

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 10:15 A.M.

June 25, 2026

Hearing Room No. River Valley
City Hall, 1 Sir Winston Churchill Square NW, Edmonton

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

APPEAL WITHDRAWN

I 10:15 A.M. SDAB-D-26-150

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch(s), 3 Secondary Suites in the Basement(s) (units A, C, D), and 1 Basement development (unit B, NOT to be used as an additional Dwelling).

14609 - 110 AVENUE NW
Project No.: 647887896-002

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

APPEAL WITHDRAWN

ITEM I: 10:15 A.M.

FILE: SDAB-D-26-150

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER BY AN
ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 647887896-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch(s), 3 Secondary Suites in the Basement(s) (units A, C, D), and 1 Basement development (unit B, NOT to be used as an additional Dwelling).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 12, 2026

DATE OF APPEAL: June 1, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14609 - 110 AVENUE NW

LEGAL DESCRIPTION: Plan 5887HW Blk 19 Lot 70

ZONE: RS-Small Scale Residential

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

This appeal is filed to identify the impacts the proposed development will have on this long-established single-family residential neighbourhood. The proposal would replace a single-family home with a 7-plex containing 18 bedrooms. This represents a substantial increase in density and a dramatic change in character for a neighbourhood comprised almost entirely of modest 1950s-era single-family homes. Many residents are long-term or generational homeowners who have invested time and resources maintaining and improving their properties while preserving the established character of the area. Residents are concerned about parking, traffic, waste management, infrastructure capacity, privacy, safety, property maintenance, and the loss of green space.

The proposed four parking stalls are inadequate for a development of this size and will worsen existing street parking pressures, particularly during winter months when windrows already reduce available roadway width. The site is located at the entrance to a one-way cul-de-sac, and increased on-street parking raises concerns regarding emergency vehicle access to homes farther down the street. With parked vehicles and winter windrows, maneuvering a fire truck around the corners may be difficult. Increased traffic will affect the safety and nature of the cul-de-sac, where children regularly play. Additional parked vehicles will reduce sightlines and increase collision risk.

Garbage collection and waste storage are significant concerns. The lot cannot reasonably accommodate the required waste, compost, and recycling containers for seven units. The proposal identifies 12 waste and compost bins, which does not provide one for each unit. Residents are concerned about overflow, illegal dumping, litter, and waste accumulation when capacity is exceeded. Similar nearby developments have resulted in bins being stored in plain sight or left on the street, negatively affecting neighbourhood appearance. The available space is insufficient to accommodate collection requirements requiring a minimum one-metre separation between containers.

The proposed buildings scale, height, and massing are incompatible with surrounding homes. It will dominate the streetscape, reduce privacy, block sightlines toward nearby green space, and fundamentally alter the neighbourhood from low-density family housing to high-density rental housing. As such, it does not align with the objective of directing increased density toward transit-oriented locations.

Residents are also concerned about property maintenance standards. The current owners purchased the property in 2024 and have demonstrated a pattern of neglect, responding to issues only after City bylaw complaints. For the past two winters, snow has not been removed, resulting in numerous 311 complaints. During warmer months, grass has remained uncut and weeds have spread to neighbouring properties. On March 27, 2026, the developer attempted to remove a winter's

accumulation of snow by jackhammering the sidewalks, causing permanent damage. No repairs have been completed. The proposed development is being built as an investment property rather than an owner-occupied residence, and the lack of care shown toward the property and surrounding neighbourhood has reinforced concerns regarding future maintenance and management.

Residents made multiple attempts to contact the developer to express concerns, provide feedback, and learn more about the project. Only after development approval signs were posted did the developer respond to inquiries.

The development fails to respect the established character, scale, and livability of the neighbourhood. Once developments of this intensity are approved, they permanently alter the community and place pressure on long-term residents to leave. The cumulative impacts on safety, traffic, parking, waste management, privacy, infrastructure, maintenance, and neighbourhood character warrant serious reconsideration of the approval warranted.

[unedited]

<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:

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

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

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

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

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

Under section 8.20, **Dwelling** means:


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

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

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

Notice to Applicant/Appellant

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

	Project Number: 647887896-002 Application Date: FEB 19, 2026 Printed: May 12, 2026 at 1:08 PM Page: 1 of 8																												
	<h2>Development Permit</h2>																												
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.																													
Applicant	<table border="1"> <tr> <td colspan="2" data-bbox="829 443 1378 527"> Property Address(es) and Legal Description(s) 14609 - 110 AVENUE NW Plan 5887HW Bk: 19 Lot 70 </td> </tr> <tr> <td colspan="2" data-bbox="829 533 1378 558"> Specific Address(es) </td> </tr> <tr> <td data-bbox="829 564 943 590">Suite:</td> <td data-bbox="959 564 1378 590">1, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 596 943 621">Suite:</td> <td data-bbox="959 596 1378 621">2, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 627 943 653">Suite:</td> <td data-bbox="959 627 1378 653">3, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 659 943 684">Suite:</td> <td data-bbox="959 659 1378 684">4, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 690 943 716">Suite:</td> <td data-bbox="959 690 1378 716">BSMT1, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 722 943 747">Suite:</td> <td data-bbox="959 722 1378 747">BSMT3, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 753 943 779">Suite:</td> <td data-bbox="959 753 1378 779">BSMT4, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 785 943 810">Entryway:</td> <td data-bbox="959 785 1378 810">1, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 816 943 842">Entryway:</td> <td data-bbox="959 816 1378 842">2, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 848 943 873">Entryway:</td> <td data-bbox="959 848 1378 873">3, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 879 943 905">Entryway:</td> <td data-bbox="959 879 1378 905">4, 14609 - 110 AVENUE NW</td> </tr> <tr> <td data-bbox="829 911 943 936">Building:</td> <td data-bbox="959 911 1378 936">1, 14609 - 110 AVENUE NW</td> </tr> </table>	Property Address(es) and Legal Description(s) 14609 - 110 AVENUE NW Plan 5887HW Bk: 19 Lot 70		Specific Address(es)		Suite:	1, 14609 - 110 AVENUE NW	Suite:	2, 14609 - 110 AVENUE NW	Suite:	3, 14609 - 110 AVENUE NW	Suite:	4, 14609 - 110 AVENUE NW	Suite:	BSMT1, 14609 - 110 AVENUE NW	Suite:	BSMT3, 14609 - 110 AVENUE NW	Suite:	BSMT4, 14609 - 110 AVENUE NW	Entryway:	1, 14609 - 110 AVENUE NW	Entryway:	2, 14609 - 110 AVENUE NW	Entryway:	3, 14609 - 110 AVENUE NW	Entryway:	4, 14609 - 110 AVENUE NW	Building:	1, 14609 - 110 AVENUE NW
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Development Permit Decision Approved Issue Date: May 12, 2026 Development Authority: ZAZULA, NICKOLAS Subject to the Following Conditions Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch(s), 3 Secondary Suites in the Basement(s) (units A, C, D), and 1 Basement development (unit B, NOT to be used as an additional Dwelling). 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). 4. Landscaping must be installed and maintained in accordance with Section 5.60.																													
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Development Permit

5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).
7. Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1). If the unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)
8. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
9. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).
10. A Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).
11. A Hard Surfaced Pathway connecting the main entrance of a Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).
12. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
13. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
14. The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.
15. Dwelling means a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities (Section 8.20).
16. The proposed wet bar must only be used by the household that uses the principal kitchen on the main floor
17. The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.
18. This Development Permit will be revoked if the conditions of this permit are not met.

Landscaping Conditions:

1. Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.
2. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

Development Permit

3. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

Transportation Conditions:

1. The existing approximate 6.7 m wide private crossing to 110 Avenue NW located approximately 1.8 m from the east property line, must be removed with reconstruction of the curb and gutter and restoration of the grassed boulevard excluding existing sidewalk within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, developmentpermits@edmonton.ca.

As this residential crossing is shared with the adjacent alley, the removal of the driveway access will result in the requirement for the construction of the alley flare on the west side of the adjacent north-south alley crossing to 110 Avenue. This alley flare must be constructed as per the City of Edmonton Complete Streets Design and Construction Standards.

2. The existing connector walks and concrete steps on both the south and east sides of 110 Avenue NW must be removed with restoration of the grassed boulevard to the property line within the road right-of-way, to the City of Edmonton Landscaping Standards.

3. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m.

4. There are existing boulevard trees that must be protected adjacent to the site. Forestry provides the following:

a. When excavating for driveway and sidewalk connectors within 3m of City of Edmonton (COE) ROW trees, hand excavation is required. If roots 2 inches or larger are encountered, immediately notify Urban Forestry for consultation, as removal may negatively impact the tree's stability and health, potentially requiring proponent compensation. For deeper excavation, air-excitation may be necessary; contact Urban Forestry at least 4 weeks in advance to coordinate airspading. Contractors must collaborate with Urban Forestry to address root conflicts and minimize damage.

b. Maintain existing grades around trees to prevent grade changes exceeding 75 mm (3 inches) within 5 m of a tree. The root collar, where the trunk meets the roots, must not be buried by more than 50 mm (2 inches) of excess soil. Do not use clay or gravel fill on boulevards to raise grade.

c. Urban Forestry will not support the removal of large limbs if a significant portion of that tree is conditionally affected or lost because of the construction of the building (i.e. greater than 30% of its entire existing canopy or root zone). Please ensure that the proposed building footprint is reviewed in conjunction with the surrounding tree canopy to identify and mitigate these conflicts.

d. All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.

e. Prior to construction, a Public Tree Permit is required for all work, including haul routes, within 5 meters of a boulevard/open space tree and 10 meters of a natural stand as per Public Tree Bylaw 18825. Trees will require physical tree protection fencing and possibly anti-compaction methods as part of the overall protection plan. For more information on City of Edmonton Tree Protection, please visit the Public Tree Permit Webpage. If tree damage occurs, all costs related to remediative tree work, including full tree removal, will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value as well as operational and administrative fees.

f. No new above-ground permanent structure shall be placed in such a way to limit a tree's structural root plate or the structural integrity of any tree that is existing within the intended construction work zone. A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above-ground permanent structure, which includes ground disturbance for installation and sidewalk connectors.

5. 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.

Development Permit

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

7. Any alley, 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.

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

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

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

EPCOR Conditions:

1. There is a 200 mm PVC water main 1.2 m east of the east property line of Lot 70 in the lane west of 146 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Advisements

Zoning Advisements:

- Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
- An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
- Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
- All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.
- In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.
- City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of

Development Permit

any buildings, additions to buildings, or alterations of surface drainage.

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

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

For more information on Lot Grading requirements, plans and inspections refer to the website:
https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

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

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

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (N30793) located 10.7 m south of the north property line of Lot 70 off of the lane west of 146 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

1a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.

2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.

3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along the lane west of 146 Street adjacent to the subject site.


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


4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444.

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.

7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water

	<p>Project Number: 647887896-002 Application Date: FEB 19, 2026 Printed: May 12, 2026 at 1:08 PM Page: 6 of 8</p>
<h2>Development Permit</h2>	
<p>Dispatch can provide information on the tie-in and commissioning procedure.</p> <p>8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>13. The advisements and conditions provided in this response are firm and cannot be altered.</p> <p>Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.</p> <p>Fire Rescue Services Advisements: Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:</p> <ol style="list-style-type: none"> 1) Travel distance from the emergency access route to each principal entrance must not exceed 45m. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 2) Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 3) 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 <p>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).</p> <p>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).</p> <p>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</p> <ol style="list-style-type: none"> 4) 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. 	
<p>P0702003</p>	

	<p>Project Number: 647887896-002 Application Date: FEB 19, 2026 Printed: May 12, 2026 at 1:08 PM Page: 7 of 8</p>
<h2>Development Permit</h2>	
<p>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.</p> <p>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</p> <p>Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca</p> <p>Waste Services Advisements: Waste Services has reviewed the proposed plan "PLOT PLAN" dated 16/02/26 and has no concerns to identify during this review.</p> <p>This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.</p> <p>Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.</p> <p>Additional information about waste service at your proposed development:</p> <p>Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton. Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.</p> <p>To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to: Access to containers and removal of obstructions. Container set out, and The responsibility for wear and tear or damages.</p> <p>The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 7 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 11 carts: 7 x 240 L for garbage and 1 x 120 L and 3 x 240 L for food scraps.</p> <p>Please note: Residents would be required to share their food scraps carts. Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. Residents would use blue bags for recycling.</p> <p>A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p> <p>If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.</p> <p>If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.</p> <p>For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.</p>	
<p>P0702003</p>	



Project Number: **647887896-002**
Application Date: FEB 19, 2026
Printed: May 12, 2026 at 1:08 PM
Page: 8 of 8

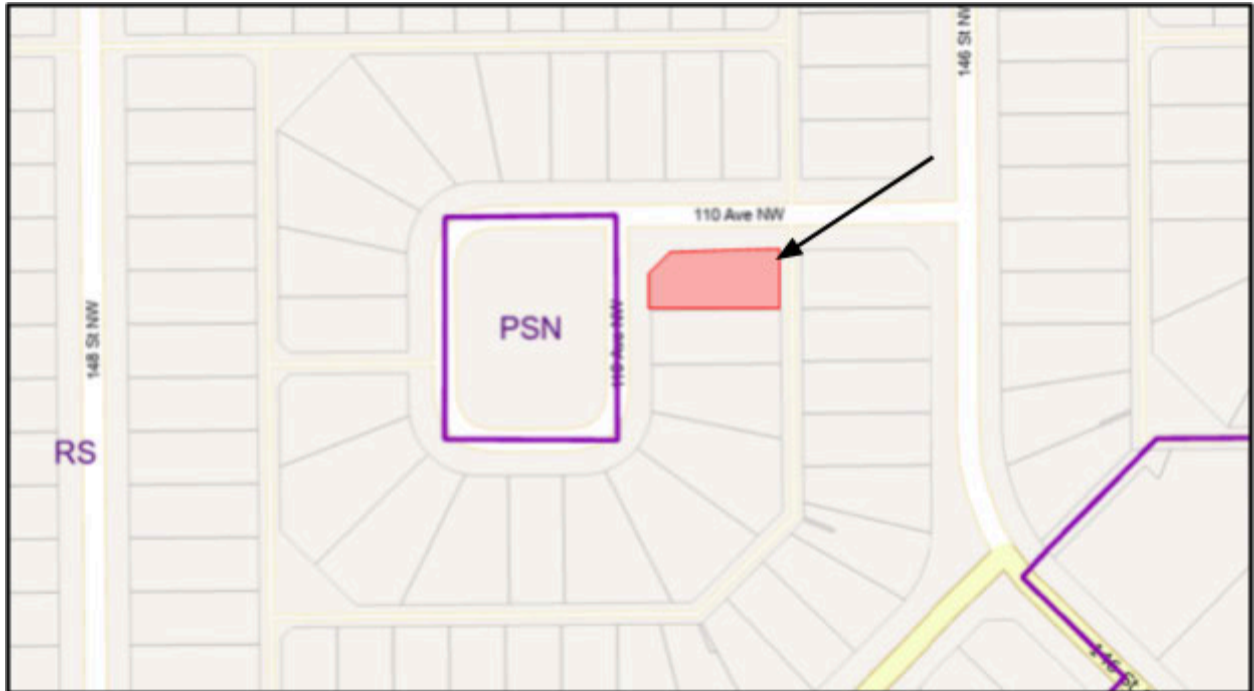
Development Permit

Rights of Appeal

This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	10143763	Mar 05, 2026
Lot Grading Fee	\$500.00	\$500.00	10143763	Mar 05, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	10143763	Mar 05, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,115.00</u>	<u>\$2,115.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-150

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