

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
August 19, 2026

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

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

TO BE RAISED

I 9:00 A.M. SDAB-D-26-199

To install a Minor Digital Sign in the form of a
Ground Sign (ASTRAL | Fort Road Victory
Church)

13470 - FORT ROAD NW
Project No.: 650174264-002

II 10:30 A.M. SDAB-D-26-200

To construct a Residential Use building in the
form of a 4 Dwelling Row House with unenclosed
porches and 4 Secondary Suites in the Basements

12931 - 108 STREET NW
Project No.: 645807494-002

III 1:30 P.M. SDAB-D-26-201

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

10032 - 105 STREET NW
Project No.: 661249901-002

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-199

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 650174264-002

APPLICATION TO: Install a Minor Digital Sign in the form of a Ground Sign
(ASTRAL | Fort Road Victory Church)DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: May 28, 2026

DATE OF APPEAL: June 17, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13470 - FORT ROAD NW

LEGAL DESCRIPTION: Plan 0840206 Blk 13 Lot 50

ZONE: UF - Urban Facilities Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northeast District Plan

Grounds for Appeal

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

The sign has existed as an on/off premise sign since its initial permit approval in 2015. The sign supports the Church on Fort Road, with messaging for events and services that assist the community. While it does not have the required 60m separation from Residential, it is a single sided structure which faces away from the Residential use. It is lined by large

established trees behind the face and no light source exists behind it. There have been no changes to the surrounding area since the sign's original approval, and no concerns expressed from residents or surrounding businesses etc.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on June 23, 2026:

“That the appeal hearing be scheduled on August 19, 2026”.

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

Hearing and Decision

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

...

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

...

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

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

Under section 2.200.2.22, a **Minor Digital Sign** is a **Permitted Use** in the **UF - Urban Facilities Zone**.

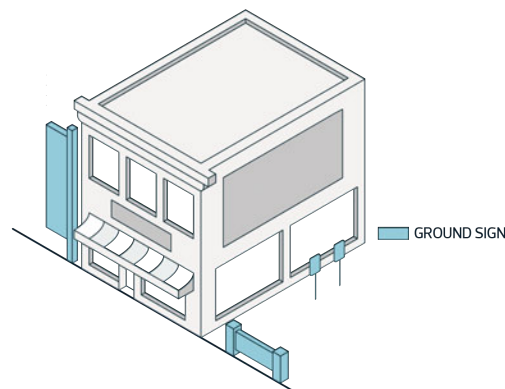
Under section 8.10, a **Minor Digital Sign** means:

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

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

Under section 8.20, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.200.3.10 states “Signs must comply with Section 6.90.”

Section 2.200.1 states that the **Purpose** of the **UF - Urban Facilities Zone** is:

To allow for larger facilities that provide institutional services, community services, or recreational activities.

2.200 - Additional Regulations for Specific Uses - UF - Urban Facilities Zone

Section 2.200.3.8 states “Fascia Signs, Minor Digital Signs and Projecting Signs are limited to On-premises Advertising.

Under section 8.20, **Off-premises Advertising** means:

Copy that relates to a business, activity or organization that does not have a Development Permit to operate on the Site where the Sign is located. Signs with Off-premises Advertising may generally be used for short term advertising.

Under section 8.20, **On-premises Advertising** means:

Copy that relates only to a business, activity or organization that has a Development Permit to operate on the Site where the Sign is located.

Development Planner’s Determination

1. Subsection 2.200.3.8. Fascia Signs, Minor Digital Signs and Projecting Signs are limited to On-premises Advertising.

Proposed: Sign has Off-premises Advertising

[unedited]

6.90.8 - Specific Sign Regulations for UF - Urban Facilities Zone

Section 6.90.8.25 states:

8.25. Minor Digital Signs in the form of a Ground Sign must comply with the following:

...

8.25.3. The maximum Digital Copy area is 8.0 m² except that:

8.25.3.1. Where the Ground Sign is located less than 60.0 m from a residential Zone and not separated by an Arterial Road, the maximum Digital Copy area is 3.0 m². The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.

...

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

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

Development Planner's Determination

2. Subsection 6.90.8.25.3.1. Where the Ground Sign is located less than 60.0 m from a residential Zone and not separated by an Arterial Road, the maximum Digital Copy area is 3.0 m². The distance must be measured from the Sign location to the nearest point of the Site Zoned residential.

Proposed: 6.51 m Separation Distance

Sign Area: 18.6 m²

Exceeds by: 15.6 m²

[unedited]

Previous Subdivision and Development Appeal Board Decisions

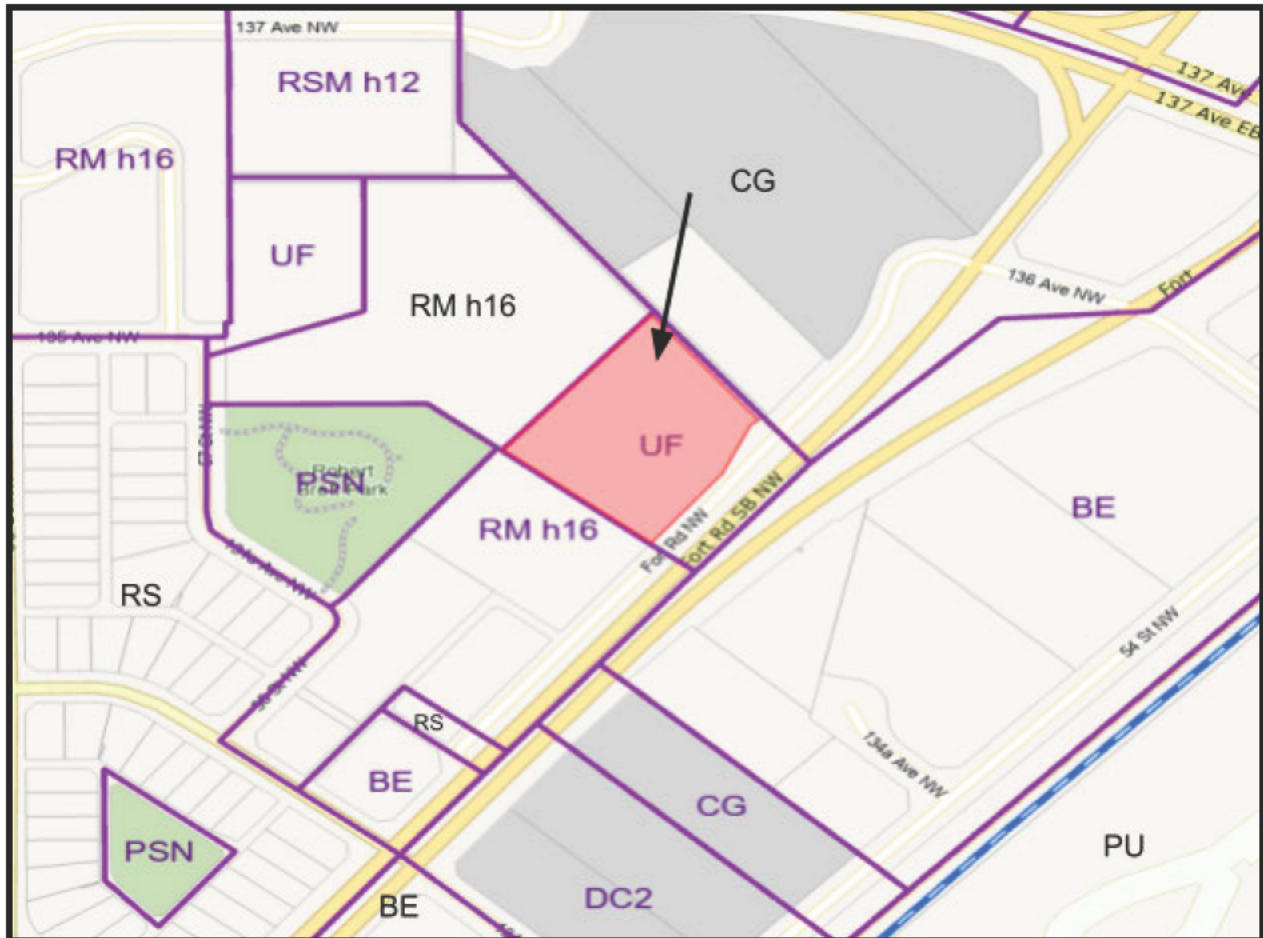
Application Number	Description	Decision
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SDAB-D-20-004	To install (1) Freestanding Minor Digital Off-Premises (OUTFRONT FORT ROAD VICTORY CHURCH).	February 7, 2020; The appeal is ALLOWED and the decision of the Development Authority is REVOKED. The development is GRANTED as applied for to the Development Authority, subject to CONDITIONS. [20] In granting the development, the following variances to the Bylaw are allowed: 1) The maximum allowable Area of 8.0 square metres as per Section 59C.3(4)(c)(ii) is varied by 10.6 square metres to allow for the proposed Area of 18.6 square metres. 2) The minimum allowable Setback for a Sign with an Area greater than 8.0 square metres as per Section 59C.3(4)(i) is varied to allow a deficiency of 1.5 metres, thereby decreasing the minimum allowed Setback to 4.53 metres.
SDAB-D-14-197	Install a Freestanding Minor Digital Off-premises Sign	.August 7, 2014; that the appeal be ALLOWED and the DEVELOPMENT GRANTED subject to conditions.

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.

		Application for Sign Permit		Project Number: 650174264-002 Application Date: MAR. 11, 2026 Printed: May 28, 2026 at 9:46 AM Page: 1 of 1	
This document is a Development Permit Decision for the development application described below.					
Applicant			Property Address(es) and Legal Description(s) 13470 - FORT ROAD NW Plan 0840206 Blk 13 Lot 50		
Scope of Application To install a Minor Digital Sign in the form of a Ground Sign (ASTRAL Fort Road Victory Church).					
Details					
ASA Sticker No./Name of Engineer: Development Category:			Construction Value: 250000 Expiry Date:		
Development Application Decision Refused Issue Date: May 28, 2026 Development Authority: MERCIER, KELSEY Reason for Refusal 1. Subsection 2.200.3.8. Fascia Signs, Minor Digital Signs and Projecting Signs are limited to On-premises Advertising. Proposed: Sign has Off-premises Advertising 2. Subsection 6.90.8.25.3.1. Where the Ground Sign is located less than 60.0 m from a residential Zone and not separated by an Arterial Road, the maximum Digital Copy area is 3.0 m ² . The distance must be measured from the Sign location to the nearest point of the Site Zoned residential. Proposed: 6.51 m Separation Distance Sign Area: 18.6 m ² Exceeds by: 15.6 m ² Rights of Appeal THE Applicant has THE RIGHT OF appeal TO THE Subdivision AND Development Appeal Board (SDAB) WITHIN 21 days AFTER THE date ON which THE decision IS made AS outlined IN Chapter M-26, SECTION 683 THROUGH 689 OF THE Municipal Government Act.					
Fees					
	Fee Amount	Amount Paid	Receipt #	Date Paid	
Sign Development Application Fee - Digital Signs	\$960.00	\$960.00	027907000009367	Mar 13, 2026	
Variance Fee	\$240.00	\$240.00	032979001001885	May 15, 2026	
Total GST Amount:	\$0.00				
Totals for Permit:	\$1,200.00	\$1,200.00			
THIS IS NOT A PERMIT					
P0702003					



ITEM II: 10:30 A.M.

FILE: SDAB-D-26-200

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 645807494-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed porches and 4 Secondary Suites in the Basements

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 7, 2026

DATE OF APPEAL: July 24, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12931 - 108 STREET NW

LEGAL DESCRIPTION: Plan 915KS Blk 14 Lot 17

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Northwest District Plan

<i>Grounds for Appeal</i>

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

Loss of Solar Access and Impact on Outdoor Use and Enjoyment of the Adjacent Property

I submit that the proposed development, by reason of its scale, height, and proximity to the southern boundary of the my property at 12935 108 Street NW, will block substantial direct southern sunlight from reaching my property as a whole. In particular, it will substantially or completely eliminate direct sunlight reaching my rear patio and outdoor living space (depending on the time of year), and will materially reduce direct sunlight reaching the south-facing exterior of my house, the yard generally, and the south-facing window of my garage. I use the rear patio and southern side of the garage extensively for gardening, growing a wide variety of flowers, peppers, and other sun-dependent plants in containers throughout the growing season. Each spring, I also use the south-facing window of the garage to start seedlings both vegetables and flowers that are subsequently transplanted to the patio containers and to other parts of my property. Gardening on the patio, and propagating the seedlings each spring at the south-facing garage window that supports it, is a long-standing personal pursuit that I enjoy greatly. The patio is also a primary outdoor amenity used by my wife, myself and our guests throughout the spring, summer, and fall months. The shadowing impact of an 8-dwelling-unit development building constructed on the immediately southern adjacent lot will have a devastating impact on the use and enjoyment of my patio and outdoor living space. This impact constitutes an undue interference with the use, enjoyment, and value of my property. Section 687(3)(d) of the Municipal Government Act should be used here. The development permit application contains no shadow study, solar access analysis, or other documentation evaluating this impact, despite the obvious and significant effect that an 8-dwelling-unit development will have on solar access to immediately adjacent single-family properties. The missing study means the development officer did not have all the information required to properly assess the application.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal**685(1)** If a development authority

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

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

...

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the *Zoning Bylaw 20001*:

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

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

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

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

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

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

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

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

Under section 8.20, **Dwelling** means:

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

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

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

Notice to Applicant/Appellant

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

		Project Number: 645807494-002 Application Date: FEB 02, 2026 Printed: July 7, 2026 at 8:37 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) 12931 - 108 STREET NW Plan 915KS Blk 14 Lot 17			
		Specific Address(es) Suite: 1, 12931 - 108 STREET NW Suite: 2, 12931 - 108 STREET NW Suite: 3, 12931 - 108 STREET NW Suite: 4, 12931 - 108 STREET NW Suite: BSMT1, 12931 - 108 STREET NW Suite: BSMT2, 12931 - 108 STREET NW Suite: BSMT3, 12931 - 108 STREET NW Suite: BSMT4, 12931 - 108 STREET NW Entryway: 1, 12931 - 108 STREET NW Entryway: 2, 12931 - 108 STREET NW Entryway: 3, 12931 - 108 STREET NW Entryway: 4, 12931 - 108 STREET NW Building: 1, 12931 - 108 STREET NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed porches and 4 Secondary Suites in the Basements.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development				
Development Permit Decision Approved Issue Date: Jul 07, 2026 Development Authority: WOOD, ANTHONY 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 porches and 4 Secondary Suites in the Basements. 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).					
P0702003					

	Project Number: 645807494-002 Application Date: FEB 02, 2026 Printed: July 7, 2026 at 8:37 AM Page: 2 of 7
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 Lot Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.) 8. The Street-facing Facade of each Row Housing Dwelling must have clear glass windows covering a minimum of 15% of the Facade area above the basement (Subsection 2.10.5.6.2). 9. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5) 10. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3). 11. Parking spaces must include wheel stops that are a minimum of 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2); 12. 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). 13. 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). 14. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20). 15. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20). 16. The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually. 17. This Development Permit will be revoked if the conditions of this permit are not met. Landscaping Conditions: 1. Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner. 2. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.	

Development Permit

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

Transportation Conditions:

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 and must not exceed 8%.

2. 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.

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

4. 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. (To be included in all responses where there may be work within the road right-of-way.)

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

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

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

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

6. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction. In Trevor's absence, please contact developmentinspections@edmonton.ca.

EPCOR Conditions:

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

Subject to the Following Advisements

Zoning Advisements:

Development Permit

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.

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

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

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

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (N33502) located 7.8 m south of the north property line of Lot 17 off of the lane east of 108 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

	Project Number: 645807494-002 Application Date: FEB 02, 2026 Printed: July 7, 2026 at 8:37 AM Page: 5 of 7
Development Permit	
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 108 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. 9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards. 10. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021). 11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application. 12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure. 13. The advisements and conditions provided in this response are firm and cannot be altered. Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.	
Fire Rescue Services Advisements:	
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	
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Development Permit

2) Emergency access path widths must be a minimum of 0.9 m 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) A fire safety plan conforming to Section 2.8 of the Fire Code shall be prepared, kept on site, and made available to a Fire Safety Codes Officer upon request.

Reference: NFC(2023-AE) 5.6.1.3.(1) Fire Safety Plan

"A fire safety plan conforming to Section 2.8. shall be prepared"

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.

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 Fire Code, protection of adjacent properties during construction must be considered.

Reference: NFC(2023-AE) 5.6.1.2.(1) Protection of Adjacent Building

"Measures shall be taken to mitigate fire spread to adjacent buildings and facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations"

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

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

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

Waste Services Advisements:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 26-01-15 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:

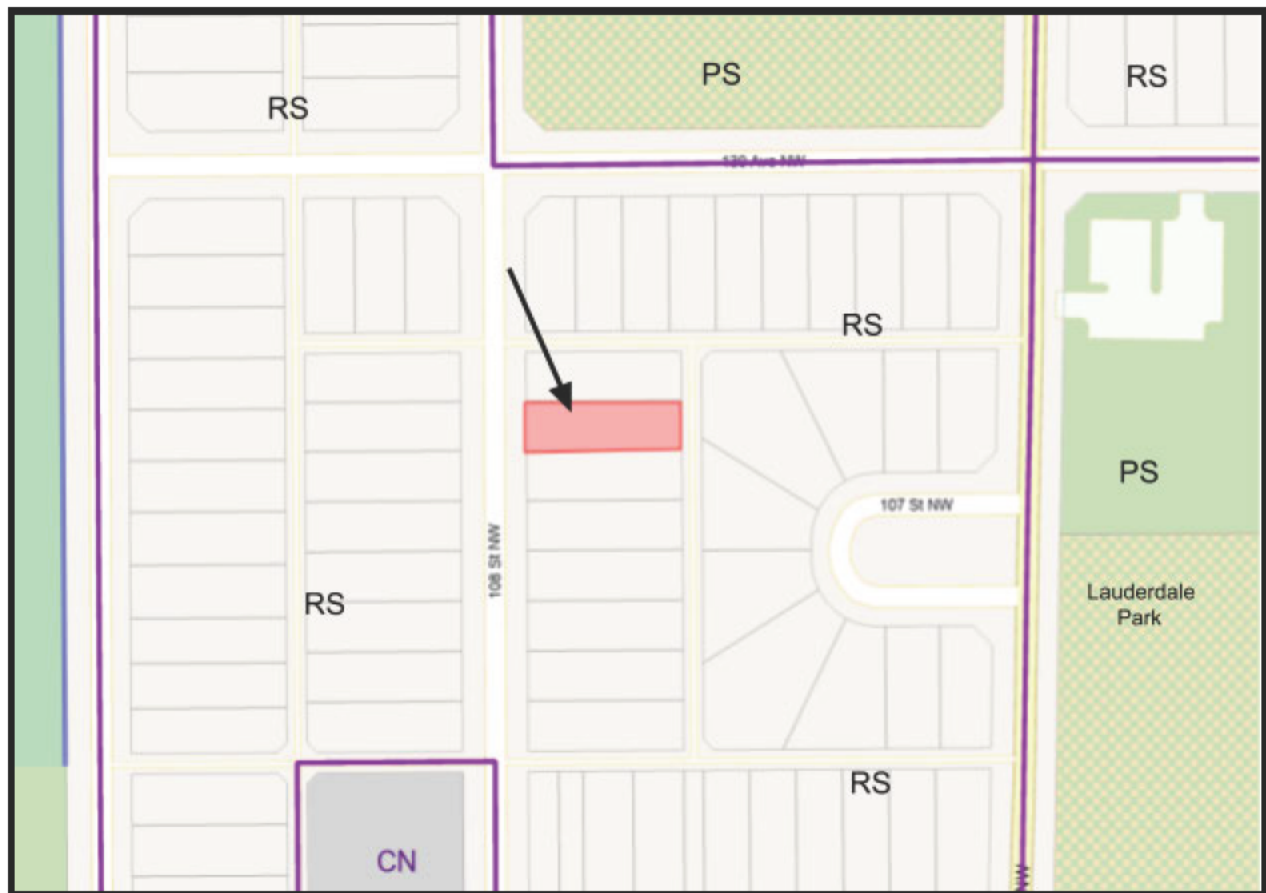
- Access to containers and removal of obstructions,
- Container set out, and
- The responsibility for wear and tear or damages.

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.

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Development Permit																															
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers. If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently. If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc. For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out. Rights of Appeal This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																															
<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left; width: 30%;">Fees</th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: right; width: 15%;">Receipt #</th> <th style="text-align: right; width: 20%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$1,040.00</td> <td style="text-align: right;">\$1,040.00</td> <td style="text-align: right;">10111136</td> <td style="text-align: right;">Feb 08, 2026</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$500.00</td> <td style="text-align: right;">\$500.00</td> <td style="text-align: right;">10111136</td> <td style="text-align: right;">Feb 08, 2026</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$575.00</td> <td style="text-align: right;">\$575.00</td> <td style="text-align: right;">10111136</td> <td style="text-align: right;">Feb 08, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right; border-top: 1px solid black;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$2,115.00</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 3px double black;">\$2,115.00</td> <td></td> <td></td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$1,040.00	\$1,040.00	10111136	Feb 08, 2026	Lot Grading Fee	\$500.00	\$500.00	10111136	Feb 08, 2026	Development Permit Inspection Fee	\$575.00	\$575.00	10111136	Feb 08, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$2,115.00	\$2,115.00		
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P0702003																															



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-200

▲
N

ITEM III: 1:30 P.M.FILE: SDAB-D-26-201AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 661249901-002

APPLICATION TO: Operate a Centre City Temporary Parking lot, valid until
June 30, 2033DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 30, 2026

DATE OF APPEAL: July 20, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10032 - 105 STREET NW

LEGAL DESCRIPTION: Plan NB Blk 5 Lots 70-71

ZONE: CMU - Commercial Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

The condition 3) requiring removal of the existing commercial crossing and construction of monolithic sidewalk is disproportionate to an application for a temporary parking lot. The permit does not involve redevelopment or increased site intensity, and no site-specific traffic or safety justification has been provided. The existing access has operated for

many years and should remain until future permanent redevelopment.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or

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

or

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

Hearing and Decision

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

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

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

and

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

General Provisions from the Zoning Bylaw 20001:

Under section 3.22.2.6, **Centre City Temporary Parking** is a **Permitted Use** in the **CMU - Commercial 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 3.22.4.5 states “**Centre City Temporary Parking** must comply with **Section 6.120**.”

Section 3.22.1 states that the **Purpose** of the **CMU - Commercial Mixed Use Zone** is:

To allow for development that accommodates a mix of predominantly commercial, office, institutional, and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at ground level.

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: 661249901-002 Application Date: JUN 05, 2026 Printed: June 30, 2026 at 10:15 AM 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) 10032 - 105 STREET NW Plan NB Blk 5 Lots 70-71	
Scope of Permit To operate a Centre City Temporary Parking lot, valid until June 30, 2033.			
Details			
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.):		Gross Floor Area (sq.m.): New Sewer Service Required: Overlay: Statutory Plan:	
Development Permit Decision Approved Issue Date: Jun 30, 2026 Development Authority: BUCCINO, SAMANTHA			
Subject to the Following Conditions General 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 ISSUANCE OF THIS PERMIT, the owner must enter into an Agreement with the City for the following improvements: a. Removal of the existing approximately 6.5 m wide commercial crossing access to 105 Street NW, located approximately 6 m from the south property line, and construction of monolithic sidewalk. 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 \$17,000.00. 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			
P0702003			

Development Permit

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) 3 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) 3 deciduous trees, and 12 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).

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

14) A landscape security in the amount of \$6,033.22 has been collected in accordance with Subsection 5.60.10.1.1

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:

	Project Number: 661249901-002 Application Date: JUN 05, 2026 Printed: June 30, 2026 at 10:15 AM Page: 3 of 5
Development Permit	
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/treep permit	
Transportation Conditions: 19) Permanent objects including signage, barriers, fencing, planters, bollards, pay machines, retaining walls, railings 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) Prior to construction, a Public Tree Permit is required for all work, including haul routes, within 5 meters of a boulevard/open space tree and 10 meters of a natural stand as per Public Tree Bylaw 18825. Trees will require physical tree protection fencing and possibly anti-compaction methods as part of the overall protection plan. For more information on City of Edmonton Tree Protection, please visit the Public Tree Permit Webpage. If tree damage occurs, all costs related to remedial tree work, including full tree removal, will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value as well as operational and administrative fees.	
Below ground work within 3m of a City tree will require hand excavation or another low disturbance method. If the project comes into conflict with tree roots 2 inches or greater in diameter, Urban Forestry must be notified for further consultation.	
All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.	
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 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.	
P0702003	

Development Permit

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 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.

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Development Permit																															
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.																															
<table><tr><th data-bbox="219 615 261 636">Fees</th><th data-bbox="540 653 654 674">Fee Amount</th><th data-bbox="712 653 834 674">Amount Paid</th><th data-bbox="907 653 997 674">Receipt #</th><th data-bbox="1083 653 1172 674">Date Paid</th></tr><tr><td data-bbox="256 682 380 703">Lot Grading Fee</td><td data-bbox="586 682 654 703">\$500.00</td><td data-bbox="768 682 834 703">\$500.00</td><td data-bbox="859 682 997 703">863738000008568</td><td data-bbox="1083 682 1180 703">Jun 09, 2026</td></tr><tr><td data-bbox="256 707 459 728">Major Dev. Application Fee</td><td data-bbox="586 707 654 728">\$960.00</td><td data-bbox="768 707 834 728">\$960.00</td><td data-bbox="859 707 997 728">863738000008568</td><td data-bbox="1083 707 1180 728">Jun 09, 2026</td></tr><tr><td data-bbox="256 732 524 753">Development Permit Inspection Fee</td><td data-bbox="586 732 654 753">\$575.00</td><td data-bbox="768 732 834 753">\$575.00</td><td data-bbox="859 732 997 753">863738000008568</td><td data-bbox="1083 732 1180 753">Jun 09, 2026</td></tr><tr><td data-bbox="256 758 394 779">Total GST Amount:</td><td data-bbox="610 758 654 779">\$0.00</td><td></td><td></td><td></td></tr><tr><td data-bbox="256 783 378 804">Totals for Permit:</td><td data-bbox="578 783 654 804">\$2,035.00</td><td data-bbox="760 783 834 804">\$2,035.00</td><td></td><td></td></tr></table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$500.00	\$500.00	863738000008568	Jun 09, 2026	Major Dev. Application Fee	\$960.00	\$960.00	863738000008568	Jun 09, 2026	Development Permit Inspection Fee	\$575.00	\$575.00	863738000008568	Jun 09, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$2,035.00	\$2,035.00		
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