

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.
July 8, 2026

River Valley Room
City Hall, 1 Sir Winston Churchill Square NW

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

I 9:00 A.M. SDAB-D-26-161

To install a Minor Digital Sign in the form of a Ground Sign (SmartCentres Management Services Inc.)

5055 - 101 AVENUE NW
Project No.: 651545919-002

TO BE RAISED

II 10:30 A.M. SDAB-D-26-140

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

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

TO BE RAISED

III 1:30 P.M. SDAB-D-26-151

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, sunken patios, and 4 Secondary Suites in the basements.

6534 - 112A STREET NW
Project No.: 642913421-002

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

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 651545919-002

APPLICATION TO: Install a Minor Digital Sign in the form of a Ground Sign (SmartCentres Management Services Inc.)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: June 2, 2026

DATE OF APPEAL: June 10, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5055 - 101 AVENUE NW

LEGAL DESCRIPTION: Plan 2542NY Blk 3 Lot 1

ZONE: MU - Mixed Use 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:

SmartCentres is appealing the refusal of Development Permit Application No. 651545919-001 for the existing digital pylon sign at Capilano Mall.

The sign was previously approved, constructed, and has operated as part of the shopping centre's established signage system since 2019. The appeal

seeks approval to continue operating the existing sign in its current form, including its existing location, height, structure, and digital display area.

The current non-compliance relates to the City's subsequent zoning transition and the application of the current sign regulations, not to unauthorized construction, expansion, relocation, or enlargement of the sign. SmartCentres respectfully submits that the requested variances are limited to an existing and previously approved condition, will not unduly interfere with the amenities of the neighbourhood, and will not materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land. SmartCentres respectfully requests that the Subdivision and Development Appeal Board allow the appeal and approve the continued operation of the existing digital pylon sign with the necessary variances.

<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 2.80.2.33, a **Minor Digital Sign** is a **Permitted Use** in the **MU - Mixed Use Zone**.

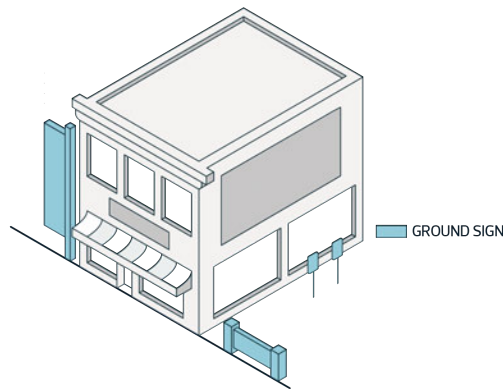
Under section 8.10, a **Minor Digital Sign** means:

a Ground Sign or Wall Sign, generally used for short-term advertising, that contains Digital Copy where the Message Duration is 6 seconds or more, and does not include moving effects, message transition effects, video images, or animation.

Typical examples include: digital billboards, digital posters, and junior panels.

Under section 8.10, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.80.3.22 states “Signs must comply with Section 6.90.”

Section 2.80.1 states that the **Purpose** of the **MU - Mixed Use Zone** is:

To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by Statutory Plans. This Zone allows for a range of Uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

6.90.5 - Specific Regulations for MU - Mixed Use Zone

Section 6.90.5.24 states “The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.”

Section 6.90.5.27 states:

Minor Digital Signs and Major Digital Signs in the form of a Ground Sign must comply with the following:

...

5.27.2. The maximum Digital Copy area is 10.0 m².

...

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.

Under section 8.20, **Digital Copy** means:

the portion of a Sign that contains Copy that is remotely changed on or off Site and incorporates a technology or method allowing the Sign to change Copy without having to manually or mechanically replace the Sign face or its components.

Development Planner’s Determination

1. Subsection 6.90. 5.24. The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m.

Proposed: 7.9 m

Exceeds by: 1.9 m

2. Subsection 6.90.5.27.2. The maximum Digital Copy area is 10.0 m².


Proposed: 11.12 m²

Exceeds by: 1.12 m²

[unedited]

Notice to Applicant/Appellant

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

	<h2 style="margin: 0;">Application for Sign Permit</h2>	Project Number: 651545919-002 Application Date: MAR 23, 2026 Printed: June 2, 2026 at 2:37 PM Page: 1 of 1																				
This document is a Development Permit Decision for the development application described below.																						
Applicant	Property Address(es) and Legal Description(s) 5055 - 101 AVENUE NW Plan 2542NY Blk 3 Lot 1																					
Scope of Application To install a Minor Digital Sign in the form of a Ground Sign (SmartCentres Management Services Inc.)																						
Details																						
ASA Sticker No./Name of Engineer: Development Category: Discretionary Development	Construction Value: 0 Expiry Date:																					
Development Application Decision Refused Issue Date: Jun 02, 2026 Development Authority: MERCIER, KELSEY																						
Reason for Refusal <ol style="list-style-type: none"> 1. Subsection 6.90.5.24. The maximum Height of Minor Digital Signs and Major Digital Signs is 6.0 m. Proposed: 7.9 m Exceeds by: 1.9 m 2. Subsection 6.90.5.27.2. The maximum Digital Copy area is 10.0 m². Proposed: 11.12 m² Exceeds by: 1.12 m² 																						
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Fees <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Sign Development Application Fee - Digital Signs</td> <td style="text-align: right;">\$1,920.00</td> <td style="text-align: right;">\$1,920.00</td> <td>037307000016996</td> <td>Mar 23, 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;">\$1,920.00</td> <td style="text-align: right; border-top: 1px solid black;">\$1,920.00</td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Sign Development Application Fee - Digital Signs	\$1,920.00	\$1,920.00	037307000016996	Mar 23, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$1,920.00	\$1,920.00		
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THIS IS NOT A PERMIT																						
P0702003																						

TO BE RAISED

ITEM II: 10:00 A.M.

FILE: SDAB-D-26-140

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 655448578-002

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

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 12, 2026

DATE OF APPEAL: May 20, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 15183 - 121 STREET NW

LEGAL DESCRIPTION: Plan 4886TR Blk 12 Lot 13

ZONE: CN - Neighbourhood Commercial Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

Grounds for Appeal

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

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

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

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

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

The rationale for this Appeal is three-fold:

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

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on June 2, 2026:

“That the appeal hearing be scheduled on July 8, 9 or 10, 2026.”

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

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,

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

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

...

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

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

Appeals

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

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

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

Section 6.70 - Liquor Stores

Section 6.70 provides the following:

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

Table 1. Minimum Separation Distance

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

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

- 2.2 from store to store, the distance is measured from the closest point of the Liquor Store to the closest point of another Liquor Store.

Diagram for Subsection 2

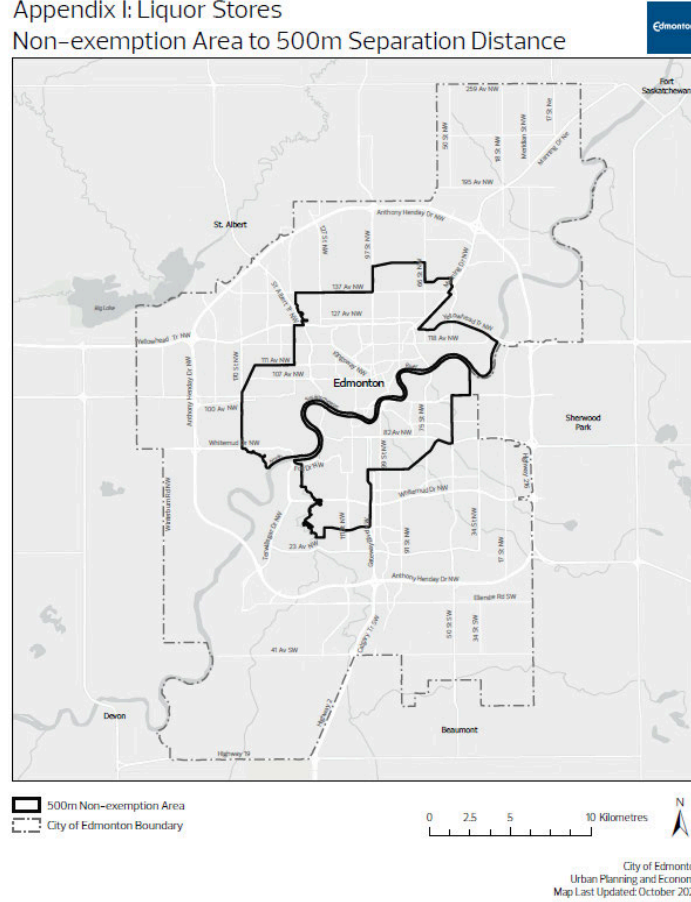


3. Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in Appendix I, if:
- 3.1 at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, MU, or Direct Control; and
 - 3.2 the Liquor Stores are located on separate Sites.
4. **Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control.**
5. No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:
- 5.1 the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
 - 5.2 the Floor Area of the temporary location is not more than 50.0 m² larger than the total Floor Area of the original Liquor Store;

- 5.3 the Development Permit is issued for a duration of 5 years or less; and
- 5.4 the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

Appendix I

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



Development Planner's Determination

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

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

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

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

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

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


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


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

[unedited]

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: 655448578-002 Application Date: APR 22, 2026 Printed: May 12, 2026 at 3:32 PM Page: 1 of 2												
<h2 style="margin: 0;">Application for Development Permit</h2>													
This document is a Development Permit Decision for the development application described below.													
Applicant	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">Property Address(es) and Legal Description(s)</td> </tr> <tr> <td colspan="2" style="text-align: center;">15183 - 121 STREET NW Plan 4886TR Blk 12 Lot 13</td> </tr> <tr> <td colspan="2" style="text-align: center;">Specific Address(es)</td> </tr> <tr> <td style="width: 20%;">Suite:</td> <td>15159 - 121 STREET NW</td> </tr> <tr> <td>Entryway:</td> <td>15159 - 121 STREET NW</td> </tr> <tr> <td>Building:</td> <td>15151 - 121 STREET NW</td> </tr> </table>	Property Address(es) and Legal Description(s)		15183 - 121 STREET NW Plan 4886TR Blk 12 Lot 13		Specific Address(es)		Suite:	15159 - 121 STREET NW	Entryway:	15159 - 121 STREET NW	Building:	15151 - 121 STREET NW
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Details <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Development Category: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Site Area (sq. m.): </td> <td style="width: 50%; vertical-align: top;"> Gross Floor Area (sq. m.): New Sewer Service Required: Overlay: Statutory Plan: </td> </tr> </table>		Development Category: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Site Area (sq. m.):	Gross Floor Area (sq. m.): New Sewer Service Required: Overlay: Statutory Plan:										
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Development Application Decision Refused Issue Date: May 12, 2026 Development Authority: PIORKOWSKI, THERESA Reason for Refusal <ol style="list-style-type: none"> 1) Subsection 6.70.1.2: The minimum separation distance between the proposed Major Alcohol Sales use and from schools, limited to primary and secondary is 100m (from site to site). There is a school (Katherine Therrien Catholic Elementary School) 74m from the site with the proposed Major Alcohol Sales use: Required separation distance: 100m Deficient by 26m 2) Subsection 6.70.1.3: The minimum separation distance between the proposed Major Alcohol Sales use and from sites zoned PS, PSN or A is 100m (from site to site). There is a site zoned PS 74m from the site with the proposed Major Alcohol Sales use: Required separation distance: 100m Deficient by 26m 3) Subsection 6.70.4: The minimum separation distance required between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control. The proposed site is less than 2.0ha (it is 0.704ha, deficient by 1.296ha). 													
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<p>Fees</p> <table border="1" data-bbox="235 567 1185 693"><thead><tr><th></th><th>Fee Amount</th><th>Amount Paid</th><th>Receipt #</th><th>Date Paid</th></tr></thead><tbody><tr><td>Major Dev. Application Fee</td><td>\$415.00</td><td>\$415.00</td><td>024646000017444</td><td>Apr 24, 2026</td></tr><tr><td>Total GST Amount:</td><td>\$0.00</td><td></td><td></td><td></td></tr><tr><td>Totals for Permit:</td><td>\$415.00</td><td>\$415.00</td><td></td><td></td></tr></tbody></table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$415.00	\$415.00	024646000017444	Apr 24, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$415.00	\$415.00		
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TO BE RAISED

ITEM III: 1:30 P.M.

FILE: SDAB-D-26-151

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 642913421-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, sunken patios, and 4 Secondary Suites in the basements

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 7, 2026

DATE OF APPEAL: May 27, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6534 - 112A STREET NW

LEGAL DESCRIPTION: Plan 2503HW Blk 10 Lot 6

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

Grounds for Appeal

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

Building appears to be too tall, but I need to see the drawings to assess. The side setbacks are minimal, and likely will be obstructed by the window wells. Grated window wells create trip hazards, for residents and firefighters. There is insufficient room in the side setback to meet requirements for a 0.9 m unobstructed pathway, and an effective wale with a retaining wall adjacent to a fence. Permit conditions should include protection of city and private trees bordering the property. Plans and elevation drawings for the garage need to be considered at the same time the residential building permit is considered.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on June 4, 2026

“That the appeal hearing be scheduled either the first or second week in July.”

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
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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;

...

- (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: 642913421-002 Application Date: JAN 09, 2026 Printed: May 7, 2026 at 3:08 PM Page: 1 of 7																														
<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="812 453 1421 552"> Property Address(es) and Legal Description(s) 6534 - 112A STREET NW Plan 2503HW Blk 10 Lot 6 </td> </tr> <tr> <td colspan="2" data-bbox="812 552 1421 583"> Specific Address(es) </td> </tr> <tr> <td data-bbox="812 583 941 615">Suite:</td> <td data-bbox="941 583 1421 615">1, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 615 941 646">Suite:</td> <td data-bbox="941 615 1421 646">2, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 646 941 678">Suite:</td> <td data-bbox="941 646 1421 678">3, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 678 941 709">Suite:</td> <td data-bbox="941 678 1421 709">4, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 709 941 741">Suite:</td> <td data-bbox="941 709 1421 741">BSMT1, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 741 941 772">Suite:</td> <td data-bbox="941 741 1421 772">BSMT2, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 772 941 804">Suite:</td> <td data-bbox="941 772 1421 804">BSMT3, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 804 941 835">Suite:</td> <td data-bbox="941 804 1421 835">BSMT4, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 835 941 867">Entryway:</td> <td data-bbox="941 835 1421 867">1, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 867 941 898">Entryway:</td> <td data-bbox="941 867 1421 898">2, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 898 941 930">Entryway:</td> <td data-bbox="941 898 1421 930">3, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 930 941 961">Entryway:</td> <td data-bbox="941 930 1421 961">4, 6534 - 112A STREET NW</td> </tr> <tr> <td data-bbox="812 961 941 993">Building:</td> <td data-bbox="941 961 1421 993">1, 6534 - 112A STREET NW</td> </tr> </table>	Property Address(es) and Legal Description(s) 6534 - 112A STREET NW Plan 2503HW Blk 10 Lot 6		Specific Address(es)		Suite:	1, 6534 - 112A STREET NW	Suite:	2, 6534 - 112A STREET NW	Suite:	3, 6534 - 112A STREET NW	Suite:	4, 6534 - 112A STREET NW	Suite:	BSMT1, 6534 - 112A STREET NW	Suite:	BSMT2, 6534 - 112A STREET NW	Suite:	BSMT3, 6534 - 112A STREET NW	Suite:	BSMT4, 6534 - 112A STREET NW	Entryway:	1, 6534 - 112A STREET NW	Entryway:	2, 6534 - 112A STREET NW	Entryway:	3, 6534 - 112A STREET NW	Entryway:	4, 6534 - 112A STREET NW	Building:	1, 6534 - 112A STREET NW
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Development Permit Decision Approved Issue Date: May 07, 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 Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, sunken patios, and 4 Secondary Suites in the basements. 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).																															
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Development Permit

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 Street-facing Facade of each Row Housing Dwelling must have clear glass windows covering a minimum of 15% of the Facade area above the basement (Subsection 2.10.5.6.2).
9. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
10. 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).
11. 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).
12. 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).
13. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
14. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
15. 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.
16. 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.
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.

Development Permit

Transportation Conditions:

1. The existing approximate 3.4 m wide private crossing to 112A Street NW located along the north 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.

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

3. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

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

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

6. Any alley, sidewalk 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 of the access. 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:

- 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. 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

Development Permit

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.
 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.
- 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).

Transportation Advisements

1. The proposed onsite hard surfaced driveway connecting the garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal road right-of-way may result in enforcement measures.

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S11177) located 6.7 m north of the south property line of Lot 6 off of 112a Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to

Development Permit

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 112A 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.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for on site water and/or sewer servicing.

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

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

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

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

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

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

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

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

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

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

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

Development Permit

Fire Rescue Services Advisements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Measures to mitigate fire spread to adjacent buildings

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

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

Waste Services Advisements:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-12-17 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.



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Development Permit

Additional information about waste service at your proposed development:

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

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

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

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 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.

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.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

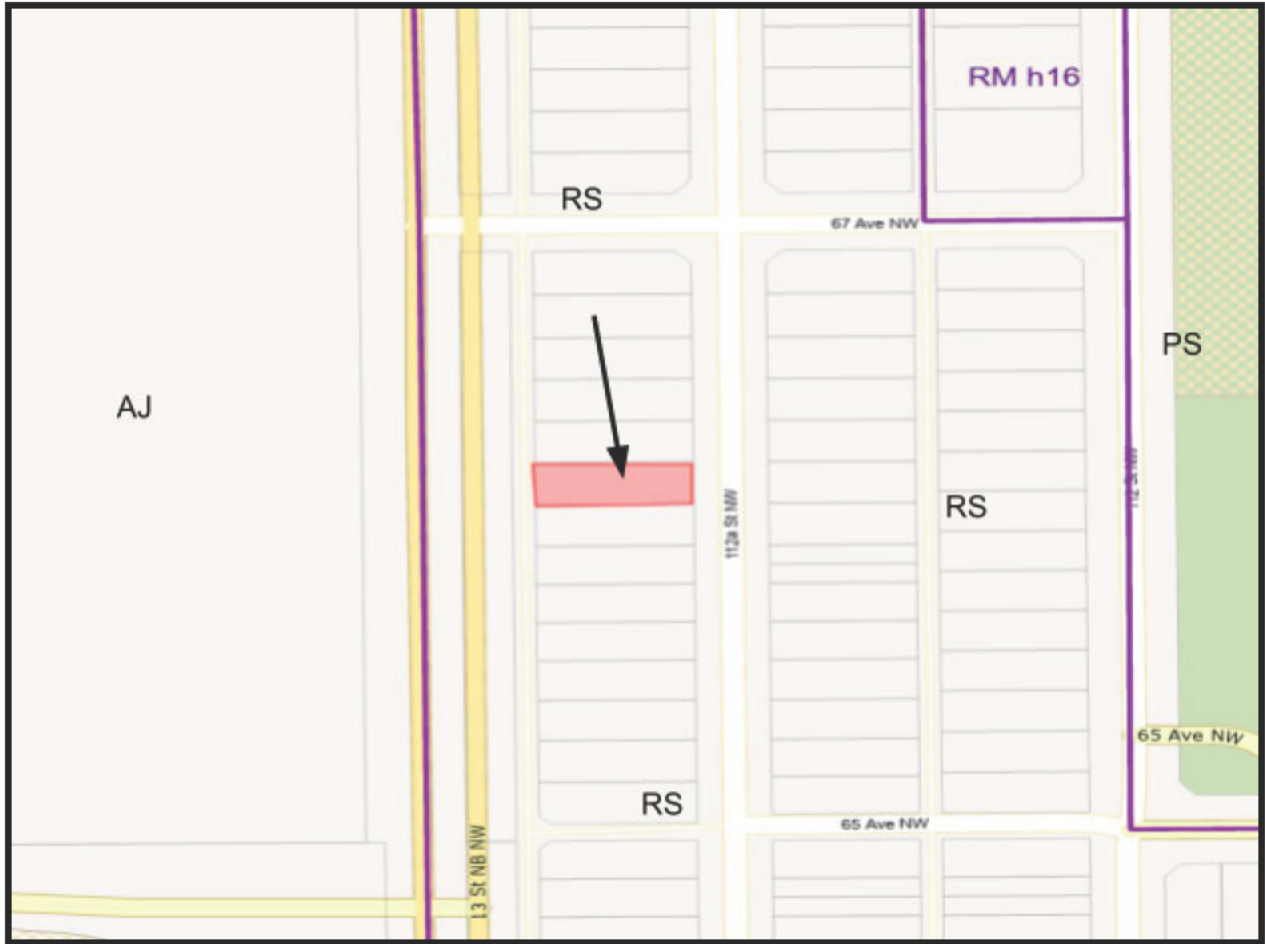
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	080821000014520	Jan 23, 2026
Lot Grading Fee	\$500.00	\$500.00	080821000014520	Jan 23, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	080821000014520	Jan 23, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,115.00	\$2,115.00		



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-26-151 ▲
N