SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Friday, 9:00 A.M.
August 14, 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-26-196	Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front and rear porches, fireplaces, balconies (2.0m x 0.9m), and develop 4 Secondary Suites in the Basements 8853 - 95 STREET NW Project No.: 651490010-002
II	10:30 A.M.	SDAB-D-26-197	Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch, rear uncovered deck (1.83m x 1.22m) and to develop 4 Secondary Suites in the Basements 8115 - 17 AVENUE NW Project No.: 588991528-002
III	1:30 P.M.	SDAB-D-26-198	Operate a Centre City Temporary Parking lot, valid until June 30, 2033 9633 / 9635 / 9639 / 9643 / 9645 / 9649 / 9657 - 103 AVENUE NW Project No.: 661239636-002

WITHDRAWN

ITEM I: 9:00 A.M. FILE: SDAB-D-26-196

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	651490010-002
APPLICATION TO:	Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front and rear porches, fireplaces, balconies (2.0m x 0.9m), and develop 4 Secondary Suites in the Basements
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	June 24, 2026
DATE OF APPEAL:	July 14, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	8853 - 95 STREET NW
LEGAL DESCRIPTION:	Plan 2874P Blk 1 Lot 11
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:

> The noted development permit was issued on June 24, 2026 on 8853 - 95 Street. From what I can tell, the permit was applied for by Zach Riauka of

the Davach Group. Neither Zach Riauka, the Davach Group, nor any associated entity is currently the owner of the property. Zach has an offer to purchase accepted which is scheduled to close on August 15th.

The application for the development permit did not seek the approval or authorization of the current owner, Greg Zinter. I have confirmed this with Greg that neither the purchase contract contained any language permitting the application for development prior to ownership, nor did he authorize said application. The sign was also placed on his property without his knowledge.

As such, the permit was issued in error based on the above. In addition, I would like to be able to review the information with respect to the development permit plans, but require time to be able to do so as a result of the privacy requirements of the City, requiring me to either make an application for access to information, or obtain authorization from the landowner.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645,

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

…

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

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or

misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

…

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

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

…

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

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

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

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

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

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: **651490010-002**
Application Date: MAR 22, 2026
Printed: June 24, 2026 at 9:55 AM
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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)
8853 - 95 STREET NW
Plan 2874P Blk 1 Lot 11

Specific Address(es)

Suite:	8853 - 95 STREET NW
Suite:	8855 - 95 STREET NW
Suite:	8857 - 95 STREET NW
Suite:	8859 - 95 STREET NW
Suite:	MNFL, 8853 - 95 STREET NW
Suite:	MNFL, 8855 - 95 STREET NW
Suite:	MNFL, 8857 - 95 STREET NW
Suite:	MNFL, 8859 - 95 STREET NW
Entryway:	8853 - 95 STREET NW
Entryway:	8855 - 95 STREET NW
Entryway:	8857 - 95 STREET NW
Entryway:	8859 - 95 STREET NW
Building:	8853 - 95 STREET NW

Scope of Permit

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front and rear porches, fireplaces, balconies (2.0m x 0.9m), and develop 4 Secondary Suites in the Basements.

Details

1. Titled Lot Zoning: RS
2. Number of Principal Dwelling Units To Construct: 4
3. Overlay:
4. Number of Secondary Suite Dwelling Units to Construct: 4
5. Statutory Plan:
6. Backyard Housing or Secondary Suite Included?: Yes
7. Neighbourhood Classification: Redeveloping
8. Development Category / Class of Permit: Permitted Development

Development Permit Decision

Approved

Issue Date: Jun 24, 2026 **Development Authority:** CHAN, MANDY

Subject to the Following Conditions

Zoning Conditions:

1. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front and rear porches, fireplaces, balconies (2.0m x 0.9m), and develop 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

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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. Vehicular access from 95 Street is not permitted (Subsection 2.10.6.1).

9. 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).

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

11. 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).

12. 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).

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

14. 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).

15. 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).

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

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

18. 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.

19. This Development Permit will be revoked if the conditions of this permit are not met.

Landscaping Conditions:

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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.

Transportation Conditions:

1. 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%.

2. 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.

3. The owner/applicant must remove the existing concrete steps in the right-of-way along 95 Street. 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.

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

5. 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.

6. 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;
d. 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. Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

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

Development Permit

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

2. There is a 150 mm cast iron water main 1.2 m east of the east property line of Lot 11 in the lane east of 95 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

*As per the IFPA dated May 8, 2026, the development does not require upgrades to municipal firefighting infrastructure.

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.

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.

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

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

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.

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S3052) located 15.2 m south of the south property line of 90 Avenue off of the lane east of 95 Street. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 95 Street adjacent to the subject site.

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

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

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

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

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

Development Permit

9. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

10. 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.

11. 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 (December 2024).

12. 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.

13. 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.

14. 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.

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.

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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

All developments must comply with the firefighting water supply requirements within City of Edmonton Design and Construction Standard, Volume 4: Water. This item is reviewed by EPCOR Water, and any deficiencies will be conditioned accordingly. If this site is eligible for the Infill Fire Protection Assessment, EFRS Engineering will process the IFPA request from EPCOR Water.

Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code- 2023 Alberta Edition.

Kind regards,
Matthew McKellar
FSCO Group B, Level II

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

Waste Services Advisements:

Thank you for the opportunity to provide feedback on this project.

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 4/8/26 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:
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.

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Development Permit

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.

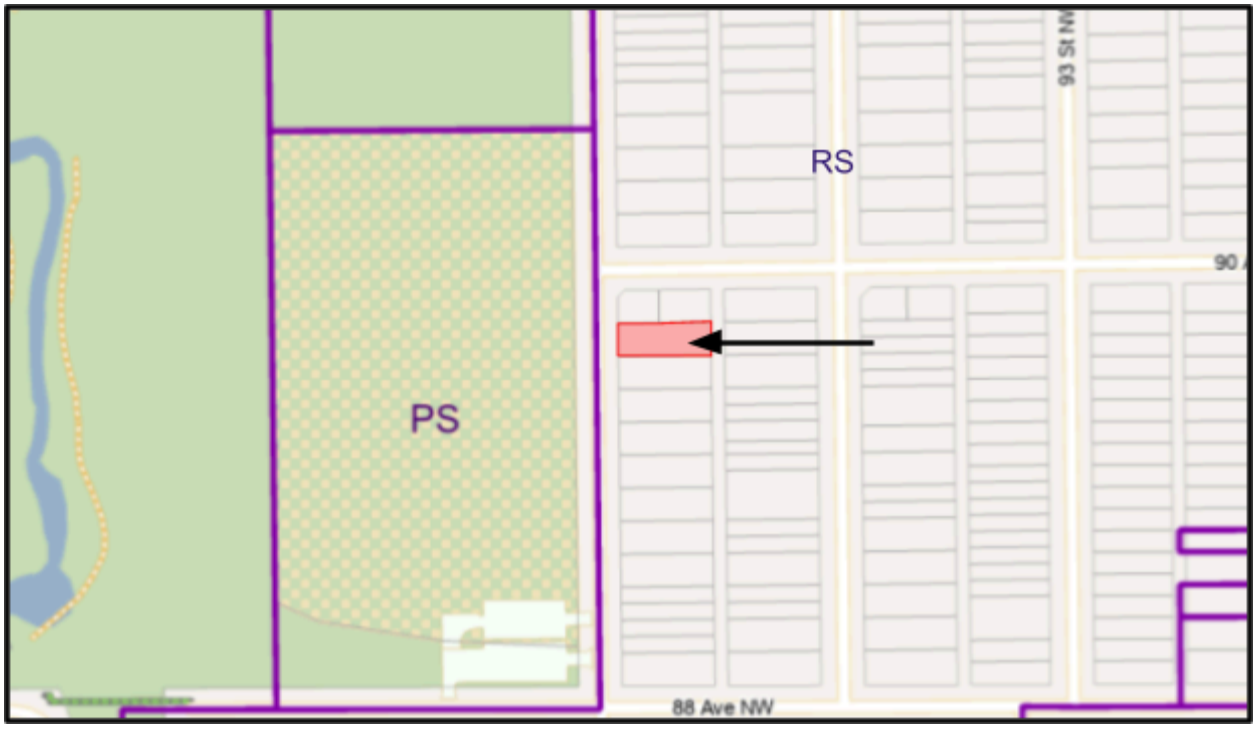
If you require any further clarifications, please contact us.

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	064115000017994	Mar 24, 2026
Lot Grading Fee	$500.00	$500.00	064115000017994	Mar 24, 2026
Development Permit Inspection Fee	$575.00	$575.00	064115000017994	Mar 24, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,115.00	$2,115.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-196

N

ITEM II: 10:30 A.M. FILE: SDAB-D-26-197

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	588991528-002
APPLICATION TO:	Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch, rear uncovered deck (1.83m x 1.22m) and to develop 4 Secondary Suites in the Basements
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	July 3, 2026
DATE OF APPEAL:	July 17, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	8115 - 17 AVENUE NW
LEGAL DESCRIPTION:	Plan 4997TR Blk 1 Lot 53
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Mill Woods and Meadows District Plan

Grounds for Appeal

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

I am writing to formally appeal the approval of the proposed development at 8115 17 Avenue NW, Edmonton, which has been approved to replace a single-family home with four row houses and four secondary basement suites, creating a total of eight dwelling units on a lot that has historically accommodated one residence. As a nearby resident who will be directly affected by this development, I respectfully request that the Development Appeal Body reconsider the approval due to the significant impacts this project is expected to have on the surrounding neighbourhood and on adjacent property owners.

My concerns are as follows:

Traffic and Public Safety

The property is located on a curve where visibility is already limited. This section of 17 Ave NW is regularly used by school buses, daycare transportation, pedestrians, cyclists, children travelling to and from nearby schools, and families accessing neighbourhood parks and pathways.

The city has already acknowledged existing traffic safety concerns by installing roadway markings and speed humps in this area.

Increasing the number of households from one to eight will inevitably increase residential vehicle trips, visitor traffic, deliveries, ride-share services, maintenance vehicles, emergency vehicles, and moving vehicles. The location of this development makes these additional traffic movements particularly concerning due to restricted sightlines and the presence of children travelling to and from school.
While a minimum of eight resident vehicles can reasonably be expected, actual demand is likely to be considerably higher due to multi-vehicle households and visitors.

Additional traffic volume and parking congestion could create safety concerns for students, families, and residents. Winter conditions further magnify these concerns. Snow windrows narrow the roadway, visibility is reduced, and icy conditions have previously resulted in vehicles leaving the roadway and entering front yards. Fortunately, these incidents have not yet resulted in injuries or significant property damage. Increased traffic and on-street parking will further reduce visibility and increase potential conflict between vehicles and vulnerable road users.

Parking, Waste Collection, and Site Access

Although parking requirements may technically satisfy the Zoning Bylaw, I remain concerned that practical parking demand has been underestimated. The property has no rear lane access. Consequently, virtually all servicing must occur from the front street, including garbage collection, recycling

collection, organics collection, moving trucks, courier deliveries, maintenance contractors, utility servicing, and visitor parking.

Additional on-street parking on a curved roadway will reduce sightlines and may interfere with school buses, snow clearing operations, emergency vehicle access, and routine neighbourhood traffic.

Visitor parking also appears to be limited, increasing the likelihood of spillover parking into the surrounding neighbourhood.

Waste and Recycling Management

The proposed density also creates practical challenges related to garbage, recycling, and organics collection. Eight dwelling units will generate substantially more waste than the previous single-family home.

Unless industrial-sized waste collection facilities are planned—which would require significant space not currently evident on the site—the development could require numerous garbage, organics, and recycling containers to be stored and placed for collection from the front street.

● Up to 16 garbage and organics carts. Even the 8 that some of the others builds this size have would be to many for this property to handle with on the front street where there is limited space. This is a narrow property already.

● Multiple blue bags and recycling containers.

There appears to be insufficient space on the property frontage to accommodate these materials during collection periods, particularly when combined with limited parking availability.

This could result in visual clutter, accessibility issues, and additional strain on the streetscape.

Neighbourhood Character and Compatibility

Satoo was designed primarily as a low-density neighbourhood consisting of single detached homes. Replacing one house with eight residential units represents a substantial increase in density that is inconsistent with the established character of the immediate streetscape.

The proposed building's massing, scale, and intensity of use are significantly greater than neighbouring homes and will permanently alter the character of this section of the neighbourhood.

Although increased density may be appropriate in some locations, this particular site presents unique constraints that limit its suitability.

Privacy

The proposed development introduces multiple additional living spaces, windows and outdoor areas overlooking neighbouring properties.
Residents who have enjoyed reasonable privacy for decades will experience increased overlooking into rear yards and adjacent homes, reducing privacy and enjoyment of their property.

Shadowing and Loss of Sunlight

The increased building mass and height have the potential to cast additional shadow onto neighbouring yards, gardens, and outdoor amenity areas.
Reduced access to sunlight may negatively affect neighbouring residents' use and enjoyment of their properties.

Noise

Eight households will naturally generate considerably more daily activity than a single-family residence. This includes vehicle movements, outdoor gatherings, deliveries, mechanical equipment, waste collection, and general day-to-day residential activity. This increased intensity will diminish the quiet enjoyment currently experienced by neighbouring residents.

Drainage and Stormwater/ Infrastructure Capacity

This proposal raises questions regarding whether existing neighbourhood infrastructure—including sanitary sewer, storm sewer, water services, electrical infrastructure, telecommunications, and drainage systems—was designed to accommodate this level of residential density on a single lot.

Replacing one dwelling with eight households substantially increases demand.
The existing wastewater infrastructure in the neighbourhood was designed to support single-family homes, and in some cases duplex developments, on individual lots. An 8-unit development would significantly increase demand on this infrastructure.

The proposed development could add but is not limited to:

- A minimum of 8 additional toilets, with a more realistic estimate of 12 to 16.
- A minimum of 8 additional showers or bathtubs, potentially increasing to 12 to 16.
- A minimum of 16 additional sinks (bathroom and kitchen), potentially up to 32.
- At least 8 dishwashers.
- At least 8 washing machines.

● Increased water/power consumption.
● Create delays or impact telecommunications.

This level of increased usage raises legitimate concerns regarding the capacity of the existing sewer system and the long-term impact on surrounding properties.
Residents deserve assurance that these services can support the increased demand without negatively affecting existing homeowners. These concerns are particularly relevant given recent flooding events and previous electrical outages experienced.

Stormwater and Drainage

The larger building footprint and increased hard surface coverage will reduce permeable ground area and increase stormwater runoff.

I am concerned that neighbouring properties could experience increased drainage impacts during significant rainfall or spring snowmelt unless adequate stormwater management has been demonstrated.

Lack of Rear Access and Emergency Response Challenges

Unlike many higher-density developments, this property does not have rear lane access. A utility corridor and pipeline located directly behind the lot make future alley access highly unlikely.

This raises concerns regarding emergency response, firefighting access, ambulance access, maintenance access, and resident accessibility.

As a result, several significant concerns arise:

● Emergency Services Access: Ambulance and fire services may face challenges
reaching the rear units quickly and efficiently. Depending on the location of an
emergency, response personnel may be required to access portions of the development on foot.
● Fire Protection: Available firefighting water supplies may be located some distance from the site, dependent on the specific location within the development, supplied through another jurisdiction, or not yet commissioned.
● Resident Access: Residents and service providers would be unable to drive directly to some units, making the movement of groceries, furniture, equipment, and other necessities more difficult.
These limitations suggest that the site may not be well suited to the density being proposed.
The absence of a rear alley combined with increased on-street parking and traffic may impede emergency vehicle access when every second matters.

Landscaping and Open Space

Redevelopment of this scale has already resulted in the removal of mature vegetation previously located on the site.
Given the size of the proposed building, opportunities for meaningful landscaping, tree replacement and outdoor amenity space appear extremely limited.
The loss of green space reduces neighbourhood character, biodiversity, stormwater absorption, and the availability of usable outdoor space for future residents. This type of planning is unsightly and does not fit into the landscape of the area.

Construction Impacts

Construction of a project of this size will likely result in prolonged noise, dust, vibration, heavy equipment, heavy equipment traffic, construction noise, temporary impacts to neighbouring properties, and potential damage to nearby roads and/or municipal infrastructure.

Without rear lane access, virtually all construction activity must occur from the front street, increasing impacts on surrounding residents.

Property Maintenance

The limited outdoor area raises practical questions regarding snow storage, snow removal, waste storage, bicycle storage, outdoor maintenance, landscaping, and general property upkeep.

In particular, it is unclear where snow removed from sidewalks and walkways can be stored without affecting pedestrian access or being deposited onto the public roadway.

Property Management History

Since the previous dwelling was demolished in January 2024, the property has not been maintained to the standard expected within the community.
Neighbouring residents have repeatedly experienced excessive weed growth requiring complaints to the city, continued overgrown vegetation, failure to clear sidewalks during winter.

These documented maintenance issues raise reasonable concerns regarding future management of a substantially more intensive residential development.

Cumulative Impacts

While each concern individually may appear manageable, the cumulative impact of all of these issues is significant.

This proposal combines eight dwelling units, increased traffic, limited parking, no rear lane, constrained frontage, reduced landscaping, increased servicing demands, additional noise, privacy impacts, and drainage concerns all on a site originally developed for one detached dwelling.

In my respectful submission, these cumulative impacts extend well beyond the property itself and materially affect neighbouring residents and the broader community.

And while I recognize that property value alone is not a determining planning consideration, the cumulative impacts have the potential to negatively affect the value of neighbouring homes due to lack of enjoyment and desirability on the street during and once this is built.

These impacts should be carefully weighed when considering whether this development represents appropriate planning for this location.

Conclusion

I respectfully request that the Subdivision and Development Appeal Board allow this appeal and overturn Development Permit No. 588991528-002. Alternatively, if the Board determines that some form of redevelopment is appropriate, I respectfully request that substantial modifications be required to reduce the impacts on neighbouring properties, improve public safety, address servicing and infrastructure concerns, provide adequate parking and landscaping, and better reflect the established character of this section of Satoo.

I appreciate the Board's careful consideration of this appeal and respectfully request that the cumulative planning impacts outlined above be fully considered before allowing this development to proceed.

General Matters

Appeal Information:

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

Grounds for Appeal
685(1) If a development authority

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

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645,

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

…

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

…

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

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

…

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

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

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

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

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

> 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: **588991528-002**
Application Date: APR 21, 2025
Printed: July 3, 2026 at 10:19 AM
Page: 1 of 7

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)
8115 - 17 AVENUE NW
Plan 4997TR Blk 1 Lot 53

Specific Address(es)

Suite:	1, 8115 - 17 AVENUE NW
Suite:	2, 8115 - 17 AVENUE NW
Suite:	3, 8115 - 17 AVENUE NW
Suite:	4, 8115 - 17 AVENUE NW
Suite:	BSMT1, 8115 - 17 AVENUE NW
Suite:	BSMT2, 8115 - 17 AVENUE NW
Suite:	BSMT3, 8115 - 17 AVENUE NW
Suite:	BSMT4, 8115 - 17 AVENUE NW
Entryway:	1, 8115 - 17 AVENUE NW
Entryway:	2, 8115 - 17 AVENUE NW
Entryway:	3, 8115 - 17 AVENUE NW
Entryway:	4, 8115 - 17 AVENUE NW
Building:	1, 8115 - 17 AVENUE NW

Scope of Permit

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porch, rear uncovered deck (1.83m x 1.22m) and to develop 4 Secondary Suites in the Basements.

Details

1. Titled Lot Zoning: RS
2. Number of Principal Dwelling Units To Construct: 4
3. Overlay:
4. Number of Secondary Suite Dwelling Units to Construct: 4
5. Statutory Plan:
6. Backyard Housing or Secondary Suite Included?: Yes
7. Neighbourhood Classification: Redeveloping
8. Development Category / Class of Permit: Permitted Development

Development Permit Decision

Approved

Issue Date: Jul 03, 2026 **Development Authority:** ZAZULA, NICKOLAS

Subject to the Following Conditions

Zoning Conditions:

1. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, rear uncovered deck (1.83m x 1.22m), and to develop 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 RowHousing 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.

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.

Transportation Conditions
1. 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

2. 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.

3. 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
(Do not apply if road is not FAC'd)

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

Subject to the Following Advisements

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.

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.

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Development Permit

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

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

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

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

EPCOR Advisements:
1. The site is currently serviced by a 20mm copper water service (S39239) located 7.01m east of the west lot line of Lot 53. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 200mm water main along 17 Avenue NW 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. 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.

9. 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

Development Permit

(December 2024).

10. 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.

11. 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.

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

Should you require any additional information, please contact Gerald Wildeman at GWildeman@epcor.com.

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:

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 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"
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

Development Permit

5) All developments must comply with the firefighting water supply requirements within City of Edmonton Design and Construction Standard, Volume 4: Water. This item is reviewed by EPCOR Water, and any deficiencies will be conditioned accordingly. If this site is eligible for the Infill Fire Protection Assessment, EFRS Engineering will process the IFPA request from EPCOR Water.

Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code- 2023 Alberta Edition.

6) If applicable, ensure provisions for firefighting are in accordance with:
-NBC(AE-2023), Div. B, 3.2.5 Provisions for Firefighting
-City of Edmonton, Design and Construction Standard Volume 2: Complete Streets.
-City of Edmonton, Design and Construction Standard Volume 4: Water (owned and operated by EPCOR Water).

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

Waste Services Advisements:
Waste Services has reviewed the proposed plan "PLOT PLAN" dated 5/19/26 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:
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.

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.

Edmonton

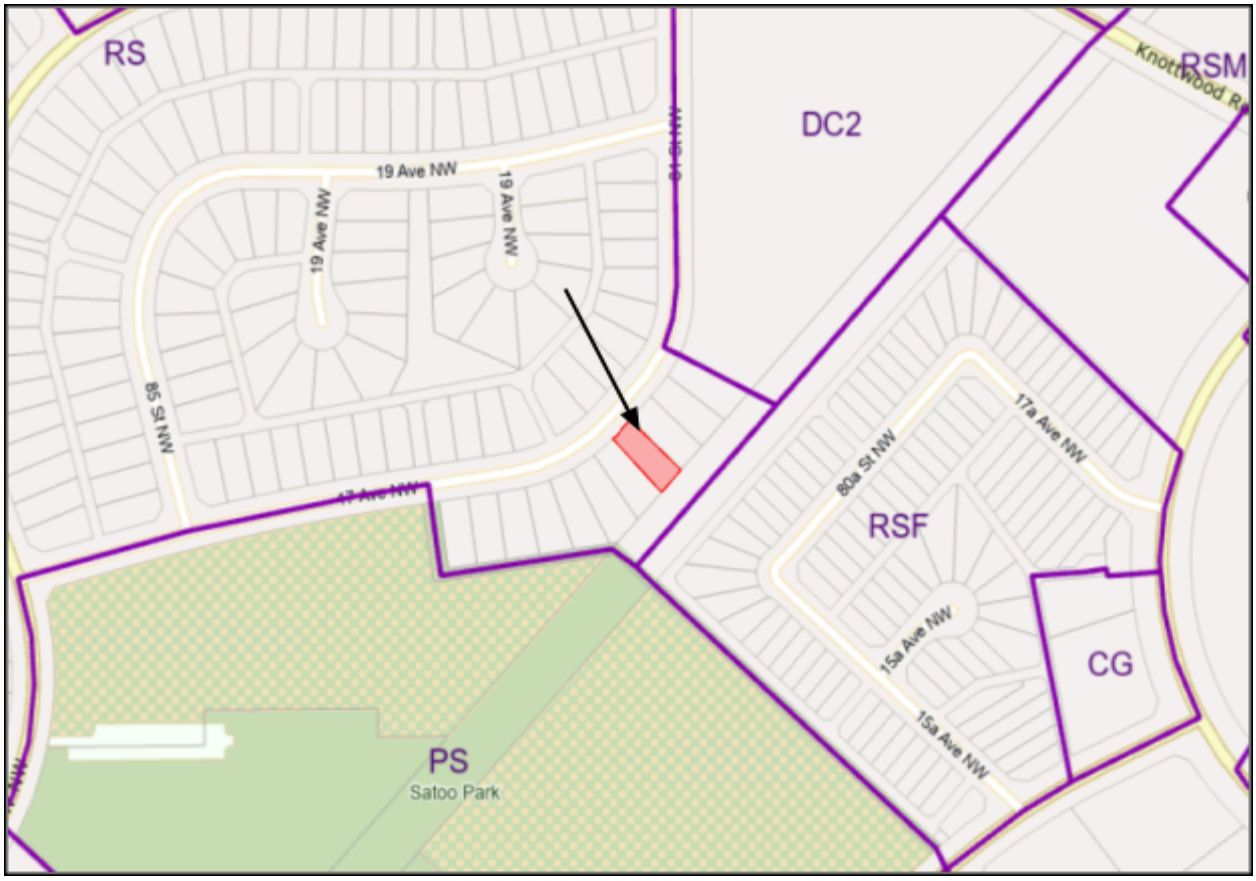
Project Number: **588991528-002**
Application Date: APR 21, 2025
Printed: July 3, 2026 at 10:19 AM
Page: 7 of 7

Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	$1,020.00	$1,020.00	10173393	Mar 27, 2026
Lot Grading Fee	$490.00	$490.00	10173393	Mar 27, 2026
Development Permit Inspection Fee	$560.00	$560.00	10173393	Mar 27, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,070.00	$2,070.00		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-197

N

ITEM III: 1:30 P.M. FILE: SDAB-D-26-198

WITHDRAWN

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	661239636-002
APPLICATION TO:	Operate a Centre City Temporary Parking lot, valid until June 30, 2033
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	June 30, 2026
DATE OF APPEAL:	July 16, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	9633 / 9635 / 9639 / 9643 / 9645 / 9649 / 9657 - 103 AVENUE NW
LEGAL DESCRIPTION:	Plan ND Blk 7 Lot 15, Plan ND Blk 7 Lot 16, Plan ND Blk 7 Lot 17, Plan ND Blk 7 Lot 18, Plan ND Blk 7 Lot 19, Plan ND Blk 7 Lot 20, Plan ND Blk 7 Lot 21
ZONE:	MU - Mixed Use Zone
OVERLAY:	N/A
STATUTORY PLAN:	The Quarters Downtown Area Redevelopment Plan
DISTRICT PLAN:	Central District Plan

Grounds for Appeal

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

I would like to appeal the condition of approval to close the existing commercial access to 9649 103rd Ave. Closing this entrance would have several unintended consequences:

- Increased congestion within the rear alley, as all customer, tenant, delivery, and service vehicle traffic would be forced to use a single access point.
- Reduced accessibility for our customers, who currently benefit from convenient access directly from 103 Avenue NW.
- Potential safety concerns, as increased vehicle movements in the alley would create additional conflicts with pedestrians, service vehicles, waste collection, and neighbouring businesses.
- Reduced traffic circulation, resulting in unnecessary vehicle queuing, delays, and congestion on the site and within the adjacent lane.

The existing commercial access has functioned effectively for many years without creating operational or safety concerns. Maintaining this entrance would continue to provide efficient circulation while reducing pressure on the rear alley network.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645,

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

…

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

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the

provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

…

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

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

…

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

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

(i) the proposed development would not

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

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

and

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

General Provisions from the *Zoning Bylaw 20001:*

Under section 2.80.2.6, **Centre City Temporary Parking** is a **Permitted Use** in the **MU - Mixed Use Zone**.

Under section 8.10, **Centre City Temporary Parking** means:

> a temporary Surface Parking Lot that does not have another principal Use on the Site other than Signs and that was operating as a Surface Parking Lot as of January 1, 2024.

Under section 8.20, a **Surface Parking Lot** means "an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles."

Section 2.80.3.6 states "**Centre City Temporary Parking** must comply with **Section 6.120**."

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.

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.

Edmonton

Project Number: **661239636-002**
Application Date: JUN 05, 2026
Printed: June 30, 2026 at 2:45 PM
Page: 1 of 5

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)

9633 - 103 AVENUE NW
Plan ND Blk 7 Lot 15
9635 - 103 AVENUE NW
Plan ND Blk 7 Lot 16
9639 - 103 AVENUE NW
Plan ND Blk 7 Lot 17
9643 - 103 AVENUE NW
Plan ND Blk 7 Lot 18
9645 - 103 AVENUE NW
Plan ND Blk 7 Lot 19
9649 - 103 AVENUE NW
Plan ND Blk 7 Lot 20
9657 - 103 AVENUE NW
Plan ND Blk 7 Lot 21

Scope of Permit

To operate a Centre City Temporary Parking lot, valid until June 30, 2033.

Details

Development Category: Permitted Development	Gross Floor Area (sq.m.):
Lot Grading Needed?: Y	New Sewer Service Required:
NumberOfMainFloorDwellings:	Overlay:
Site Area (sq. m.):	Statutory Plan:

Development Permit Decision

Approved

Issue Date: Jun 30, 2026 **Development Authority:** BUCCINO, SAMANTHA

Subject to the Following Conditions

Zoning Conditions:

1) This Development Permit is no longer valid after June 30, 2033 (Subsection 6.120.2.1). Upon Development Permit expiry, the Site's vehicle access must be barricaded and the Use must cease operation as a Surface Parking Lot. A separate Development Permit application is required for any future Use or development of the Site.

2) Development must be completed within 18 months of the date of issuance of the Development Permit (Subsection 6.120.2.3).

3) WITHIN 90 DAYS OF THE ISSUANCE OF THIS PERMIT, the owner must enter into an Agreement with the City for the following improvements:

a. Removal of the existing approximately 7m wide commercial crossing access to 103 Avenue NW, located at the west property line, from the front of the sidewalk to the road surface with:
i. Construction of concrete rolled face curb and gutter to match the existing rolled face curb and gutter on either side of the existing access location as per the Boyle Street Neighborhood Renewal 103 Avenue Streetscape;
ii. Construction of the 1 m wide furnishing zone (between the back of curb and and the sidewalk) to match and tie into the existing the Boyle Street Neighborhood Renewal 103 Avenue Streetscape and furnishing zone structure on either side of the existing access

Development Permit

including:
- 80 mm pavers to match existing paver colour, size, and pattern on either side of the existing access;
- 20 mm sand;
- 150 mm concrete; and
- 150 mm 3-20 granular base.
iii. Removal and construction of sidewalk in the vicinity of the existing access location as required to tie in the upgraded furnishing zone and/or to repair any damage as a result of construction.

The Agreement must be initiated as soon as possible and the Agreement must be signed and returned to the City's Development Servicing Agreements Unit along with the required Security Deposit and any other required items within 90 days of the issuance of the Development Permit. Please email development.coordination@edmonton.ca to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

Also:
- This Agreement requires a Security Deposit of $15,000.00. In accordance with the City's "Guidelines for Establishing Security in Servicing Agreements," the City reserves the right to adjust security requirements based on the developer's performance history. Should the Agreement remain unexecuted for more than one year following permit issuance, the deposit amount may be adjusted to ensure it reflects 100% of the current estimated cost of construction.
- Engineering Drawings are not required for the Agreement. However, construction must meet the City of Edmonton Complete Street Design and Construction Standards.
- The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019, to arrange for a pre-construction meeting 72 hours prior to removal or construction within City road right-of-way.

Zoning Conditions:
4) The Surface Parking Lot must include stormwater drainage facilities or provide stormwater retention or detention facilities to the satisfaction of the Development Planner in consultation with the City department responsible for drainage planning. Any revisions to the Surface Parking Lot design or layout as a result of EPCOR IWASS or Lot Grading review requires a separate Development Permit application (Subsection 6.120.3.4.2).

5) A Pathway with a minimum clear unobstructed width of 1.8 m must be provided through the Landscaped Setback Area Abutting a Street to connect the Surface Parking Lot to adjacent sidewalks (Subsections 6.120.3.6 and 6.120.3.7).

6) Despite the Zoning Bylaw definition of Pathway, required Pathways may be surfaced in accordance with Subsection 6.120.3.9.1 where the maximum duration of the validity of a Development Permit is in accordance with Subsection 6.120.2.1.

7) The Surface Parking Lot must be surfaced with hard-packed gravel using a well-graded material with a maximum aggregate particle size of 40 mm (Subsection 6.120.3.9.1)

8) 4 Barrier-free parking spaces must be provided (Subsection 6.120.3.11).

9) Barrier-free parking spaces must be located Abutting a 2.4 m wide access space in which no parking is permitted; located adjacent to a Pathway or sidewalk; and marked by a vertically mounted Sign (Subsection 6.120.3.10).

10) The Surface Parking Lot must include outdoor lighting that is arranged, installed, and maintained to:
- minimize glare and excessive lighting and deflect, shade, and focus light away from surrounding Sites to minimize Nuisance;
- be generally 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) 7 deciduous trees, and 28 shrubs are required, and must be located along the perimeter of Surface Parking Lots Abutting Streets to enhance the view and soften the edge, as approved on the Landscape Plan (Subsections 6.120.4.3, 6.120.4.4, 6.120.4.5).

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Development Permit

12) Trees and shrubs must be maintained in a healthy condition for a minimum of 24 months after a Development Planner determines, at the time of landscape inspection, that the required Landscaping has been installed (Subsections 6.120.4.7).

13) A landscape security in the amount of $14,427.66 has been collected in accordance with Subsection 5.60.10.1.1

14) The maximum Height of Fences and Landscaping, excluding trees, is 1.0 m (Subsection 6.120.4.8).

15) The City may draw on the landscape security for the City's use absolutely to install, maintain, or replace improperly maintained Landscaping required for the development if the Landscaping has not been:
--installed within 18 months of the date of issuance of the Development Permit; or
--maintained in a healthy condition for a minimum of 24 months after the Landscaping has been determined to be installed in compliance with Subsection 10.7 of Section 5.60. All expenses incurred by the City to renew or draw upon the security must be reimbursed by the property owner to the City by payment of an invoice or from the landscape security (Subsection 6.120.4.9).

16) If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

Applicants MUST adhere to the following:

17) 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.

18) 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.

The City of Edmonton Public Tree Bylaw
https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158

Apply for the Public Tree Permit
https://www.edmonton.ca/treepermit

Transportation Conditions:
19) Permanent objects including pay machines, signage, barriers, 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.

20) A Public Tree Permit is 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.

21) 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

Development Permit

online at:
https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

22) 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.

23) Any alley or sidewalk damage occurring as a result of construction traffic and/or construction activity 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.

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. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

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

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

5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.

6. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

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

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

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Development Permit

plan must be submitted to lot.grading@edmonton.ca for review and approval.

9. Signs require separate Development Permit applications.

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

Drainage Planning Advisements:
11. The proposal to maintain a gravel surface material on the subject site should not result in an increase to stormwater runoff. As this is for a temporary permit, no further drainage infrastructure improvements would be required.

12. The site must be graded towards the City right-of-way in a manner that does not have the potential to cause nuisance, hazard, or damage. Please refer to the comments from Lot Grading.

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
Lot Grading Fee	$500.00	$500.00	164336000009620	Jun 10, 2026
Major Dev. Application Fee	$960.00	$960.00	164336000009620	Jun 10, 2026
Development Permit Inspection Fee	$575.00	$575.00	164336000009620	Jun 10, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,035.00	$2,035.00		

SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-198

N