

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.

August 27, 2026

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
River Valley Room

TO BE RAISED

I	9:00 A.M.	SDAB-S-26-004	Tentative plan of subdivision to create 201 residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from Lot 3, Block A, Plan 242 1203, and Lot 2, Plan 972 0280, located south of Sunwapta Way NW and west of 199 Street SW; STILLWATER 1304 / 1504 - 199 STREET NW Project No.: 650814657-001
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II	1:30 P.M.	SDAB-D-26-217	Construct Residential use buildings in the form of a 3 Storey 6 Dwelling Multi-Unit Housing development and a Backyard House for a total of 7 Dwellings 13407 - DOVERCOURT AVENUE NW Project No.: 652723316-002
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TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-S-26-004

AN APPEAL FROM THE DECISION OF THE SUBDIVISION AUTHORITY

APPELLANT:

APPLICATION NO.: 650814657-001

APPLICATION TO: Tentative plan of subdivision to create 201 residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from Lot 3, Block A, Plan 242 1203, and Lot 2, Plan 972 0280, located south of Sunwapta Way NW and west of 199 Street SW; STILLWATER

DECISION OF THE
SUBDIVISION AUTHORITY: Approved with Conditions

DECISION DATE: July 9, 2026

DATE OF APPEAL: July 16, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 1304 / 1504 - 199 STREET NW

LEGAL DESCRIPTION: Plan 9720280 Lot 2, Plan 2421203 Blk A Lot 3

ZONE(S): PU - Public Utility Zone
SLD - Stillwater Low Density Residential Zone
AG - Agriculture Zone

OVERLAY: N/A

STATUTORY PLAN(S): River's Edge Neighbourhood Structure Plan
Riverview Area Structure Plan
Stillwater Neighbourhood Structure Plan

DISTRICT PLAN: West Henday District Plan

<i>Grounds for Appeal</i>

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

Mattamy (Stillwater) Limited (by way of its consultant Stantec Consulting Ltd.) is the applicant for the subdivision approval (the Approval) issued July 9, 2026 under File LDA26-0120. Mattamy appeals Condition II.8 and Condition II.9 (collectively the Appealed Conditions) of the Approval.

The lands being subdivided are Lot 3, Block A, Plan 242 1203 and Lot 2, Plan 972 0280 (the Lands). Mattamy is the owner of the Lands. The Lands are located south of Sunwapta Way NW, and west of 199 Street NW. The Lands are located within the Stillwater neighbourhood subject to the Stillwater Neighbourhood Structure Plan (the Stillwater NSP).

Condition II.8 requires Mattamy to construct two lanes of a certain part of Winterburn Road NW to an arterial roadway standard, including a bridge crossing a creek (the Road). Conditions II.8 and II.9 also require Mattamy to design and construct a wildlife crossing on part of Winterburn Road NW (the Wildlife Crossing). The Road and Wildlife Crossing are distantly located from the Lands. The Road and Wildlife Crossing do not adjoin the Lands, are not adjacent to the Lands, are not within the Stillwater neighbourhood, and are located more than 2 km away from the Lands.

Pursuant to Section 680(2) of the Municipal Government Act ("MGA"), Mattamy asks the SDAB to revoke Conditions II.8 and II.9 and delete them from the the Approval, leaving the remainder of the Approval in place. The grounds for the appeal are as follows:

Ground 1: The Appealed Conditions are outside of the power of the Subdivision Authority, as Section 655 of the MGA only allows conditions that require an applicant to construct or pay for the construction of a road required to give access to the subdivision. The Road and Wildlife Crossing do not give access to the Lands, are not required to give access to the Lands, and the Lands already have adequate access.

Ground 2: The Appealed Conditions relating to the Wildlife Crossing are outside of the power of the Subdivision Authority, as Section 655 of the MGA only allows conditions that require an applicant to construct or pay for the construction of a road required to give access to the subdivision, and a wildlife crossing is not a road, and does not provide any access to the subdivision.

Ground 3: The Appealed Conditions are outside of the power of the Subdivision Authority to impose under Sections 654 and 655 of the MGA as there are no positive or mandatory developer obligations concerning the Road and Wildlife Crossing in the Stillwater NSP, nor are there any other

positive obligations on Mattamy imposed by any statutory plan, or land use bylaw concerning the Road and Wildlife Crossing.

Ground 4: The Appealed Conditions are outside of the power of the Subdivision Authority as Mattamy has and will be contributing its fair share towards infrastructure costs by way of the off-site levy imposed by an Arterial Roadway Assessment Bylaw, which already addresses the Road and Wildlife Crossing. The Subdivision Authority is attempting to recover the same costs twice by way of the Appealed Conditions.

Ground 5: The Appealed Conditions are outside of the power of the Subdivision Authority in general as they do not relate to the subdivision under consideration and there is no legitimate planning objective for the Appealed Conditions pertaining specifically to the Lands.

To summarize, the Subdivision Authority does not possess the legal authority to impose Conditions II.8 and II.9 on the subdivision approval, and the Appealed Conditions should be revoked and deleted from the Approval.

Finally, Mattamys legal counsel, Field LLP, will be making submissions at the hearing on behalf of Mattamy.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on July 22, 2026.

“That the appeal hearing be scheduled for August 27, 2026.”

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

Subdivision Appeals

Appeals

678(1) The decision of a subdivision authority on an application for subdivision approval may be appealed

- (a) by the applicant for the approval,
- (b) by a Government department if the application is required by the subdivision and development regulations to be referred to that department,

- (c) by the council of the municipality in which the land to be subdivided is located if the council, a designated officer of the municipality or the municipal planning commission of the municipality is not the subdivision authority, or
- (d) by a school board with respect to
 - (i) the allocation of municipal reserve and school reserve or money in place of the reserve,
 - (ii) the location of school reserve allocated to it, or
 - (iii) the amount of school reserve or money in place of the reserve.

(2) An appeal under subsection (1) may be commenced by filing a notice of appeal within 14 days after receipt of the written decision of the subdivision authority or deemed refusal by the subdivision authority in accordance with section 681

- (a) with the Land and Property Rights Tribunal
 - (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
 - (A) is within the Green Area as classified by the Minister responsible for the *Public Lands Act*,
 - (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
 - (C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or
 - (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Protected areas or the Minister of Forestry, Parks and Tourism, or
 - (ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or

- (b) in all other cases, with the subdivision and development appeal board.

(2.1) Despite subsection (2)(a), if the land that is the subject-matter of the appeal would have been in an area described in subsection (2)(a) except that the affected Government department agreed, in writing, to vary the distance under the subdivision and development regulations, the notice of appeal must be filed with the subdivision and development appeal board.

(3) For the purpose of subsection (2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed.

(4) A notice of appeal under this section must contain

- (a) the legal description and municipal location, if applicable, of the land proposed to be subdivided, and
- (b) the reasons for appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

(5) If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.

Hearing and decision

680(1) The board hearing an appeal under section 678 is not required to hear from any person or entity other than

- (a) a person or entity that was notified pursuant to section 679(1), and
- (b) each owner of adjacent land to the land that is the subject of the appeal,

or a person acting on any of those persons' behalf.

(1.1) For the purposes of subsection (1), "owner" has the same meaning as in section 653.

(2) In determining an appeal, the board hearing the appeal

- (a) repealed 2020 c39 s10(48);
- (a.1) must have regard to any statutory plan;

- (b) must conform with the uses of land referred to in a land use bylaw;
- (c) must be consistent with the land use policies;
- (d) must have regard to but is not bound by the subdivision and development regulations;
- (e) may confirm, revoke or vary the approval or decision or any condition imposed by the subdivision authority or make or substitute an approval, decision or condition of its own;
- (f) may, in addition to the other powers it has, exercise the same power as a subdivision authority is permitted to exercise pursuant to this Part or the regulations or bylaws under this Part.

(2.1) In the case of an appeal of the deemed refusal of an application under section 653.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 653.1(2).

(2.2) Subsection (1)(b) does not apply to an appeal of the deemed refusal of an application under section 653.1(8).

...

Approval of application

654(1) A subdivision authority must not approve an application for subdivision approval unless

- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
- (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
- (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
- (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the

municipality have been made for their payment pursuant to Part 10.

(1.1) Repealed 2018 c11 s13.

(1.2) If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

(2) A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

(a) the proposed subdivision would not

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

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

and

(b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

(3) A subdivision authority may approve or refuse an application for subdivision approval.

Conditions of subdivision approval

655(1) A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

(a) any conditions to ensure that this Part, including section 618.3(1), and the statutory plans and land use bylaws and the regulations under this Part affecting the land proposed to be subdivided are complied with;

(b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:

(i) to construct or pay for the construction of a road required to give access to the subdivision;

(ii) to construct or pay for the construction of

(A) a pedestrian walkway system to serve the subdivision, or

(B) pedestrian walkways to connect the pedestrian walkway system serving the subdivision with a pedestrian walkway system that serves or is proposed to serve an adjacent subdivision,

or both;

(iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;

(iv) to construct or pay for the construction of

(A) off-street or other parking facilities, and

(B) loading and unloading facilities;

(v) to pay an off-site levy or redevelopment levy imposed by bylaw;

(vi) to give security to ensure that the terms of the agreement under this section are carried out.

(2) A municipality may register a caveat under the Land Titles Act in respect of an agreement under subsection (1)(b) against the certificate of title for the parcel of land that is the subject of the subdivision.

(3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the agreement has been complied with.

(4) Where a condition on a subdivision approval has, prior to the coming into force of this subsection, required the applicant to install a public utility or pay an amount for a public utility referred to in subsection (1)(b)(iii), that condition is deemed to have been validly imposed, whether or not the public utility was located on the land that was the subject of the subdivision approval.

General Provisions from the Zoning Bylaw 20001:

Section 2.190.1 states that the **Purpose** of the **PU - Public Utility Zone** is:

To allow for development and protection of infrastructure, systems and facilities that provide a public benefit.

Section 3.91.1 states that the **Purpose** of the **SLD - Stillwater Low Density Residential Zone** is:

To allow for Single Detached and Semi-detached Housing with attached and detached Garages on shallow Lots, efficiently utilizing undeveloped suburban land.

Section 2.230.1 states that the **Purpose** of the **AG - Agriculture Zone** is:

To conserve agricultural land and allow activities that support the Agriculture Use. Subdivision of agricultural Lots is not permitted unless it occurs in accordance with applicable Statutory Plans and the regulations of this Zone.

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.



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 9, 2026

File No. LDA26-0120

RE: Tentative plan of subdivision to create 201 residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from Lot 3, Block A, Plan 242 1203, and Lot 2, Plan 972 0280, located south of Sunwapta Way NW and west of 199 Street SW; **STILLWATER**

I The Subdivision by Plan is APPROVED on July 9, 2026, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.40 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level Richard Rice Boulevard NW (199 Street NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA25-0176 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
7. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Greenway ROW, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct the first two (2) lanes of Winterburn Road NW (215 Street NW) to an arterial roadway standard, from south of Maskêkosihk Trail NW to north of the creek crossing, including the creek crossing, wildlife crossing, channelization, accesses, intersections, 3 m shared pathway, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the detailed engineering drawings include a wildlife crossing on Winterburn Road NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure II. Wildlife crossing requirements will be reviewed through the submission of engineering drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);

10. that the owner provide cash in lieu for the construction of 50% of the estimated cost, or provide evidence of a cost share agreement to build separately, for east-west 3 m shared pathways including lighting and bollards, curb extension, and wildlife crossings within the future greenways road right-of-way, on both sides of Stillwater Boulevard NW, as shown on Enclosure I. The developer must provide a cost estimate for the construction of the 3 m shared pathways with the submission of engineering drawings to be reviewed by the Development Servicing Agreement team;
11. that the owner construct a 3 m hard surface shared pathway with lighting and bollards, within the walkway, with connections to the adjacent shared pathway and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Richard Rice Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road rights of way, walkway, and greenways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 2, Plan 972 0280 were previously addressed by registering a 1.61 ha Deferred Reserve Caveat (DRC). The DRC will be partially discharged to dedicate 0.40 ha MR parcel and the balance of 1.21 ha will be carried forward on title for the assembly of the District Park east of Richard Rice Boulevard.

MR for Lot 3, Block A, Plan 242 1203 were previously addressed with LDA24-0443 by registering a 0.876 ha DRC. The DRC will carry forward for the assembly of the District Park.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/aw/Posse #650814657-001

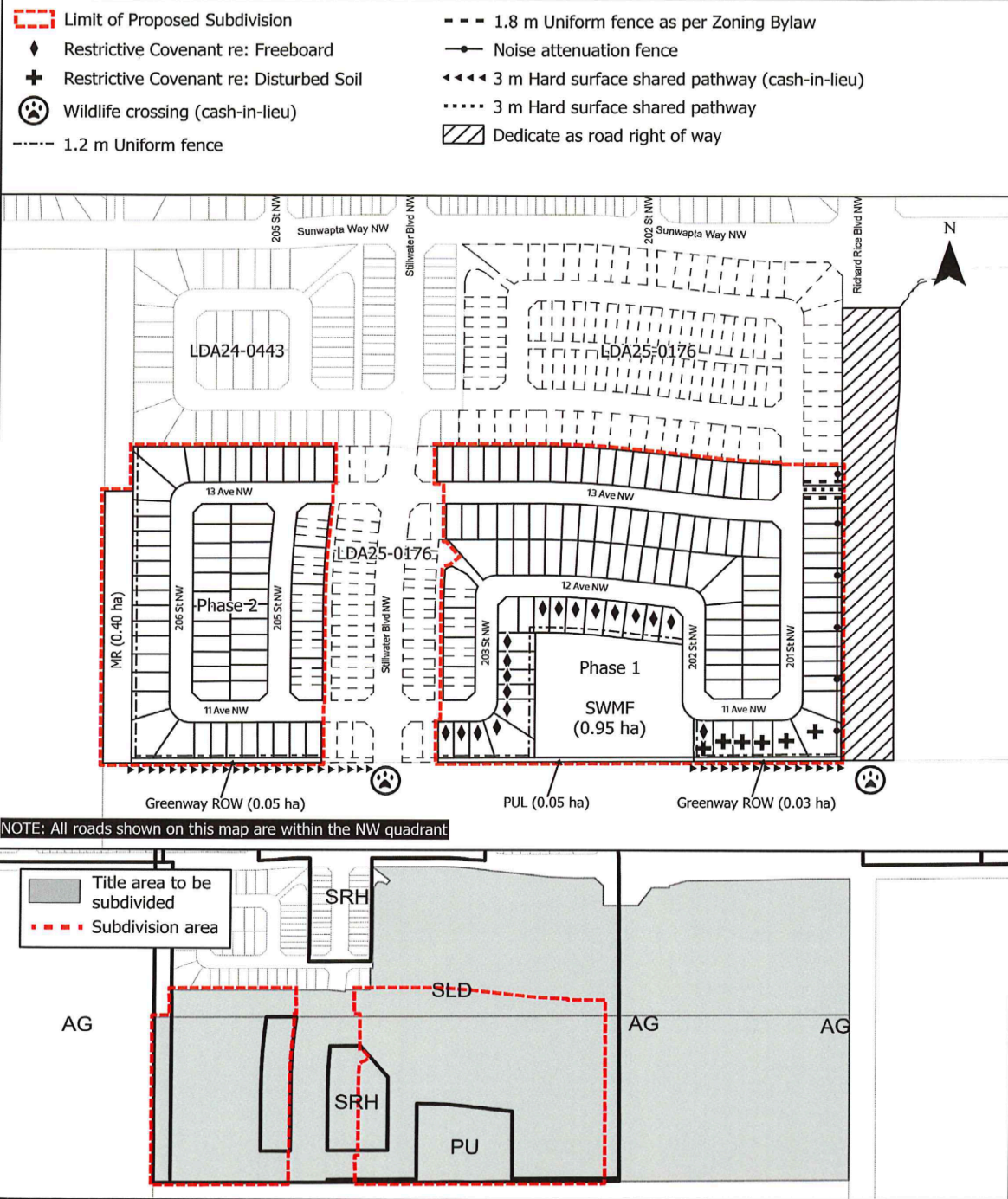
Enclosures

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 9, 2026

LDA26-0120

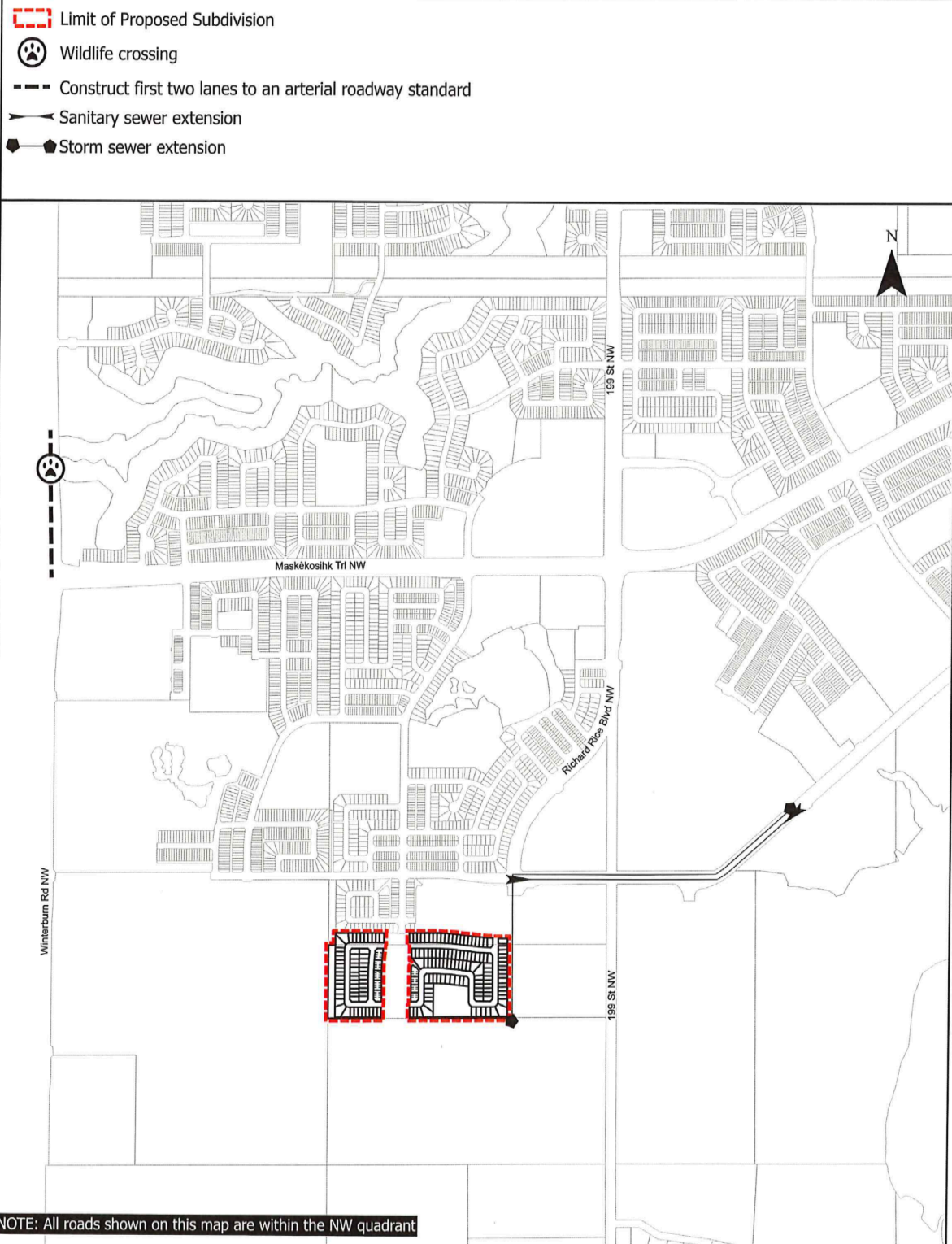


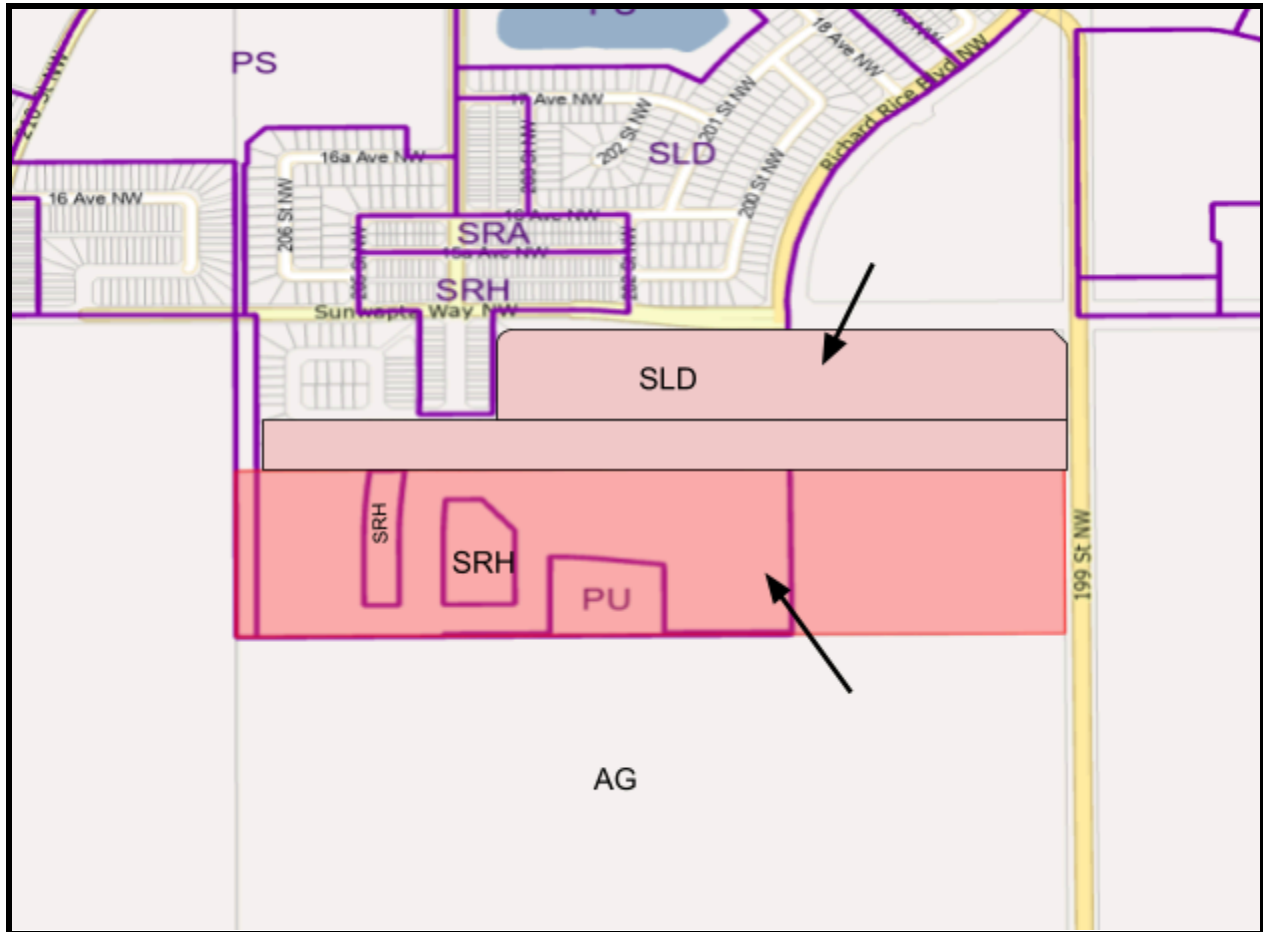
ENCLOSURE II

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 9, 2026

LDA26-0120





SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-S-26-004 **N**

ITEM II: 1:30 P.M.

FILE: SDAB-D-26-217

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 652723316-002

APPLICATION TO: Construct Residential use buildings in the form of a 3 Storey 6 Dwelling Multi-Unit Housing development and a Backyard House for a total of 7 Dwellings

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 13, 2026

DATE OF APPEAL: August 2, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13407 - DOVERCOURT AVENUE NW

LEGAL DESCRIPTION: Plan 5902HW Blk 3 Lot 27

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

I am a direct neighbour of this site and I have issues with this proposed development. The main issue is excessive lot coverage - current RS zone

rules state that a maximum of 45% of the site can be covered, but the 6-dwelling main building plus 1-dwelling/3-car garage building will take up more than 45% of the lot area. There will also be a lack of green space and no room for trees and shrubs in the yard as required. The setbacks of a building this size will be too close to neighbour property lines and will not abide by the rules for RS zone development.

The proposed development is also incompatible with the neighbourhood: a 3 storey building on an interior lot in an area of all single storey homes that are not near a transit hub makes no sense and does not provide a good quality of life to both future tenants of the development nor to the current inhabitants of the neighbourhood. In addition, I am concerned about trash management issues with this number of units and excessive site coverage.

I would also like to see the height restriction of 9.5m applied in this case. The new regulations are in place for good reason, and would make a large difference in a neighbourhood where even 2-storey houses are out of the ordinary. I am pro-infill, but I want developments to be done with the neighbourhood taken into consideration and the limitations not pushed beyond reasonable boundaries by non-local development teams that have no stake in creating a positive change in the city.

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, **Multi-unit Housing** means:

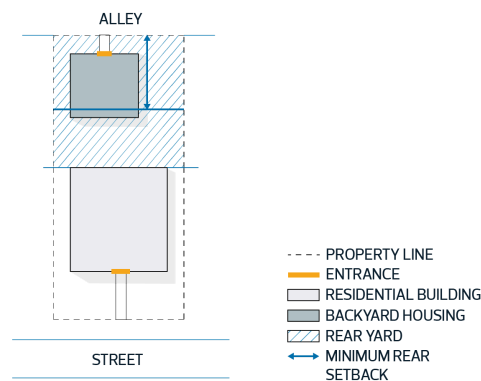
means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

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

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



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: 652723316-002 Application Date: APR 01, 2026 Printed: July 22, 2026 at 1:18 PM Page: 1 of 10			
		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) 13407 - DOVERCOURT AVENUE NW Plan 5902HW Blk 3 Lot 27			
		Specific Address(es) Suite: 1, 13407 - DOVERCOURT AVENUE NW Suite: 13407G - DOVERCOURT AVENUE NW Suite: 2, 13407 - DOVERCOURT AVENUE NW Suite: 3, 13407 - DOVERCOURT AVENUE NW Suite: 4, 13407 - DOVERCOURT AVENUE NW Suite: 5, 13407 - DOVERCOURT AVENUE NW Suite: 6, 13407 - DOVERCOURT AVENUE NW Entryway: 1, 13407 - DOVERCOURT AVENUE NW Entryway: 13407G - DOVERCOURT AVENUE NW Entryway: 2, 13407 - DOVERCOURT AVENUE NW Entryway: 3, 13407 - DOVERCOURT AVENUE NW Entryway: 4, 13407 - DOVERCOURT AVENUE NW Entryway: 5, 13407 - DOVERCOURT AVENUE NW Entryway: 6, 13407 - DOVERCOURT AVENUE NW Building: 1, 13407 - DOVERCOURT AVENUE NW Building: 13407G - DOVERCOURT AVENUE NW			
Scope of Permit To construct Residential use buildings in the form of a 3 Storey 6 Dwelling Multi-Unit Housing development and a Backyard House for a total of 7 Dwellings.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 3 Site Area (sq. m.): 557.95 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 192.7 New Sewer Service Required: N/A Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 3 Site Area (sq. m.): 557.95	Gross Floor Area (sq.m.): 192.7 New Sewer Service Required: N/A Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 3 Site Area (sq. m.): 557.95	Gross Floor Area (sq.m.): 192.7 New Sewer Service Required: N/A Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: Jul 13, 2026 Development Authority: SELTZ, AARON Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of Residential use buildings in the form of a 3 Storey 6 Dwelling Multi-Unit Housing development, and a Backyard House for a total of 7 Dwellings. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.					
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Development Permit

The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).

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).

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

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).

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.)

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

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

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).

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).

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

Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).

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).

Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).

Landscaping Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$575.00 (this can be paid by phone with a credit card - 780-442-5054).

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$15,989.06 to ensure 100% of the minimum landscaping is



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provided and maintained for two growing seasons. The Landscape Security may take the following forms:

Cheque

Irrevocable letter of credit

Development bond

Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

3. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner.

4. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

5. 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 (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest.

6. 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).

7. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

Applicants MUST adhere to the following:

8. 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.

9. 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:

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. There is an existing wooden power pole with street light and guy wires adjacent to the alley that may interfere with access to the proposed on-site parking stall. The applicant is responsible to contact EPCOR Electricity at ces@epcor.com about the conflict and to resolve the issue as required. The applicant is responsible for all costs associated with any required mitigative action (including but not limited to: removal / relocation / modification) associated with the conflict.

Development Permit

Should it be determined that the existing wood power pole with streetlight requires relocation, there is a separate process required in order to relocate the streetlight.

All costs associated with permanent street light installations, relocations, removals or any other related work on street light infrastructure, including street light infrastructure on wood poles, is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To Initiate the Engineering Drawing review process and Servicing Agreement process, please contact Development.Coordination@Edmonton.ca. Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements.

For further information regarding the streetlight relocation process, please contact Shawn Jacobs at shawn.jacobs@edmonton.ca.

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

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

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

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.

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

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

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

EPCOR Conditions:

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

Subject to the Following Advisements

Zoning Advisements:

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

Development Permit

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

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

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

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

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of 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 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

Transportation Advisements:

SUBDIVISION PLANNING (TRANSPORTATION) - Advisements:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.
2. The proposed onsite hard surfaced driveway connecting the garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal road right-of-way may result in enforcement measures.

Drainage Services Advisements:

DP#652723316-002 To construct Residential use buildings in the form of a 3 Storey 6 Dwelling Multi-Unit Housing development, and a Backyard House for a total of 7 Dwellings. File No.51-013-109-102 (Dovercourt)

To: Aaron Seltz
 Development Services, Urban Form & Corporate Strategic Development

	Project Number: 652723316-002 Application Date: APR 01, 2026 Printed: July 22, 2026 at 1:18 PM Page: 6 of 10
Development Permit	
The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 13407 - DOVERCOURT AVENUE NW(Plan 5902HW Blk 3 Lot 27;Dovercourt), subject to the following conditions:	
APPLICABLE ASSESSMENTS CONDITIONS	
Development Assessments	
APPLICABLE ASSESSMENTS	
Permanent Area Contribution (PAC)	
Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.	
Expansion Assessment (EA)	
Expansion Assessment charge is being paused the end of the June 2026.(exact date to be determined by the SSSF Oversight Committee); therefore EAis deferred for this DP.	
EA may apply at the time of the future application of subdivision, development permit or servicing connection application.	
Arterial Roadway Assessment (ARA)	
Arterial Roadway Assessment are not applicable since the property is not within any active PAC basin.	
Sanitary Sewer Trunk Charge (SSTC)	
SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the June 2026. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.	
SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.	
For information purposes, the following SSTC rates are for 2026. SSTC rate depends on the type of development:	
1 – Industrial / Commercial / Institution: \$8,818 per hectare 2 – One or two Dwelling Residential (no secondary, garden or garage suite): \$1,764 per dwelling 3 – Two Dwellings Residential (one secondary, garden or garage suite): \$1,764 per dwelling for secondary garden or garage suite \$781 4 – Multi-Family Residential: \$1,259 per dwelling	
The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.	
Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.	
Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.	
Additional Notes	
The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.	
Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.	
In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.	
More information about the above charges can be found on the City of Edmonton's website:	
Permanent Area Contributions	
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx	
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Development Permit	
Sanitary Servicing Strategy Expansion Assessment https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx Arterial Roadway Assessment https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx Sanitary Sewer Trunk Charge https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx	
EPCOR Advisements: 1. The site is currently serviced by a 20mm copper water service (N33226) located 7.48m east of the west lot line of Lot 27. 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. 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. The existing service is not of sufficient size for the proposed development. A new water service may be constructed for this lot directly off EPCOR's 200mm water main along the lane south of Dovercourt Avenue NW adjacent to the subject site. 4. 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. 5. A new water service may be constructed for this lot directly off EPCOR's 200mm water main along the lane south of Dovercourt Avenue NW adjacent to the subject site. 6. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for on site water and/or sewer servicing. 6a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html. 7. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. 8. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850. 9. 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.	
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Development Permit	
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 (April 2021).	
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.	
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 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:	
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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 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. Kind regards, Kelly Willis 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 "SITE SERVICING PLAN" dated 31-03-2026 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 7 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 11 carts: 7 x 240 L for garbage and 1 x 120 L and 3 x 240 L for food scraps. 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.	
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Development Permit																																				
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.																																				
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-weight: normal;">Fees</th> <th style="text-align: right; font-weight: normal;">Fee Amount</th> <th style="text-align: right; font-weight: normal;">Amount Paid</th> <th style="text-align: left; font-weight: normal;">Receipt #</th> <th style="text-align: left; font-weight: normal;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$500.00</td> <td style="text-align: right;">\$500.00</td> <td>LSC3CQ00000756</td> <td>Apr 11, 2026</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$1,040.00</td> <td style="text-align: right;">\$1,040.00</td> <td>LSC3CQ00000756</td> <td>Apr 11, 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>LSC3CQ00000756</td> <td>Apr 11, 2026</td> </tr> <tr> <td>Dev. Application Fee # of dwelling units</td> <td style="text-align: right;">\$255.00</td> <td style="text-align: right;">\$255.00</td> <td>LSC3CQ00000756</td> <td>Apr 11, 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: 1px solid black;">\$2,370.00</td> <td style="text-align: right; border-top: 1px solid black; border-bottom: 1px solid black;">\$2,370.00</td> <td></td> <td></td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$500.00	\$500.00	LSC3CQ00000756	Apr 11, 2026	Major Dev. Application Fee	\$1,040.00	\$1,040.00	LSC3CQ00000756	Apr 11, 2026	Development Permit Inspection Fee	\$575.00	\$575.00	LSC3CQ00000756	Apr 11, 2026	Dev. Application Fee # of dwelling units	\$255.00	\$255.00	LSC3CQ00000756	Apr 11, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$2,370.00	\$2,370.00		
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