing season after the completion of the development, then the amount fixed shall be paid to the City, for its use absolutely; and

ii. the Development Officer shall not release the Landscaping Bond until an inspection of the site has demonstrated that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping.

3) Landscaping must be installed in accordance with the approved Landscape Plan, and to the satisfaction of the Development Planner.

	Project Number: <b>632331666-002</b> Application Date: OCT 08, 2025 Printed: May 5, 2026 at 10:44 AM Page: 3 of 9
<h2>Development Permit</h2>	
<p>4) Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.</p>	
<p>Applicants MUST adhere to the following:</p>	
<p>5) All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see <a href="https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit">https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit</a>. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p>	
<p>6) In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p>	
<p>The City of Edmonton Public Tree Bylaw  <a href="https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158">https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158</a></p>	
<p>Apply for the Public Tree Permit  <a href="https://www.edmonton.ca/treep permit">https://www.edmonton.ca/treep permit</a></p>	
<p><b>SUBDIVISION PLANNING:</b></p>	
<p>1) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City for the following improvements:</p>	
<p>a. Construction of an approximate 9 m commercial crossing access to Ozerna Road located approximately 14 m east of the northwest corner pin and aligned with the centerline of 73 Street to the north;</p> <p>b. Removal of the existing bus pad and construction of an approximate 2.3 m x 9 m concrete bus pad on the south side of Ozerna Road located approximately 24 m from the east side of the proposed access;</p> <p>c. Construction of a 2 m x 3 m transit shelter pad located at the back of the walk, entirely within private property located a minimum of 15 m east of the proposed access;</p> <p>d. Removal of the existing in-road concrete bus pad and reconstruction of the impacted eastbound travel lane along the south portion of Ozerna Road; and</p> <p>e. Construction of a new concrete in-road bus pad at the relocated bus stop location for an approximate length of 24 m and width of 3 m from the proposed access to the head of the bus stop on Ozerna Road.</p>	
<p>Please email <a href="mailto:development.coordination@edmonton.ca">development.coordination@edmonton.ca</a> to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.</p>	
<p>-Engineering Drawings are required for the Agreement. The owner is required to have a Civil Engineer submit stamped engineering drawings for approval by the City of Edmonton.          -This Agreement will require a deposit to act as security for this Agreement.          -The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 to arrange for a pre-construction meeting, 72 hours prior to removal or construction within City road right-of-way.</p>	
<p>2) An agreement must be signed for the 2 m x 3 m transit shelter pad to be located entirely within private property along Ozerna Road. Please contact Dustin Creviston at <a href="mailto:dustin.creviston@edmonton.ca">dustin.creviston@edmonton.ca</a> to coordinate the agreement.</p>	
<p>P0702003</p>	

## Development Permit

Edmonton Transit will require six weeks advance notification to [copsetsplanningtechs@edmonton.ca](mailto:copsetsplanningtechs@edmonton.ca) to arrange for the removal of the existing bus infrastructure (including bus shelter, waste bin, and bench) and to advise of any project related bus stop closure, disruption or road closures affecting bus routes.

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

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

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

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

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:  
[https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

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

### Subject to the Following Advisements

#### GENERAL:

1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
4. Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.



Project Number: **632331666-002**  
 Application Date: OCT 08, 2025  
 Printed: May 5, 2026 at 10:44 AM  
 Page: 5 of 9

## Development Permit

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

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

8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit [epcor.com/newconnection](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval.

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

10. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

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

### DRAINAGE SERVICES:

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 11 - OZERNA ROAD NW(Plan 8920911 Blk 50 Lot 106;Ozerna), subject to the following conditions:

### APPLICABLE ASSESSMENTS CONDITIONS

#### Development Assessments

### APPLICABLE ASSESSMENTS

#### Permanent Area Contribution (PAC)

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

#### Expansion Assessment (EA)

Expansion Assessment charge is being paused until Dec 31, 2025.(exact date to be determined by the SSSF Oversight Committee); therefore EAs are deferred for this DP.

EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

#### Arterial Roadway Assessment (ARA)

Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.

## Development Permit

### Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until Dec 31, 2025. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.

SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

For information purposes, the following SSTC rates are for the year 2025. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden or garage suite): \$1,764 per dwelling  
for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.

Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.

### Additional Notes:

The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.

Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received. In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.

More information about the above charges can be found on the City of Edmonton's website:

### Permanent Area Contributions

[https://www.edmonton.ca/city\\_government/utilities/permanent-area-contributions.aspx](https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx)

### Sanitary Servicing Strategy Expansion Assessment

[https://www.edmonton.ca/city\\_government/utilities/expansion-assessment-charge-ea.aspx](https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx)

### Arterial Roadway Assessment

[https://www.edmonton.ca/projects\\_plans/roads/design\\_planning/arterial-roadway-assessments.aspx](https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx)

### Sanitary Sewer Trunk Charge

[https://www.edmonton.ca/city\\_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx](https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx)

### EPCOR WATER:

1. The site is currently serviced by a 25 mm copper water service (N97032) located 19.8 m east of the west property line of Lot 106 off of Ozerna Road. 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

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 300 mm water main along Ozerna Road 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@epcor.com](mailto:wass@epcor.com) or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.
  - 4a. For information and to apply for a new water service please go to [www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html).
  5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass@epcor.com](mailto:wass@epcor.com) or at 780-496-5444.
  6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [EWSinspections@epcor.com](mailto:EWSinspections@epcor.com) or 780-412-3850.
  7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
  8. The water network capacity adjacent to the site is between 150 L/s and 200 L/s and the hydrant spacing adjacent to the site is 132 m. This does not meet the requirements based on the City of Edmonton Design and Construction Standards Volume 4 (December 2024). Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).
  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](mailto:schileen@epcor.com).
- FIRE RESCUE SERVICES:**
- Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:
- Ensure travel distance from hydrant to each principal entrance does not exceed 90m (non-sprinklered building)

## Development Permit

-Ensure travel distance from hydrant to fire truck does not exceed 45m (non-sprinklered building)

-Ensure travel distance from fire truck to principal entrance does not exceed 45m (non-sprinklered building)

Reference: NBC(2023), Div. B, 3.2.5.5.(2) Location of Access Routes

Access routes shall be provided to a building so that

b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90 m, and  
 c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.

-Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.

Reference: NBC(2023-AE) 3.2.4.8 Annunciator and Zone Indication

1)The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.

-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.(1) Protection of Adjacent Building

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

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>

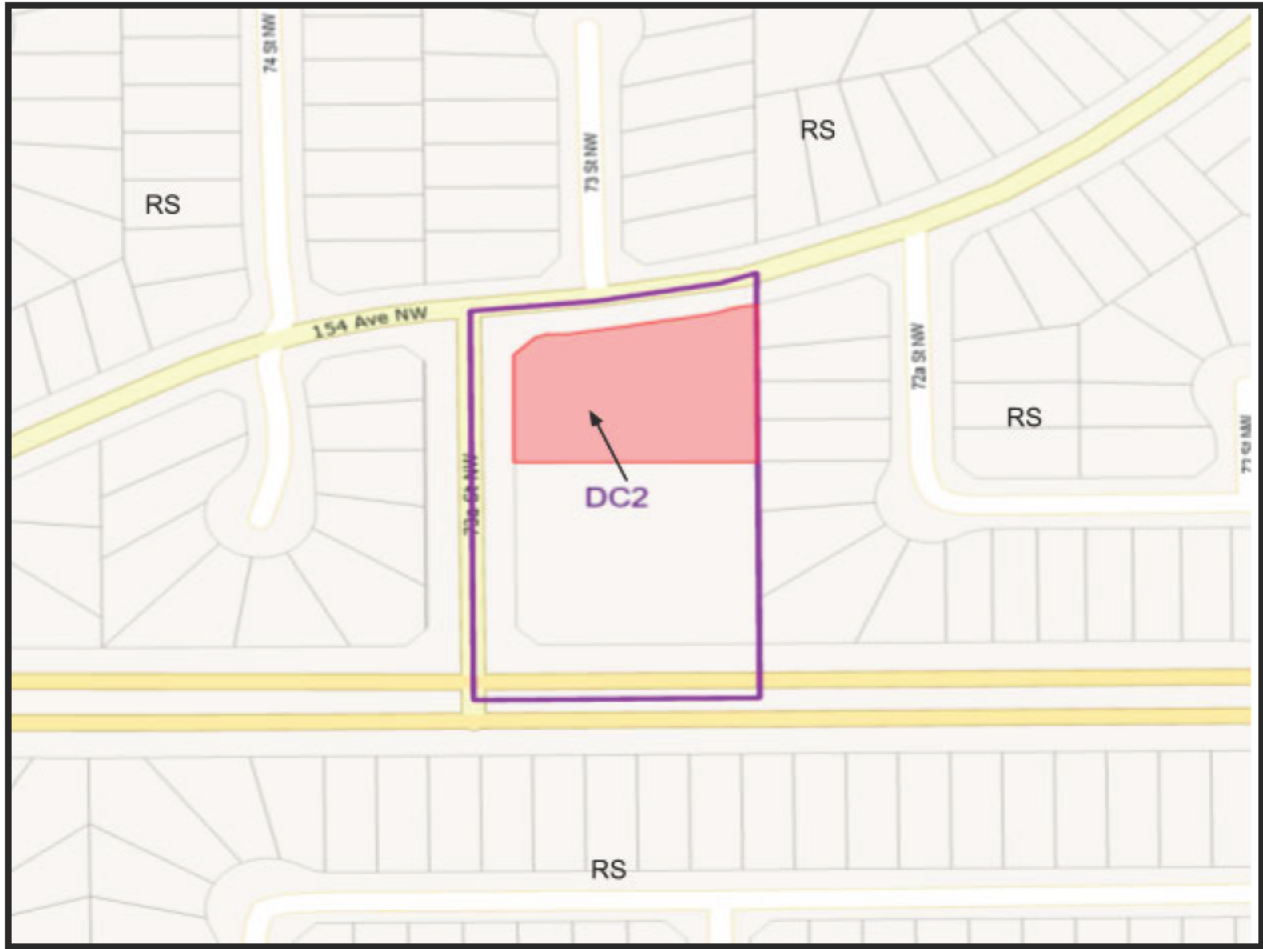
Kind regards,

Kelly Willis

FSCO Group B, Level II

Please send ALL FRS DP review inquiries to [cmsfpts@edmonton.ca](mailto:cmsfpts@edmonton.ca)

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<p><b>LOT GRADING ADVISEMENT:</b></p> <p>City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.</p> <p>A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval.                  New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit <a href="http://epcor.com/newconnection">epcor.com/newconnection</a> and click 'ONLINE APPLICATION' for instructions on the plan submission process.</p> <p>The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to <a href="mailto:lotgrading@edmonton.ca">lotgrading@edmonton.ca</a> for review and approval.</p> <p>For more information on Lot Grading requirements, plans and inspections refer to the website:  <a href="https://www.edmonton.ca/business_economy/lot-grading-commercial">https://www.edmonton.ca/business_economy/lot-grading-commercial</a></p> <p><b>SUBDIVISION PLANNING:</b></p> <p>1. A cross-lot agreement with the adjacent land owner of the site to the south (15303-73A Street) is recommended to maintain access to the surrounding roadways from both lots to ensure access in perpetuity.</p> <p><b>Variances</b></p> <p>Loading Spaces - The site has 1 loading space, instead of 3 loading spaces (S. 65.1, Zoning Bylaw 5996).</p> <p><b>Rights of Appeal</b></p> <p>This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.</p> <p><b>Notice Period Begins:</b> May 07, 2026      <b>Ends:</b> May 28, 2026</p>																																									
<p><b>Fees</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">09930279</td> <td style="text-align: right;">Oct 14, 2025</td> </tr> <tr> <td>Dev. Application Fee for GFA</td> <td style="text-align: right;">\$535.33</td> <td style="text-align: right;">\$535.33</td> <td style="text-align: right;">09930279</td> <td style="text-align: right;">Oct 14, 2025</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$1,195.00</td> <td style="text-align: right;">\$1,195.00</td> <td style="text-align: right;">09930279</td> <td style="text-align: right;">Oct 14, 2025</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$560.00</td> <td style="text-align: right;">\$560.00</td> <td style="text-align: right;">10227361</td> <td style="text-align: right;">Apr 30, 2026</td> </tr> <tr> <td>Variance Fee</td> <td style="text-align: right;">\$298.75</td> <td style="text-align: right;">\$298.75</td> <td style="text-align: right;">10227361</td> <td style="text-align: right;">Apr 30, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$3,079.08</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$3,079.08</b></td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$490.00	\$490.00	09930279	Oct 14, 2025	Dev. Application Fee for GFA	\$535.33	\$535.33	09930279	Oct 14, 2025	Major Dev. Application Fee	\$1,195.00	\$1,195.00	09930279	Oct 14, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	10227361	Apr 30, 2026	Variance Fee	\$298.75	\$298.75	10227361	Apr 30, 2026	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	<b>\$3,079.08</b>	<b>\$3,079.08</b>		
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**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←                      **File: SDAB-D-26-142**                      ▲  
**N**