

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.

August 5, 2026

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
River Valley Room

I	9:00 A.M.	SDAB-D-26-180	To construct 3 non-residential buildings on the north portion of the Site, Bldgs #1, #2 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1 and Food and Drink Services; Bldg #3 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1, and a Vehicle Support Service in the form of a fueling station - (PHASE 1) Entity Developments Inc.
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3307 - EWING TRAIL SW
Project No.: 634325652-002

II	10:30 A.M.	SDAB-D-26-181	To construct a Residential Use building in the form of a 4 Dwelling Row House with a unenclosed front porches, 2 Basement developments (NOT to be used as an additional dwelling), 2 Secondary Suites, and balcony
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7819 - 24 AVENUE NW
Project No.: 639530644-002

III	10:30 A.M.	SDAB-D-26-182	To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage) with basement development
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7819 - 24 AVENUE NW
Project No.: 639530978-002

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

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-180

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 634325652-002

APPLICATION TO: Construct 3 non-residential buildings on the north portion of the Site, Bldgs #1, #2 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1 and Food and Drink Services; Bldg #3 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1, and a Vehicle Support Service in the form of a fueling station - (PHASE 1) Entity Developments Inc.

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 19, 2026

DATE OF APPEAL: July 14, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 3307 - EWING TRAIL SW

LEGAL DESCRIPTION: Plan 1421875 Blk 4 Lot 11

ZONE(S): EIB - Ellerslie Industrial Business Zone
PU - Public Utility Zone

OVERLAY: N/A

STATUTORY PLAN: Ellerslie Area Structure Plan

DISTRICT PLAN: Ellerslie District Plan

<i>Grounds for Appeal</i>

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

This appeal concerns the discretionary uses of food and drink services.

Not explained in the notice is the fact that the developer has designed two food and drink services, one which abuts my property line, in addition to the permitted drive through fueling station.

This development does not adequately address safety issues in relation to the surrounding area; this will be explained in more detail further along the appeal process.

The criteria concerning drive through food and drink services have not been met in relation to the surrounding area; this will be explained in more detail further along the appeal process.

The drive through food and drink service abutting my property materially interferes with the use and enjoyment of my property; this will be explained in more detail further along the appeal process.

<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 3.181.2 provides the following with respect to **Permitted Uses** in the **EIB - Ellerslie Industrial Business Zone**:

2.3 Indoor Sales and Service, limited to:

- 2.3.1. Auctioneering Establishments;
- 2.3.2. Business Support Services; and
- 2.3.3. Equipment Rentals

...

2.5. Vehicle Support Service, not including:

- 2.5.1. Automotive and Equipment Repair Shops; and
- 2.5.2. Rapid Drive-through Vehicle Services

Under section 3.181.3 provides the following with respect to **Discretionary Uses** in the **EIB - Ellerslie Industrial Business Zone**:

3.1. **Indoor Sales and Service, limited to:**

- 3.1.1. Commercial Schools;
- 3.1.2. Convenience Retail Stores;
- 3.1.3. Limited Contractor Services;
- 3.1.4. Market;
- 3.1.5. Media Studios;
- 3.1.6. Mobile Catering Food Services;
- 3.1.7. Personal Service Shops; and
- 3.1.8. Veterinary Services

...

3.5. **Food and Drink Service**

...

3.10. **Vehicle Support Services, limited to:**

- 3.10.1. Automotive and Equipment Repair Shops; and
- 3.10.2. Rapid Drive-through Vehicle Services

Under section 8.10, a **Indoor Sales and Service** means:

a development where a business offers sales and services such as retail, personal service, or commercial school activities inside a building.

Typical examples include: animal clinics, art studios, commercial schools, hair salons, indoor markets, pharmacies, retail stores, tailor shops, and tattoo parlours.

Under section 8.10, a **Food and Drink Service** means:

a development where the primary purpose is to sell prepared food and drinks to the public for consumption on or off-Site. This Use does not include Grocery Stores.

Typical examples include: cafes, juice bars, and restaurants.

Under section 8.10, a **Vehicle Support Service** means:

a development where the primary activity is vehicle servicing operations for the repair, maintenance, or fuelling of automobiles and other vehicles with a gross vehicle weight rating (GVWR) of less than 4,600 kg.

Typical examples include: fuel stations, car washes, and vehicle repair shops, such as transmission, muffler, tire, automotive glass, and upholstery shops. This Use does not include auto body repair and paint shops.

Section 3.181.1 states that the **Purpose** of the **EIB - Ellerslie Industrial Business Zone** is:

To allow for light industrial businesses and high technology developments that carry out their operations such that no Nuisance factor is created or apparent outside an enclosed building and such that the Zone is compatible with any adjacent non-industrial Zone.

Development Planner's Determination

1) You are receiving this notice because a Development Permit for a Discretionary Development has been issued, pursuant to Subsection 7.100.1.1.9 of the Zoning Bylaw.

The following Uses are Discretionary Uses Ellerslie Industrial Business Zone (EIB):

- a) Food and Drink Services as specified in Subsection 3.181.3.5.**
- b) Indoor Sales and Services limited to as specified in Subsection 3.181.3.1.**

[unedited]

Notice to Applicant/Appellant

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

		Project Number: 634325652-002 Application Date: OCT 24, 2025 Printed: June 24, 2026 at 10:48 AM Page: 1 of 9			
Development Permit					
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 3307 - EWING TRAIL SW Plan 1421875 Blk 4 Lot 11			
Scope of Permit To construct 3 non-residential buildings on the north portion of the Site, Bldgs #1, #2 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1 and Food and Drink Services; Bldg #3 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1, and a Vehicle Support Service in the form of a fueling station - (PHASE 1) Entity Developments Inc.					
Details <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 22988.88 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 2528.82 New Sewer Service Required: N/A Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 22988.88	Gross Floor Area (sq.m.): 2528.82 New Sewer Service Required: N/A Overlay: Statutory Plan:
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 22988.88	Gross Floor Area (sq.m.): 2528.82 New Sewer Service Required: N/A Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: Jun 19, 2026 Development Authority: BUCCINO, SAMANTHA Subject to the Following Conditions General Conditions: 1) This Development Permit authorizes the 3 non-residential buildings on the north portion of the Site, Bldgs #1, #2 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1 and Food and Drink Services; Bldg #3 Indoor Sales and Services as limited in Subsections 3.181.2.3 and 3.181.3.1, and a Vehicle Support Service in the form of a fueling station - (PHASE 1) Entity Developments Inc. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 2) 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). 3) This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 4) 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 \$89,181.3 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms: - Cheque; - Irrevocable letter of credit; or - Development bond Please contact dp landscaping@edmonton.ca to submit the required Landscape Security. 5) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City for the following improvements: 5.a) Construction of a 13.5 m curb return access to Ewing Trail SW, located approximately 93.8 m from the north property line,					
PG702003					



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Development Permit

with the centreline aligning with the centreline of the approved 12 m culvert crossing access on the west side of Ewing Trail SW located 57.6 m from the south property line at 3311 - 101 Street SW (Development Permit # 510080156-002).

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.

This Agreement requires a Security Deposit of \$78,000.00. 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 required for the Agreement. The owner is required to have a Civil Engineer submit engineering drawings for review and approval by the City of Edmonton.

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.

6) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant/owner must enter into a servicing agreement to pay the Permanent Area Contribution and Arterial Roadway Assessments, as detailed below. The applicant/owner must contact Steve Jensen at 780-944-0851 (steve.jensen@edmonton.ca) to initiate this agreement.

The following is for information purposes, and the rates shown are for the year 2025. The final payment amounts will be based on the prevailing rates at the time the applicant/owner pays and enters into a servicing agreement.

The assessment area is 2.29ha. The assessment area is obtained from the City's information computer program called POSSE.

Under the Commercial Infrastructure Cost Sharing Program (City Policy C592), the City contributes a portion of its municipal property tax revenue from the area towards reducing the cost of development assessments on landowners. As a result, landowners in this area benefit from reductions to some development assessment rates, as shown below:

Permanent Area Contributions

- ELLERSLIE BASIN 19 ONSITE STORM -- \$209749/ha
- ELLERSLIE BASIN 19 INTERCONNECTING PIPE (MH#510 TO MH# 1907) AREA BASED COST -- \$12126/ha
- ELLERSLIE BASIN 19 OFFSITE STORM SEWER TRUNKS (MH#1907 TO MH# 10) AREA BASED COST -- \$3937/ha
- 41 AVE/QEII DRAINAGE DEEP STORM - MH#10 TO OUTFALL OFFSITE STORM SEWER TRUNKS AREA BASED COST -- \$22234/ha
- Ellerslie area Master plan AREA BASED COST -- \$226/ha
- Whitemud/Blackmud Creek Watershed Erosion Protection-AREA BASED COST. -- \$3046/ha
- ELLERSLIE BASIN 19 & 20 MH616 TO SESS4 INTERCONNECTING SANITARY TRUNK -- \$10057/ha

Arterial Roadway Assessment (ARA) - Ellerslie

- Arterial Roadway Assessment (ARA-Core) \$213492/ha
- Arterial Roadway Assessment (ARA-Traffic Signals and Pedestrian Flashers Rate) \$10722/ha

There may also be additional payments required in the form of overexpenditures (which would be recoverable), boundary conditions, Boundary assessment and oversizing payments which can only be determined at the time the applicant/owner is ready to enter into a servicing agreement and make payment.

Zoning Conditions:

7) Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets (Subsection 5.60.4.7 and Subsection 5.60.5.4).

8) Pathways connecting main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).

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9) Pathways crossing over Drive Aisles in Parking Areas must include pavement markings and crossing Signs. A curb ramp must be provided where a raised Pathway crosses a Drive Aisle (Subsection 5.80.3.1.6). 10) Parking spaces must include wheel stops to prevent vehicle overhang where adjacent Pathways, 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). 11) Surface Parking Lots, and loading spaces must be Hard Surfaced (Subsection 5.80.5.7). 12) Surface Parking Lots must be designed to include stormwater drainage facilities or provide stormwater retention or detention facilities, where applicable (Subsection 5.80.4.1.2). 13) Loading spaces must be provided in accordance with Subsection 5.80.7. 14) Bike Parking Spaces must be provided in accordance with Subsection 5.80.8. 15) The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1). 16) All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2). 17) 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. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately -lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3). 18) Lighting for display, storage, and Parking Areas must be mounted on lamp standards or building walls and no exposed bulbs or strings of lights must be used (Subsection 3.181.6.6). 19) No parking, loading, storage, waste collection, outdoor service, or display area is permitted within a Setback (Subsection 3.181.6.3). 20) Development must comply with the Edmonton International Airport Zoning Regulations, C.R.C., c. 81, as amended, and the Edmonton International Airport Vicinity Protection Area Regulation, Alta Reg 55/2006, as amended (Subsection 2.270.3.1). 21) Development must comply with the Edmonton Garrison Heliport Zoning Regulations SOR/2004-86, as amended (Subsection 2.270.3.2). 22) Each queuing space associated with the Drive-through Service must be a minimum of 6.5 m long and 3.0 m wide and queuing lanes must provide space for turning and vehicle movement (Subsection 6.110.7). 23) The Food and Drink Services with Drive-through Services must provide a minimum of 5 inbound queuing spaces per individual establishment and 1 outbound queuing space per service bay exit. The 5 inbound queuing spaces must be provided from where customers place their order (Subsection 6.110.8 & 6.110.8.1). Landscaping Conditions: 24) Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 25) Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a	
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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. 26) 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). 27) 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: 28) 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. 29) 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: 30) 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. The owner/applicant must 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. The estimated total cost for the tree removal work is \$7371.00. A Public Tree Permit is required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction. 31) 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://utilitiesafety.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. 32) Any shared use path 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.	
P0702003	

Development Permit

33) 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.

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

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

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

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

EPCOR Conditions:

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

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

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

NOTE the IFPA dated June 11, 2026 confirms that upgrades are not required for this development permit application.

36) There are existing fire hydrants (H20952 and H20953) located along the east side of Ewing Trail adjacent to the west property line of the subject site. These hydrants must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (Dec 2024) and access to the hydrants must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at waterassetprotection@epcor.com prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.

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

Subject to the Following Advisements

Zoning Advisements:

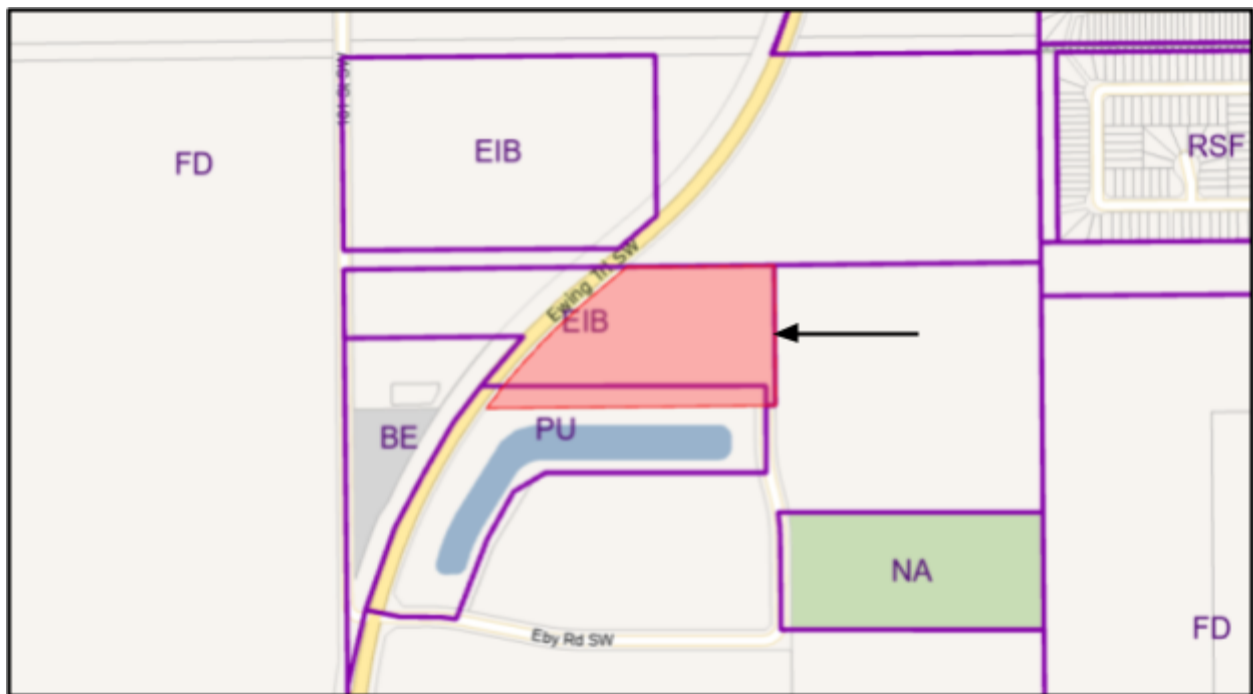
1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.
2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for 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).

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Development Permit	
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.	
Transportation Advisements:	
11. A development setback from the east property line may be required with future development to accommodate the extension of Eby Road SW.	
11. The Molok collection vehicle is shown to be backing over a crosswalk. It is strongly recommended that the Molok collection vehicle service occur outside of the commercial site operating hours to avoid conflicts with pedestrians.	
Drainage Assessments Advisements:	
12. EA charge is being paused until the end of the June 2026; therefore EA is deferred for this development permit application. 25,186/ha* (deferred) (* EA may apply at the time of the future application of subdivision, development permit or servicing connection application.	
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 the end of the June 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	
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	Project Number: 634325652-002 Application Date: OCT 24, 2025 Printed: June 24, 2026 at 10:48 AM Page: 7 of 9
Development Permit	
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.	
EPCOR Advisements: 13. The site is currently not serviced with water. A new water service may be constructed for this site directly off of EPCOR's 450 mm water main along Ewing Trail SW adjacent to the subject site. 14. 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. 15. 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. 15a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html. 16. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. 17. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850. 18. 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. 19. The water network capacity adjacent to the site is between 250 L/s and 300 L/s. This does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA). 20. 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. 21. 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).	
P0702003	

	Project Number: 634325652-002 Application Date: OCT 24, 2025 Printed: June 24, 2026 at 10:48 AM Page: 8 of 9
Development Permit	
22 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.	
23. 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.	
24. 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: 25. Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.	
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	
Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.	
Reference: NBC(2023-AE) 3.2.4.8 Annunciator and Zone Indication	
1) The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.	
During Construction	
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.	
https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites	
Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building	
1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.	
Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:	
Measures to mitigate fire spread to adjacent buildings	
https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf	
Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca	
Industrial Risk Assessment Advisements:	
26. Planning Coordination (Risk) has reviewed the proposal and has no concerns. Please note the following:	
P0702003	

	Project Number: 634325652-002 Application Date: OCT 24, 2025 Printed: June 24, 2026 at 10:48 AM Page: 9 of 9																																			
Development Permit																																				
* An easement containing natural gas and crude oil pipelines is located approximately 215 m west of the site (ATCO Gas and Pipelines Ltd., license number 30417-17 and Plains Midstream Canada ULC, license number 21719-03). * A risk assessment on file for this area requires a minimum 100-meter buffer from the pipeline Right-of-Way (ROW). Since the site is 215 meters from the pipeline ROW, it falls within the acceptable risk threshold. If you have any questions about the information above please contact Eyouel Yimer at eyouel.yimer@edmonton.ca or 780-508-9538. Variances 1) You are receiving this notice because a Development Permit for a Discretionary Development has been issued, pursuant to Subsection 7.100.1.1.9 of the Zoning Bylaw. The following Uses are Discretionary Uses Ellerslie Industrial Business Zone (EIB): a) Food and Drink Services as specified in Subsection 3.181.3.5. b) Indoor Sales and Services limited to as specified in Subsection 3.181.3.1. 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. Notice Period Begins: Jun 25, 2026 Ends: Jul 16, 2026																																				
Fees <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%; text-align: right;">Fee Amount</th> <th style="width: 15%; text-align: right;">Amount Paid</th> <th style="width: 15%; text-align: right;">Receipt #</th> <th style="width: 25%; text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$1,126.46</td> <td style="text-align: right;">\$1,126.46</td> <td style="text-align: right;">10039460</td> <td style="text-align: right;">Dec 11, 2025</td> </tr> <tr> <td>Dev. Application Fee for GFA</td> <td style="text-align: right;">\$2,373.72</td> <td style="text-align: right;">\$2,373.72</td> <td style="text-align: right;">10039460</td> <td style="text-align: right;">Dec 11, 2025</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$1,195.00</td> <td style="text-align: right;">\$1,195.00</td> <td style="text-align: right;">10039460</td> <td style="text-align: right;">Dec 11, 2025</td> </tr> <tr> <td>Development Permit Inspection Fee</td> <td style="text-align: right;">\$560.00</td> <td style="text-align: right;">\$560.00</td> <td style="text-align: right;">10039460</td> <td style="text-align: right;">Dec 11, 2025</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$5,255.18</td> <td style="text-align: right; border-top: 1px solid black;">\$5,255.18</td> <td></td> <td></td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$1,126.46	\$1,126.46	10039460	Dec 11, 2025	Dev. Application Fee for GFA	\$2,373.72	\$2,373.72	10039460	Dec 11, 2025	Major Dev. Application Fee	\$1,195.00	\$1,195.00	10039460	Dec 11, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	10039460	Dec 11, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$5,255.18	\$5,255.18		
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P0702003																																				



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-180



ITEM II: 10:30 A.M.

FILE: SDAB-D-26-181

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 639530644-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with a unenclosed front porches, 2 Basement developments (NOT to be used as an additional dwelling), 2 Secondary Suites, and balcony.

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 23, 2026

DATE OF APPEAL: July 13, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7819 - 24 AVENUE NW

LEGAL DESCRIPTION: Plan 7621055 Blk 32 Lot 18

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

Grounds for Appeal

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

We are the owner and spouse of the property immediately adjacent to 7819 24 Avenue NW and am directly affected by this development.

I respectfully appeal the issuance of Development Permit 639530644-002 for the following reasons:

This proposed development is incompatible with the established character of our neighbourhood. Meyonohk is an established community developed in approximately 1978 and is made up primarily of single-storey detached bungalows on generously sized lots. Residents purchased homes here because of the privacy, open space, mature landscaping, and quiet residential character.

The proposed four-unit row house, together with two secondary suites, represents a significant increase in density and building mass that is inconsistent with the surrounding homes.

The proposed height and massing of the building will block sunlight and cast substantial shadows over neighbouring properties, including my backyard. This will reduce sunlight to our deck, hot tub, lawn, and organic gardens, significantly affecting our ability to enjoy and use our property.

The development will also create a serious loss of privacy. Unlike the existing bungalow, the proposed building will have upper-storey windows overlooking adjacent backyards, including my family's deck, hot tub, outdoor living space, and the areas where our child plays. This represents a significant intrusion into our privacy.

I request that the Board carefully review the proposed site coverage. The size and intensity of the development appear excessive for the lot and are not consistent with the surrounding pattern of development. The proposal leaves substantially less open space than neighbouring properties.

I also request that the Board review the proposed grading and drainage. Increasing the building footprint and reducing permeable ground raises concerns about stormwater runoff and the potential impact on neighbouring properties.

Parking is already limited on our street. This proposal substantially increases the number of residents while providing insufficient on-site parking. This will increase on-street parking, traffic, and congestion in both the street and rear alley, which is the only vehicle access for the development.

Our neighbourhood is a close-knit community where families have lived for decades. Children regularly play together outside, neighbours know one another, and residents have invested considerable time and money maintaining their homes and gardens. This proposal fundamentally changes the character of our street.

Although this appeal concerns one permit, I ask the Board to recognize that this development cannot reasonably be viewed in isolation. A second permit has also been approved for the same property. The cumulative effect of both developments will dramatically increase density, building mass, parking demand, traffic, privacy impacts, and shadowing on adjacent properties.

For these reasons, I respectfully request that the Subdivision and Development Appeal Board overturn the approval of Development Permit 639530644-002

<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: 639530644-002 Application Date: DEC 04, 2025 Printed: June 23, 2026 at 3:08 PM Page: 1 of 8			
		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) 7819 - 24 AVENUE NW Plan 7621055 Blk 32 Lot 18			
		Specific Address(es) Suite: 1, 7819 - 24 AVENUE NW Suite: 2, 7819 - 24 AVENUE NW Suite: 3, 7819 - 24 AVENUE NW Suite: 4, 7819 - 24 AVENUE NW Suite: BSMT3, 7819 - 24 AVENUE NW Suite: BSMT4, 7819 - 24 AVENUE NW Entryway: 1, 7819 - 24 AVENUE NW Entryway: 2, 7819 - 24 AVENUE NW Entryway: 3, 7819 - 24 AVENUE NW Entryway: 4, 7819 - 24 AVENUE NW Building: 1, 7819 - 24 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with a unenclosed front porches, 2 Basement developments (NOT to be used as an additional dwelling), 2 Secondary Suites, and balcony.					
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: 2 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: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Jun 23, 2026 Development Authority: HETHERINGTON, FIONA Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with 2 Secondary Suites. 1. The development must be constructed in accordance with the approved permit. 2. 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. 3. The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).					
P0702003					

	Project Number: 639530644-002 Application Date: DEC 04, 2025 Printed: June 23, 2026 at 3:08 PM Page: 2 of 8
Development Permit	
4. Pathway(s) connecting the main entrance or Secondary Suite 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). 5. The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20). 6. The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20). 7. 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. Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 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. 8. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). 9. The Street-facing Facade of each Row Housing Dwelling must have clear glass windows covering a minimum of 15% of the Facade area above the basement (Subsection 2.10.5.6.2). 10. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5). 11. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3). This Development Permit will be revoked if the conditions of this permit are not met. Landscaping Conditions: 1. Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner. 2. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 3. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner. Transportation Conditions: MINOR DEVELOPMENT CONDITIONS: 1. The existing approximate 4.8 m driveway access to 24 Avenue, located at the east property line, must be removed with restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. 2. Permanent objects, including concrete steps, retaining walls, railings, planters, etc. must NOT encroach into or over/under road	

Development Permit

right-of-way. All proposed landscaping for the development must be provided entirely on private property. The existing retaining walls within the right-of-way must be removed.

3. There may be utilities within the road right-of-way not specified and 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://utilitiesafety.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.

4. Any sidewalk, and/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.

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 the 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

Drainage Services Conditions:

This advice identifies the development assessments applicable to the property at 7819 - 24 Avenue NW, Plan 7621055 Blk 32 Lot 18, Meyonohk.

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)
 - Storm and sanitary PACs are not applicable, since the property is not within any active PAC basin.
2. Expansion Assessment (EA)
 - Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
 - Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
 - SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2026. Therefore, SSTC is deferred for this development permit application, DP#639530644-002.
 - SSTC may be applied for at the time of a future subdivision, development permit, or servicing connection application.
 - For informational purposes, the following SSTC rates apply to the year 2026. SSTC rate depends on the type of development:
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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 when the applicant/owner makes a payment.

Additional Notes

- The above assessment is based on information currently available to our department. If such information changes, a new



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Development Permit

assessment may be made.

In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.

More information about the above charges can be found on the City of Edmonton's website:

Permanent Area Contributions

https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

Sanitary Servicing Strategy Expansion Assessment

https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx

Arterial Roadway Assessment

https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx

Sanitary Sewer Trunk Charge

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

EPCOR 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.

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



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Development Permit

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.

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.

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: ADVICE:

1. Resident access to the site is not proposed with this development. Any future proposed access or onsite parking will require the review and approval of Subdivision and Development Coordination.

EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S41690) located 8.4 m west of the east property line of Lot 18 off of 24 Avenue. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along 24 Avenue adjacent to the subject site.

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

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

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

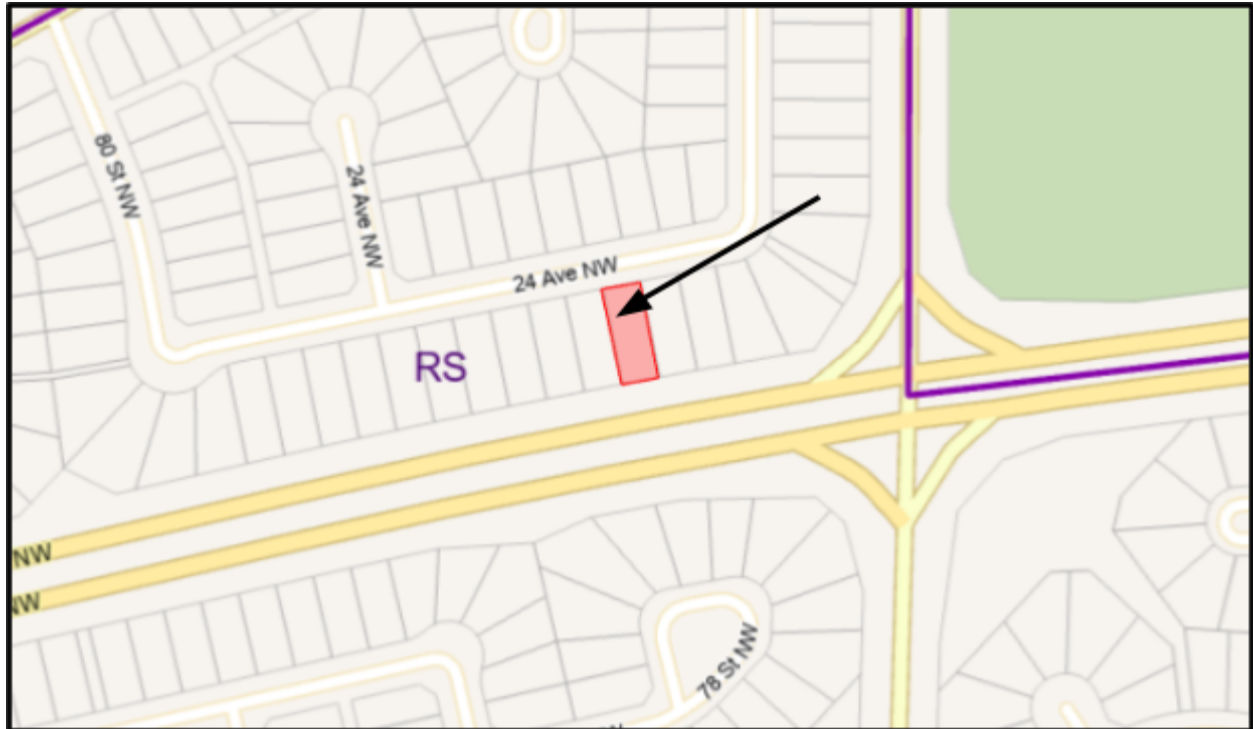
6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.

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

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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: Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advisements for your implementation and information: Travel distance from the emergency access route to each principal entrance must not exceed 45m. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE). A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE). You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771	
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To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.	
Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites	
Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation: Measures to mitigate fire spread to adjacent buildings https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf	
Send ALL FRS DP review inquiries to cmsfpts@edmonton.ca	
Waste Services Advisements:	
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.	
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 × 240 L for garbage and 4 × 240 L for food scraps.	
Please note: Residents would be required to share their food scraps carts. Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. Residents would use blue bags for recycling.	
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.	
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.	
If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.	
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.	
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Development Permit																															
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><td>Fees</td><td>Fee Amount</td><td>Amount Paid</td><td>Receipt #</td><td>Date Paid</td></tr><tr><td>Dev. Application Fee</td><td>\$1,020.00</td><td>\$1,020.00</td><td>280214001001131</td><td>Dec 04, 2025</td></tr><tr><td>Lot Grading Fee</td><td>\$490.00</td><td>\$490.00</td><td>280214001001131</td><td>Dec 04, 2025</td></tr><tr><td>Development Permit Inspection Fee</td><td>\$560.00</td><td>\$560.00</td><td>280214001001131</td><td>Dec 04, 2025</td></tr><tr><td>Total GST Amount:</td><td>\$0.00</td><td></td><td></td><td></td></tr><tr><td>Totals for Permit:</td><td>\$2,070.00</td><td>\$2,070.00</td><td></td><td></td></tr></table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$1,020.00	\$1,020.00	280214001001131	Dec 04, 2025	Lot Grading Fee	\$490.00	\$490.00	280214001001131	Dec 04, 2025	Development Permit Inspection Fee	\$560.00	\$560.00	280214001001131	Dec 04, 2025	Total GST Amount:	\$0.00				Totals for Permit:	\$2,070.00	\$2,070.00		
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-181



ITEM III: 10:30 A.M.

FILE: SDAB-D-26-182

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 639530978-002

APPLICATION TO: Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage) with basement development

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 25, 2026

DATE OF APPEAL: July 13, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7819 - 24 AVENUE NW

LEGAL DESCRIPTION: Plan 7621055 Blk 32 Lot 18

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Mill Woods and Meadows District Plan

Grounds for Appeal

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

We are owner and spouse (residence) of the property immediately adjacent to 7819 24 Avenue NW and am directly affected by this development.

I respectfully appeal the issuance of Development Permit 639530978-002.

The proposed two-unit backyard house significantly increases the density of this property beyond what has historically existed within our neighbourhood. When considered together with the approved row house development on the same lot, the cumulative impact is excessive.

The backyard dwellings will further reduce privacy by creating additional overlooking into neighbouring yards, including my familys backyard, deck, hot tub, gardens, and outdoor living space.

The combined height and massing of these developments will block sunlight and cast additional shadows over neighbouring properties, reducing our enjoyment and use of our backyard and affecting our organic gardens.

I request that the Board review whether the proposed site coverage complies with all applicable regulations. The combined developments appear to maximize the lot to an extent that is inconsistent with the surrounding neighbourhood.

I also request that the Board review the grading and drainage plans to ensure neighbouring properties will not experience increased runoff or drainage issues resulting from the significantly increased building coverage.

The proposal will also increase parking demand, traffic, garbage collection, recycling, organic waste collection, and alley congestion in an area that already experiences parking shortages and relies on a single rear alley for access.

This development is incompatible with the established character of our 1978 bungalow neighbourhood and represents a significant departure from the scale, privacy, and open space that residents relied upon when purchasing their homes.

For these reasons, I respectfully request that the Subdivision and Development Appeal Board overturn the approval of Development Permit 639530978-002.

<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.

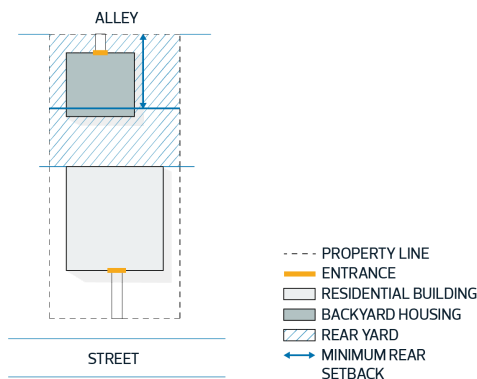
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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, **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.

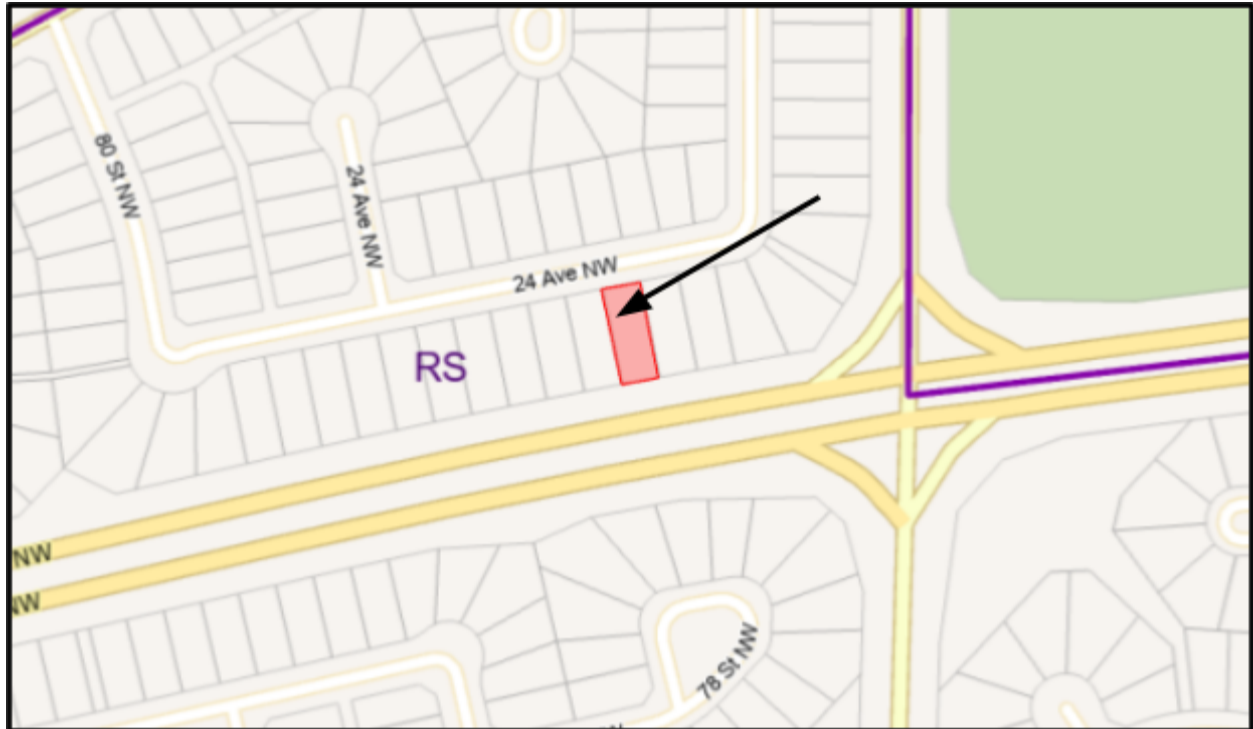
Notice to Applicant/Appellant

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.

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		Development Permit	
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.			
Applicant		Property Address(es) and Legal Description(s) 7819 - 24 AVENUE NW Plan 7621055 Blk 32 Lot 18	
		Specific Address(es) Suite: G1, 7819 - 24 AVENUE NW Suite: G2, 7819 - 24 AVENUE NW Entryway: G1, 7819 - 24 AVENUE NW Entryway: G2, 7819 - 24 AVENUE NW Building: G1, 7819 - 24 AVENUE NW	
Scope of Permit To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage) with basement development.			
Details			
1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping		2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development	
Development Permit Decision Approved Issue Date: Jun 25, 2026 Development Authority: HETHERINGTON, FIONA Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a multi-unit Backyard House (2 Dwellings without Garage) with basement development. The development must be constructed in accordance with the approved drawings. 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). A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). 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,			
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Development Permit	
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).	
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.	
This Development Permit will be revoked if the conditions of this permit are not met.	
Waste Services Conditions:	
Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-10-29 and has no concerns to identify during this review.	
This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.	
Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.	
Additional information about waste service at your proposed development: Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.	
Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.	
To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:	
Access to containers and removal of obstructions.	
Container set out, and	
The responsibility for wear and tear or damages.	
The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.	
Please note:	
Residents would be required to share their food scraps carts.	
Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.	
Residents would use blue bags for recycling.	
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.	
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.	
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.	
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	Project Number: 639530978-002 Application Date: DEC 04, 2025 Printed: June 25, 2026 at 4:06 PM Page: 3 of 3																									
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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. 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 Future inspections may occur to ensure the building is not operating as a Lodging House. 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.																										
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-182

