

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 10:30 A.M.
July 22, 2026

RIVER VALLEY ROOM
City Hall, 1 Sir Winston Churchill Square NW

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM, CITY HALL**

I 10:30 A.M. SDAB-D-26-173

Construct an Accessory building (detached
Garage, 7.32m x 7.32m)

11120 - 63 STREET NW
Project No.: 659075992-002

II 1:30 P.M. SDAB-D-26-174

Construct a Residential Use building in the form
of a 4 Dwelling Row House with 4 Secondary
Suites, uncovered decks (3.4m x 1.5m) and
unenclosed front porches

6716 - 97 AVENUE NW
Project No.: 648705294-002

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

ITEM I: 10:30 A.M.

FILE: SDAB-D-26-173

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 659075992-002

APPLICATION TO: Construct an Accessory building (detached Garage, 7.32m x 7.32m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 24, 2026

DATE OF APPEAL: June 24, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 11120 - 63 STREET NW

LEGAL DESCRIPTION: Plan 4065AE Blk 1 Lot 14

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

Grounds for Appeal

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

Filing due to other garages in area of similar height, to increase property and neighbourhood value with limited impact on the neighbours, and because all her adjacent neighbours have submitted letters to show they have no issue with the proposed height.

<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, **Single Detached Housing** means:

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

Under section 8.20, **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, **Garage** means “an Accessory building, or part of a principal building, designed and used primarily to store vehicles and includes carports. A Garage does not contain a Drive Aisle.”

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.

<i>Section 5.10 Accessory Uses, Buildings and Structures</i>

Section 5.10.9 states:

Unless otherwise specified in this Bylaw, Accessory buildings or structures located in residential Zones must comply with Table 9:

Table 9 Accessory Building or Structures Regulations

Subsection	Regulation	Value	Symbol
9.1.	Maximum Height	4.3 m	-

Under section 8.20, **Height** means “a vertical distance between 2 points. Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.”

Development Planner’s Determination

Height - Accessory buildings or structures located in residential Zones must not exceed 4.3m (Subsection 5.10.9.1).

Maximum Height: 4.3m

Proposed Height: 6.2m

Deficient by: 1.9m

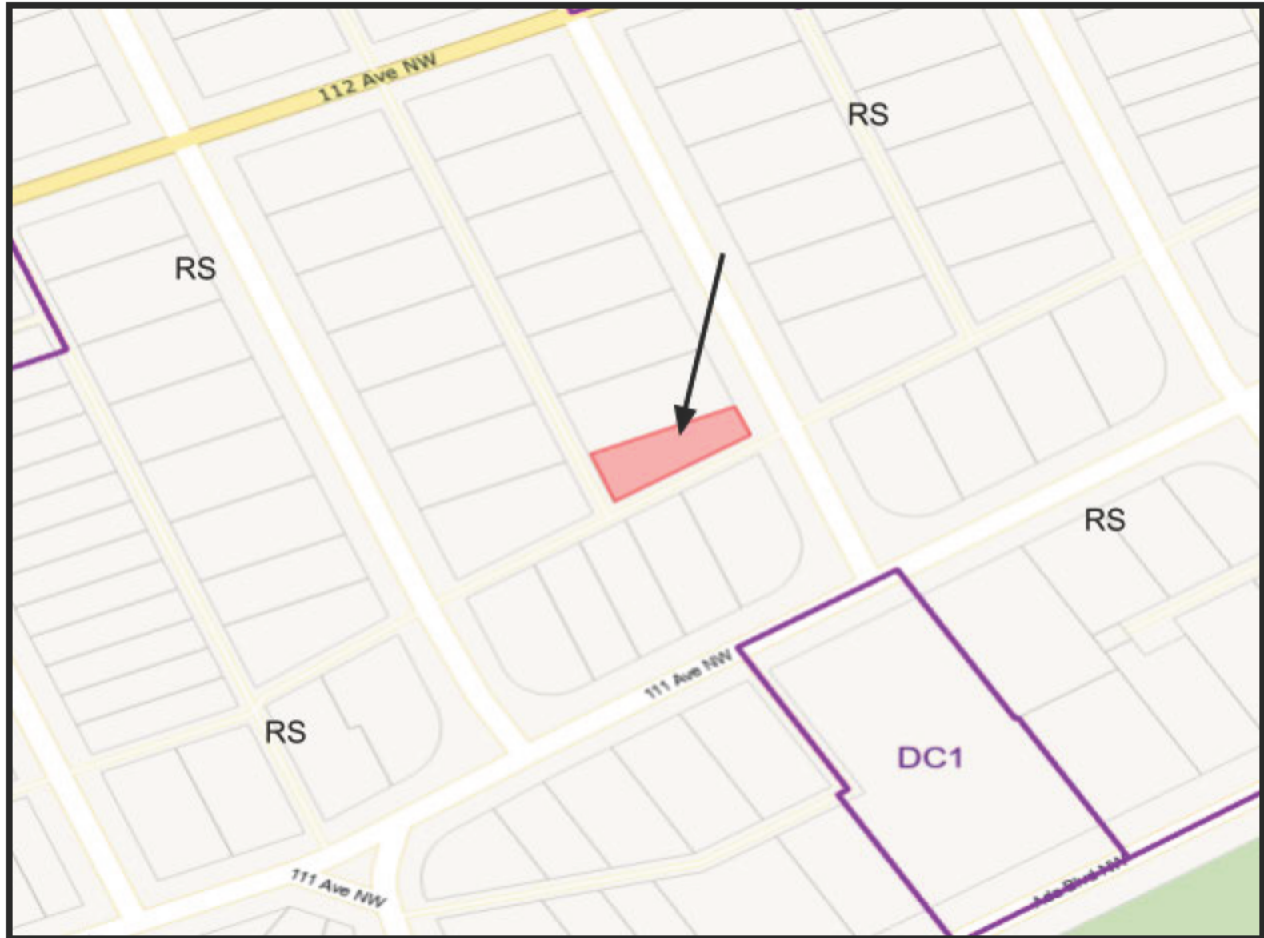
Note: The Development Planner cannot vary the maximum Height regulation.

[unedited]

Notice to Applicant/Appellant

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

	Project Number: 659075992-002 Application Date: JUN 04, 2026 Printed: June 18, 2026 at 12:35 PM Page: 1 of 1																																	
Application for Accessory Building Permit																																		
This document is a Development Permit Decision for the development application described below.																																		
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	Location(s) of Work Suite: 11120 - 63 STREET NW Entryway: 11120 - 63 STREET NW Building: 11120 - 63 STREET NW																																	
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Development Application Decision Refused Issue Date: Jun 18, 2026 Development Authority: POTTER, CHRISTINA Reason for Refusal Height - Accessory buildings or structures located in residential Zones must not exceed 4.3m (Subsection 5.10.9.1). Maximum Height: 4.3m Proposed Height: 6.2m Deficient by: 1.9m Note: The Development Planner cannot vary the maximum Height regulation. Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																																		
Building Permit Decision No decision has yet been made.																																		
Fees <table border="0" style="width: 100%;"> <thead> <tr> <th></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>Safety Codes Fee</td> <td style="text-align: right;">\$4.80</td> <td style="text-align: right;">\$4.80</td> <td style="text-align: right;">060463000004916</td> <td style="text-align: right;">Jun 04, 2026</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$145.00</td> <td style="text-align: right;">\$145.00</td> <td style="text-align: right;">060463000004916</td> <td style="text-align: right;">Jun 04, 2026</td> </tr> <tr> <td>Building Permit Fee (Accessory Building)</td> <td style="text-align: right;">\$120.00</td> <td style="text-align: right;">\$120.00</td> <td style="text-align: right;">060463000004916</td> <td style="text-align: right;">Jun 04, 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>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$269.80</td> <td style="text-align: right; border-top: 1px solid black;">\$269.80</td> <td></td> <td></td> </tr> </tbody> </table>						Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$4.80	\$4.80	060463000004916	Jun 04, 2026	Development Application Fee	\$145.00	\$145.00	060463000004916	Jun 04, 2026	Building Permit Fee (Accessory Building)	\$120.00	\$120.00	060463000004916	Jun 04, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$269.80	\$269.80		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-173

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N

ITEM II: 1:30 P.M.

FILE: SDAB-D-26-174

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT(S):

APPLICATION NO.: 648705294-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites, uncovered decks (3.4m x 1.5m) and unenclosed front porches

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 11, 2026

DATE OF APPEAL: June 30, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 6716 - 97 AVENUE NW

LEGAL DESCRIPTION: Plan 6083KS Blk 12 Lot 34

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

Grounds for Appeal

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

Appellant No. 1

I am an affected property owner appealing the approval of Development Permit No. 648705294-002 for an 8-plex at 6716 - 97 Avenue NW in the City of Edmonton. I submit this appeal on the following grounds.

The City of Edmonton's Open Option Parking policy removed minimum on-site parking requirements, allowing developers to decide how much parking to provide. However, this does not absolve developers from responsibility for parking impacts. With no on-site parking, residents and visitors will park on surrounding streets. The area cannot absorb this. The SDAB has previously revoked development permits where plans underestimated parking needs.

An 8-plex can generate up to 16 waste bins placed on the street for collection. The City's Development Standards for Residential Waste Collection require developers to design buildings that meet operational and safety requirements and allow for safe and effective waste collection. This development fails to meet these standards, as there is no designated on-site collection area. Placing 16 bins on the narrow street will obstruct traffic, create an eyesore, and pose safety hazards. The City's Traffic Bylaw 5590 prohibits stopping a vehicle within 5 metres of a fire hydrant, similarly, bins left near the hydrant would obstruct emergency access.

The City recently narrowed 67A Street from 98 Avenue to 97A Avenue as part of the Neighbourhood Renewal Program, removing an entire lane. With cars parked on both sides, there is insufficient width for two vehicles to pass or queue to turn onto 98 Avenue. Adding traffic from an 8-plex will create chronic congestion and gridlock. A Traffic Impact Study should have been required to evaluate how this development would affect the surrounding road network.

The lot is adjacent to a stop sign and a fire hydrant. Parking within 5 metres of a fire hydrant or stop sign is prohibited. On-street parking from this development will obstruct the fire hydrant and encroach on required clearance, delaying emergency response. Vehicles parked near the stop sign will obstruct sightlines, creating a collision hazard.

For these reasons, the development is incompatible with the neighbourhood and poses risks to public safety and traffic flow. I respectfully request that the SDAB refuse Development Permit No. 648705294-002.

Appellant No. 2

I am appealing the approval of the proposed 8-unit development at 6716 97 Ave NW due to concerns regarding site constraints, public safety, parking impacts, servicing, and neighbourhood compatibility. The Edmonton Zoning Bylaw states that variances should not be approved where a development would "unduly interfere with the amenities of the

neighbourhood." The site is affected by a utility corridor, fire hydrant access requirements, no adjacent alley, winter roadway conditions, landscaping requirements, and pedestrian and traffic safety concerns. I am concerned these factors have not been adequately considered in relation to traffic safety, waste collection operations and potential obstruction of sidewalks, roadways, and sightlines, emergency access, landscaping requirements, and long-term servicing needs. Additional on-street parking on an already constrained roadway reduces sightlines, increases conflicts between vehicles and pedestrians, and creates safety concerns for the many families and children who live in the area. These impacts appear inconsistent with the City's Vision Zero commitment to improving road safety. Collectively, these factors may create undue impacts on public safety, municipal operations, and neighbourhood functionality that have not been adequately addressed. I am additionally concerned with the growing number of non-compliant 6-8 dwelling developments in the city. For example, paramedics responding to an emergency at a new eight-plex could not maneuver a medical stretcher to a basement unit's door in Grovenor. The incident exposed widespread building code violations where window wells were improperly built directly over sidewalks instead of flush with the ground, creating dangerous physical hazards. Despite the city's new Construction Accountability Program, there is significant doubt by residents that accountability, compliance, and most importantly preventative action is actually taking place. This appeal is not opposition to infill development. Rather, it seeks to ensure that development on this site is safe, functional, and sustainable, while avoiding foreseeable impacts on residents, municipal operations, and public infrastructure. I respectfully request that the SDAB reverse the approval or require further review of utility access, fire hydrant access, traffic and pedestrian safety, waste collection operations, landscaping compliance, and winter roadway functionality.

Appellant No. 3

I am appealing the approval of the proposed 8-unit development at 6716 97 Ave NW. To avoid repetition, as I feel many of my neighbours have already touched on, and made great points about reasons for an appeal for this development, I would like to add a concern that I feel also needs to be considered and further addressed. Concerns Regarding the Proposed Eight-Plex Development: Infrastructure Capacity, Stormwater Management, and Climate Resilience I am writing to express my concerns regarding the proposed eight-plex development and its potential impact on an area that is already experiencing significant challenges with stormwater management and flooding. The primary concern is not simply the addition of housing (I am not opposed to responsible infill housing), but whether the existing municipal infrastructure has the capacity to accommodate the increased demand without further compromising public safety and neighbourhood resilience. This eight-unit development represents a substantial increase in wastewater generation compared to a single-family

residence. This development will reasonably add approximately: 12 additional toilets 12 additional showers and/or bathtubs 8 washing machines Approximately 20 sinks, including kitchen and bathroom fixtures Collectively, these fixtures would significantly increase the volume of wastewater entering a sewer system that is already under stress during major rainfall events. Climate change has fundamentally altered precipitation patterns in Edmonton. The unusually heavy rainfall experienced throughout June 2026 is not an isolated event but is consistent with the increasing frequency and intensity of extreme weather events that climate scientists have projected for our region. These storms place unprecedented demands on aging stormwater and sanitary sewer infrastructure. Residents in our neighbourhood have already experienced flooding and sewer capacity issues during heavy rainfall. Adding a higher-density development without first demonstrating that the existing infrastructure can safely accommodate the increased wastewater load raises legitimate concerns regarding:

- Increased risk of sanitary sewer backups
- Greater pressure on combined or interconnected drainage systems
- Increased localized flooding during significant rainfall events
- Potential impacts on neighbouring properties.
- Reduced resilience of municipal infrastructure during future extreme weather events

These concerns are supported by the City's own recognition that existing infrastructure requires upgrading. The City of Edmonton and EPCOR have invested considerable resources into flood mitigation initiatives throughout communities such as Ottewell, Kenilworth, and Terrace Heights, including the current construction of additional dry ponds and other stormwater management infrastructure. These projects acknowledge that current systems are insufficient to manage today's rainfall patterns and are being upgraded to address increasing climate-related flooding risks. Given these acknowledged infrastructure limitations, approving higher-density developments without comprehensive infrastructure capacity assessments appears inconsistent with the City's broader climate adaptation and flood mitigation strategies. Before approving this development, I respectfully request that the City require:

1. A comprehensive engineering assessment of the existing sanitary sewer and stormwater infrastructure serving this neighbourhood.
2. Confirmation that the current system has sufficient capacity to accommodate the increased wastewater generated by the proposed development under both normal operating conditions and extreme rainfall events.
3. Public disclosure of any infrastructure upgrades that may be required before additional density is introduced.

Edmonton's growth is important, and increased housing options have an important role to play. However, growth must occur responsibly and in a manner that does not outpace the capacity of essential municipal infrastructure. Development should proceed only when it can be demonstrated that existing residents will not face increased risks of flooding, sewer backups, or reduced public infrastructure performance. I would also like to highlight concerns regarding the site's drainage. There does not appear to be a nearby storm sewer catch basin to effectively manage surface runoff from the proposed development, nor does the property have rear alley access

that could facilitate drainage or servicing. As a result, stormwater runoff may be directed onto the adjacent residential properties or into the roadway. This has the potential to increase localized flooding, place neighbouring homes and yards at greater risk of water damage, and add further strain to an area that already experiences drainage challenges during periods of heavy precipitation. I respectfully ask the Subdivision and Development Appeal Board to carefully consider whether the existing sewer and stormwater systems can safely support this proposed development, particularly in light of changing climate conditions and the City's own ongoing investments to address flooding throughout southeast Edmonton.

<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).

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

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

Appeals

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

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

Hearing and Decision

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

...

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

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- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (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: 648705294-002 Application Date: FEB 26, 2026 Printed: June 11, 2026 at 3:44 PM Page: 1 of 9			
		Development Permit			
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 6716 - 97 AVENUE NW Plan 6083KS Blk 12 Lot 34			
		Specific Address(es) Suite: 6716 - 97 AVENUE NW Suite: 6718 - 97 AVENUE NW Suite: 6720 - 97 AVENUE NW Suite: 6722 - 97 AVENUE NW Suite: BSMT, 6716 - 97 AVENUE NW Suite: BSMT, 6718 - 97 AVENUE NW Suite: BSMT, 6720 - 97 AVENUE NW Suite: BSMT, 6722 - 97 AVENUE NW Entryway: 6716 - 97 AVENUE NW Entryway: 6718 - 97 AVENUE NW Entryway: 6720 - 97 AVENUE NW Entryway: 6722 - 97 AVENUE NW Building: 6716 - 97 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites, uncovered decks (3.4m x 1.5m) and unenclosed front porches.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Jun 11, 2026 Development Authority: OBERT, WILLIAM 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 4 Secondary Suites, uncovered decks (3.4m x 1.5m) and unenclosed front porches. 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					
PG702003					

Development Permit

Development Permit Notification Sign (Subsection 7.160.2.2).

4. Landscaping must be installed and maintained in accordance with Section 5.60

5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

6. Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).

7. Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 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. The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

9. A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

10. The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

11. The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

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

13. 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).

14. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).

15. Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

16. 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.

17. 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:

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. The existing approximate 5.6 m wide private crossing access to 97 Avenue NW located approximately 7.3 m from the east property line, must be removed with reconstruction of the curb, gutter, sidewalk and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

The proposed approximate 5.2 m access to 97 Avenue NW located 1.0 m from the east property line, is acceptable to Subdivision Planning and must be constructed as a private crossing to the City of Edmonton Complete Streets Design and Construction Standards.

The owner/applicant must obtain a Permit to remove and reconstruct the accesses, available from Development Services, developmentpermits@edmonton.ca.

2. The existing connector walk on the east side of 67A Street NW, and the existing connector walk on the north side of 97 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. There are inventoried trees that must be protected. Please see Urban Forestry's comments:

Forestry has concerns with the impact that construction will have on the root systems of the trees adjacent to the proposed construction. Field adjustments will need to be made to accommodate trees and their root systems. Contractors are to work with Urban Forestry to mitigate root conflicts and damages to the trees within the scope of work. Any areas with excavation within 3m of a City tree may require air-spading prior to mechanical excavation to determine root conflicts and how to proceed. This will be determined by the Forester.

If the project comes into conflict with tree roots 2 inches or greater in diameter during excavation, Urban Forestry must be notified for further consultation. Roots 2" or greater in diameter play an integral role in tree structure, stability as well as health, and the removal of them could have a negative impact on the tree. The significance of that impact will be determined by the Forester as well as if any compensation will be required from the proponent.

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 remedial 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.

The project will be required to submit a tree preservation plan as part of their public tree permit application as there is planned ground disturbance within 5m of City trees.

Please be advised that Forestry must receive a Tree Preservation Plan from the project in time for review and approval before any tree work can commence. If a Tree Preservation Plan is not applied for 4-6 weeks prior to the construction start date, this could result in construction or work being delayed until a Tree Preservation Plan and Public Tree Permit can be approved.

All costs associated with the removal, pruning, replacement or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). City of Edmonton Urban Forestry will schedule and carry out all required tree work involved with this project. If tree damage occurs, compensation or value will be enforced and shall be covered by the applicant as per the Corporate Tree Management Policy (C456C).

4. 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

5. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.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.

6. 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. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction. In Trevor's absence, please contact developmentinspections@edmonton.ca.

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

- a. the start/finish date of project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within legal road right of way if required; 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

EPCOR Conditions:

1. There is an existing fire hydrant (H3695) located on the north side of 97 Avenue adjacent to the south property line of the subject site. This hydrant 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 hydrant 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 waterdassetprotection@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.

2. 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:

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

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

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

	Project Number: 648705294-002 Application Date: FEB 26, 2026 Printed: June 11, 2026 at 3:44 PM Page: 5 of 9
Development Permit	
4. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation. 5. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees. 6. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. 7. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection 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. 9. For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading 10. 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. 11. Signs require separate Development Permit application(s).	
Transportation Advisements:	
SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:	
1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.	
Drainage Services Advisements:	
The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 6716 - 97 AVENUE NW(Plan 6083KS Blk 12 Lot 34;Ottewell), 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.	
P0702003	



Project Number: **648705294-002**
 Application Date: FEB 26, 2026
 Printed: June 11, 2026 at 3:44 PM
 Page: 6 of 9

Development Permit

Expansion Assessment (EA)

Expansion Assessment charge is being paused the end of the June 2026.(exact date to be determined by the SSSF Oversight Committee); therefore EA is 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 are not applicable since the property is not within any active PAC basin.

Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the June 2026. (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 2026. 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

Sanitary Servicing Strategy Expansion Assessment

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

Sanitary Sewer Trunk Charge

https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S22876) located 12.2 m north of the north property line of 97 Avenue off of 67A Street. If this service will not be used for the planned development, it must be abandoned back to the water main

Development Permit

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 67A Street or directly off EPCOR's 150 mm water main along 97 Avenue adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@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 Dispatch can provide information on the tie-in and commissioning procedure.

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

10. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

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

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

Development Permit

Fire Rescue Services Advisements:

Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:

- 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

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>

- 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.

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>

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

Waste Services Advisements:

Waste Services has reviewed the proposed plan "LANDSCAPE PLAN" dated 07/04/26 and has no concerns to identify during this review.

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

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection.

Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

- Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.
- Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.
- To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:



Project Number: **648705294-002**
 Application Date: FEB 26, 2026
 Printed: June 11, 2026 at 3:44 PM
 Page: 9 of 9

Development Permit

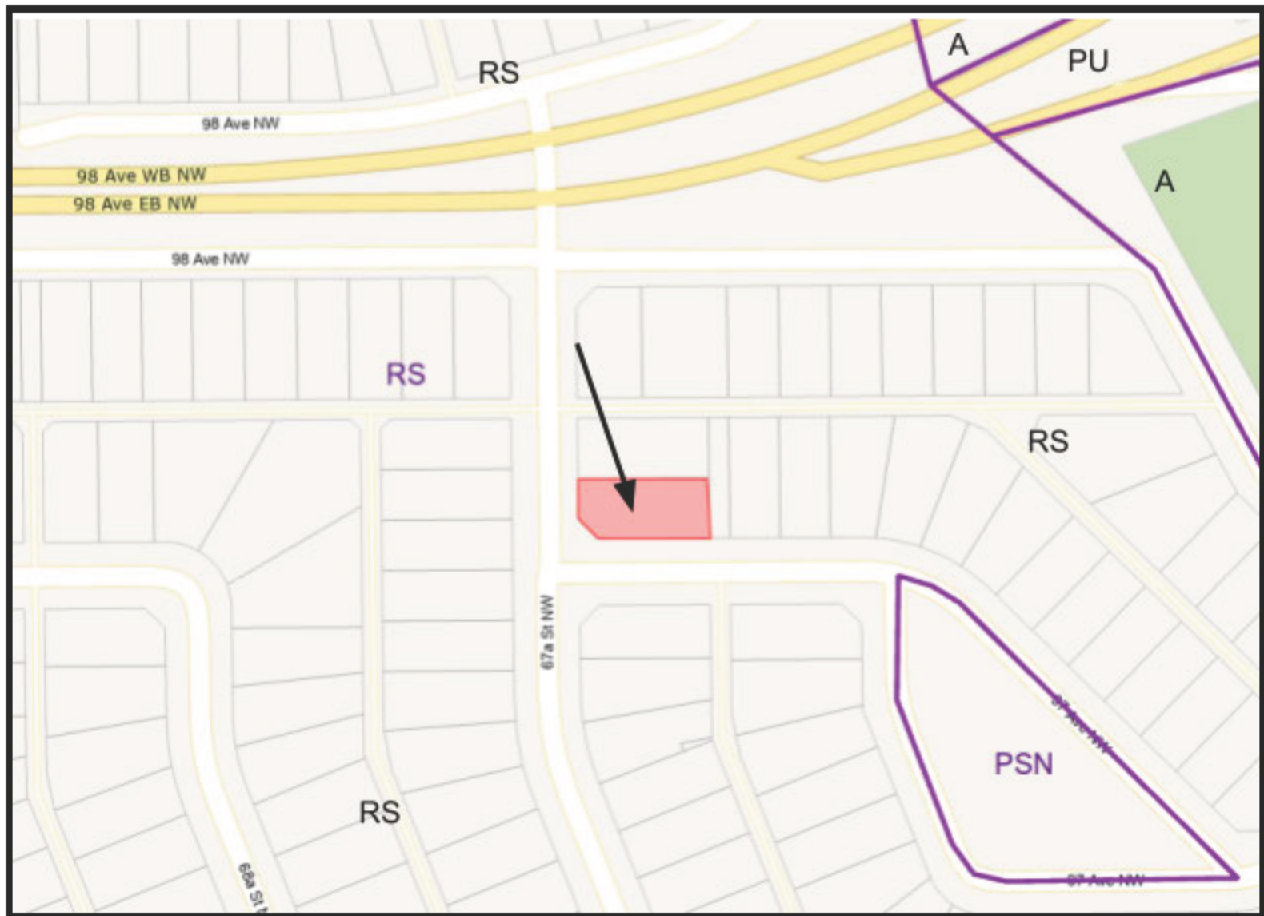
- Access to containers and removal of obstructions.
- Container set out, and
- The responsibility for wear and tear or damages.
- This property with 8 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 16 carts, one for garbage and one for food scraps. Each unit will be charged the waste utility rate. Residents would be required to use their own blue bags for recycling.
- In order for Curbside Collection to occur off of 97 Avenue NW, appropriate 'no parking' signs need to be installed at the expense of the applicant. The applicant must contact Parks and Roads Services via parkingassets@edmonton.ca to arrange for signage installation. Waste carts for the property will not be delivered until Waste Services verifies that the 'no parking' signage has been properly installed.
- A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.
- 1
- 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.
- For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	10138743	Mar 02, 2026
Lot Grading Fee	\$500.00	\$500.00	10138743	Mar 02, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	10138743	Mar 02, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,115.00	\$2,115.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-174

N ▲