

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Friday, 9:00 A.M.
September 11, 2026

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

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

I 9:00 A.M. SDAB-D-26-236

Construct exterior alterations to a Residential Use building (Driveway extension)

661 - SILVER BERRY ROAD NW
Project No.: 666311734-002

II 10:00 A.M. SDAB-D-26-237

Construct a Residential Use development in the form of two Semi-detached Houses with 1 Secondary Suite and 3 Basement developments (Total of 5 Dwellings). All Dwellings are NOT to be used as Lodging Houses

2C - WESTBROOK DRIVE NW
Project No.: 643222040-002

III 1:30 P.M. SDAB-D-26-238

Construct a Residential Use building in the form of a 7 Dwelling Multi-unit Housing with unenclosed porches

8603 - 71 STREET NW
Project No.: 649443582-002

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-236

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 666311734-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extension)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 12, 2026

DATE OF APPEAL: August 15, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 661 - SILVER BERRY ROAD NW

LEGAL DESCRIPTION: Plan 0622516 Blk 13 Lot 26

ZONE: RSF - Small Scale Flex 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:

Re: Driveway Extension Project No. 666311734-002
Property: 661 Silver Berry Road NW, Edmonton, AB T6T 1X7
Dear Development Authority,
I am writing respectfully regarding the refusal of my driveway extension permit dated August 12, 2026. I understand and respect the City's decision and the regulations regarding driveway extensions.

However, I would sincerely like to explain the circumstances and request that the City consider an alternative to demolishing the existing driveway. When we purchased our home, we hired a contractor to help us with landscaping. We relied on the contractor's experience and guidance, and the contractor recommended using concrete for the area. Based on this advice, we proceeded with the work in good faith.

At the time, we did not understand that the proposed driveway extension required specific approval or that its width and configuration could create a development issue. We had no intention of knowingly violating City regulations or creating unauthorized parking. If we had understood the requirements beforehand, we would have contacted the City and changed the plan before starting the work.

We have already spent approximately \$10,000 on the concrete driveway. This is a significant investment for us, and completely demolishing it would cause a substantial financial loss. We also relied on the contractor's guidance when making this investment.

I understand that the current driveway does not meet the requirements identified in the City's decision, including concerns regarding its width, configuration, and potential front-yard parking. I am not asking the City to ignore these requirements.

Instead, I am respectfully asking whether there is another solution that would allow us to keep the existing concrete, either as it is or with reasonable modifications. I can confirm that the driveway extension is not impacting any pedestrian walk, drainage or anything in the neighborhood.

If the City requires the driveway to be narrowed, partially modified, or otherwise changed, I am willing to cooperate. If there are restrictions or conditions that could address the City's concerns, I would also be willing to consider them.

My sincere request is that complete demolition be avoided if there is any reasonable alternative. We acted in good faith, relied on our contractor's advice, and have already made a significant financial investment in the property.

I respectfully ask the City to consider our circumstances and give us an opportunity to work together toward a practical solution.

Thank you very much for your time, understanding, and consideration. I sincerely respect the City's decision and hope that we can find a solution that addresses the City's requirements without requiring the complete removal of the driveway.

<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 2.20.2.2, a **Residential Use** is a **Permitted Use** in the **RSF - Small Scale Flex Residential Zone**.

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

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.

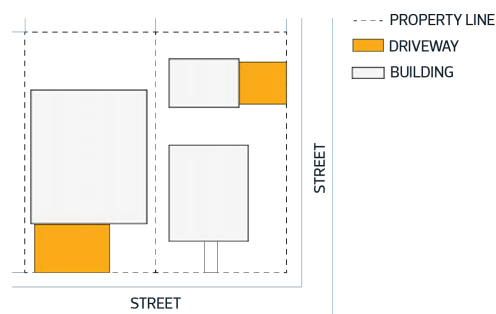
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Single Detached Housing** means “a building that contains 1 principal Dwelling and has direct access to ground level.”

Under section 8.20, **Accessory** means “a Use, building or structure that is naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same Lot or Site.”

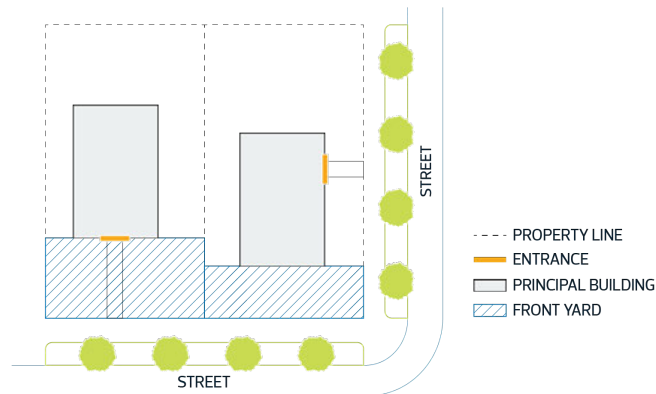
Under section 8.20, **Driveway** means:

means an area that provides vehicle access to the Garage or Parking Area of a small scale Residential development from a Street, Alley, or private roadway. A Driveway does not include a Pathway.



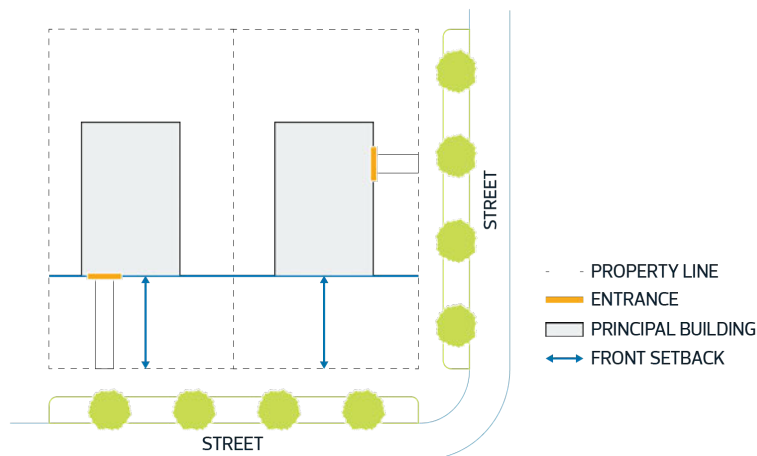
Under section 8.20, **Front Yard** means:

means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



Under section 8.20, **Front Setback** means:

means the distance that a development or a specified portion of a development, must be from a Front Lot Line. A Front Setback is not a Front Yard.”



Under section 8.20, **Parking Area** means “means an area that is used for vehicle parking. A Parking Area has 1 or more parking spaces and includes a parking pad, but does not include Street parking, a vehicle access, a Driveway, or a Drive Aisle.”

Under section 8.20, **Pathway** means “a Hard Surfaced path of travel that is located on private property that cannot be used for motor vehicles.”

Section 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex 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. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

<i>Site Circulation and Parking Regulations for Small Scale Residential Development</i>
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Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

Site Circulation

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

Driveways

2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.

2.1.5 A Driveway provided from a Street must comply with the following:

2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:

2.1.6.1. a Front Yard;

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

Development Planner's Determination

1. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Reference Section 5.80.2.1.3.)

The Driveway extensions lead to the front and side of the house not directly to a Garage or Parking Area.

2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less. (Reference Section 5.80.2.1.4.2.)

The width of the Driveway and Driveway extensions is 8.6 m instead of 6.2 m.

3. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Section 5.80.2.1.5.)

The Driveway extension creates the ability for Vehicle parking spaces in the Front Yard of a house in a Residential Zone.

[unedited]

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-26-164	Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, you are hereby ordered to: 1. Cease parking and remove all vehicles from the unpermitted Hardsurfacing immediately, and refrain from using the Hardsurfacing as a Parking Area AND 2. Acquire a Development Permit for the Exterior Alterations (Hardsurfaced Driveway Extension, Hardsurfacing in the front/side/rear yard) before May 8, 2026. OR 3. Demolish and remove the Exterior Alterations	July 22, 2026; The appeal is ALLOWED IN PART and the decision of the Development Authority is VARIED. The Stop Order is UPHELD with an AMENDED compliance date of <u>July 22, 2026</u>.

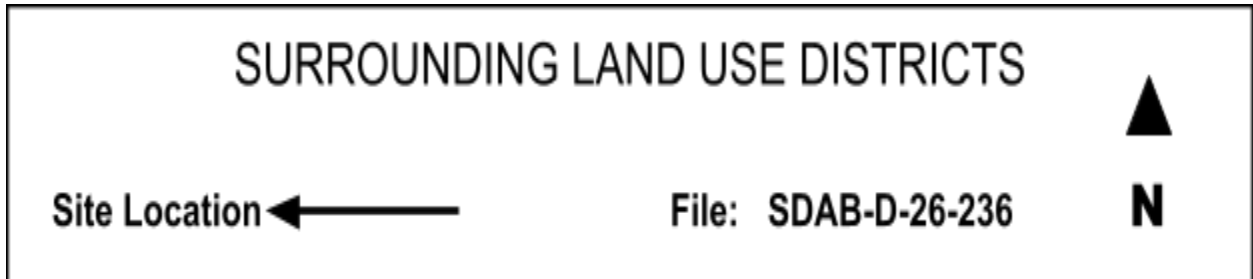
	(Hardsurfaced Driveway Extension) , clear the site of demolition materials, and install permeable landscaping materials before May 8, 2026.	
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Notice to Applicant/Appellant

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: 666311734-002 Application Date: JUL 14, 2026 Printed: August 12, 2026 at 3:39 PM Page: 1 of 2	
Application for Driveway Extension Permit			
This document is a Development Permit Decision for the development application described below.			
Applicant		Property Address(es) and Legal Description(s) 661 - SILVER BERRY ROAD NW Plan 0622516 Blk 13 Lot 26	
Scope of Application To construct exterior alterations to a Residential Use building (Driveway extension).			
Details			
Development Category: Discretionary Development Site Area (sq. m.): 894.43		Overlay: Statutory Plan:	
Development Application Decision Refused Issue Date: Aug 12, 2026 Development Authority: SMITH, BRADLEY2 Reason for Refusal 1. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Reference Section 5.80.2.1.3.) The Driveway extensions lead to the front and side of the house not directly to a Garage or Parking Area. 2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less. (Reference Section 5.80.2.1.4.2.) The width of the Driveway and Driveway extensions is 8.6 m instead of 6.2 m. 3. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Section 5.80.2.1.5.) The Driveway extension creates the ability for Vehicle parking spaces in the Front Yard of a house in a Residential Zone. Rights of Appeal The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.			
Building Permit Decision No decision has yet been made.			
Fees			
	Fee Amount	Amount Paid	Receipt #
Development Application Fee	\$195.00	\$195.00	087031000011372
Total GST Amount:	\$0.00		
Totals for Permit:	\$195.00	\$195.00	Date Paid Jul 14, 2026
THIS IS NOT A PERMIT			
PG702003			

	Application for Driveway Extension Permit	Project Number: 666311734-002 Application Date: JUL 14, 2026 Printed: August 12, 2026 at 3:39 PM Page: 2 of 2
THIS IS NOT A PERMIT P0702003		



ITEM II: 10:00 A.M.

FILE: SDAB-D-26-237

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 643222040-002

APPLICATION TO: Construct a Residential Use development in the form of two Semi-detached Houses with 1 Secondary Suite and 3 Basement developments (Total of 5 Dwellings). All Dwellings are NOT to be used as Lodging Houses

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 30, 2026

DATE OF APPEAL: August 17, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 2C - WESTBROOK DRIVE NW

LEGAL DESCRIPTION: Plan 2621287 Blk 2 Lot 1E

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Whitemud District Plan

<i>Grounds for Appeal</i>

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

Please see detailed reasons on file.

<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, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



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: 643222040-002 Application Date: JAN 13, 2026 Printed: August 6, 2026 at 10:37 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) 2C - WESTBROOK DRIVE NW Plan 2621287 Blk 2 Lot 1E			
		Specific Address(es) Suite: 1, 2C - WESTBROOK DRIVE NW Suite: 2, 2C - WESTBROOK DRIVE NW Suite: 3, 2C - WESTBROOK DRIVE NW Suite: 4, 2C - WESTBROOK DRIVE NW Suite: 5, 2C - WESTBROOK DRIVE NW Entryway: 1, 2C - WESTBROOK DRIVE NW Entryway: 2, 2C - WESTBROOK DRIVE NW Entryway: 3, 2C - WESTBROOK DRIVE NW Entryway: 4, 2C - WESTBROOK DRIVE NW Entryway: 5, 2C - WESTBROOK DRIVE NW Building: 1, 2C - WESTBROOK DRIVE NW Building: 4, 2C - WESTBROOK DRIVE NW			
Scope of Permit To construct a Residential Use development in the form of two Semi-detached Houses with 1 Secondary Suite and 3 Basement developments (Total of 5 Dwellings). All Dwellings are NOT to be used as Lodging Houses.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Site Area (sq. m.): 456.66 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 1242.95 New Sewer Service Required: N/A Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Site Area (sq. m.): 456.66	Gross Floor Area (sq.m.): 1242.95 New Sewer Service Required: N/A Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Site Area (sq. m.): 456.66	Gross Floor Area (sq.m.): 1242.95 New Sewer Service Required: N/A Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: Jul 30, 2026 Development Authority: WOOD, ANTHONY Subject to the Following Conditions Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use development in the form of two Semi-detached Houses with 1 Secondary Suite and 3 Basement developments (Total of 5 Dwellings). All Dwellings are NOT to be used as Lodging Houses. 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). 4. Landscaping must be installed and maintained in accordance with Section 5.60.					
P0702003					

Development Permit

5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. A maximum of 45% of the Site area may be covered by buildings and structures that are 1.8 m or more in Height above Grade, including cantilevers and balconies.
7. Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).
8. Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Lot Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)
9. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
10. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).
11. A Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).
12. A Hard Surfaced Pathway connecting the main entrance of a Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).
13. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
14. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
15. The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.
16. Future inspections may occur to ensure the development is not operating as a Lodging House.
17. The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.
18. 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 8.20).
19. There may be an inspection in the future to ensure that an illegal suite has not been developed.
20. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Lot Grading Fee of \$1,000.00.
21. This Development Permit will be revoked if the conditions of this permit are not met.

	Project Number: 643222040-002 Application Date: JAN 13, 2026 Printed: August 6, 2026 at 10:37 AM Page: 3 of 9
Development Permit	
Landscaping Conditions: 1. 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 \$14,671.9 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 - Development bond Please contact dplandscaping@edmonton.ca to submit the required Landscape Security. 2. Landscaping must be installed in accordance with the approved Landscape Plan, Section 5.60, and to the satisfaction of the Development Planner. 3. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 4. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest. 5. 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). 6. 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: 7. 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. 8. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees. The City of Edmonton Public Tree Bylaw https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158 Apply for the Public Tree Permit https://www.edmonton.ca/treep permit Transportation Conditions: 1. The existing approximate 5.5m wide residential driveway access to Westbrook Drive NW located at the south property line, must be removed with restoration of the grassed boulevard (excluding existing sidewalk) within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. 2. Resident parking is not proposed with this development. Any future proposed onsite parking or access will require the review and approval of Subdivision and Development Coordination.	
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Development Permit

3. 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.

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

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

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

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

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

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

EPCOR Conditions:

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

Subject to the Following Advisements

Zoning Advisements:

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

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

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

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

5. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management

Development Permit

Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

6. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

7. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process.

8. The site must be graded in accordance with its approved lot grading plan. If changes are introduced as a result of the lot grading review process, a Development Permit revision will be required to update the current landscaping and plot plans.

9. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

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

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

Drainage Services Advisements:

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 2C - WESTBROOK DRIVE NW, subject to the following conditions:

APPLICABLE ASSESSMENTS

Permanent Area Contribution (PAC)

Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

Expansion Assessment (EA)

Expansion Assessment charge is being paused the end of the June 2026 (exact date to be determined by the SSSF Oversight Committee); therefore EAs are deferred for this DP.

EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

Arterial Roadway Assessment (ARA)

Arterial Roadway Assessment are not applicable since the property is not within any active PAC basin.

Sanitary Sewer Trunk Charge (SSTC)

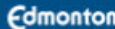
SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the June 2026. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.

SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

For information purposes, the following SSTC rates are for 2026. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden or garage suite): \$1,764 per dwelling
for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

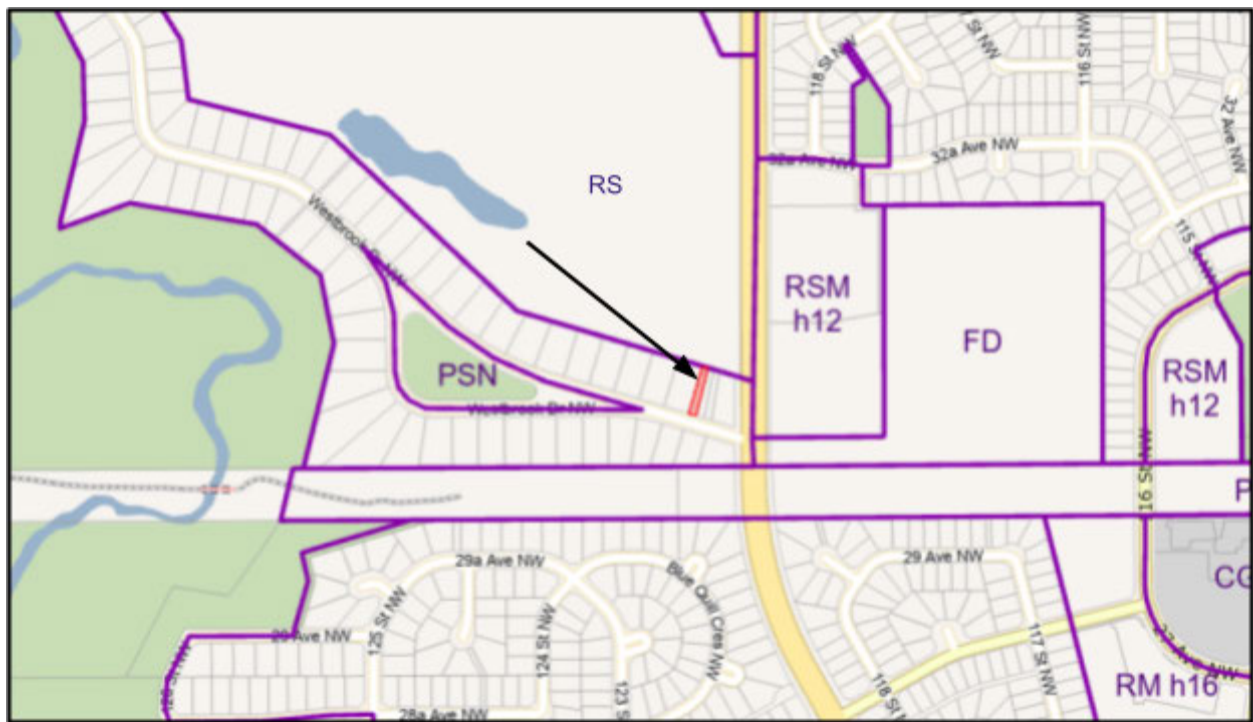
The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.

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	Development Permit
Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.	
Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.	
Additional Notes The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made. Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received. In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage. More information about the above charges can be found on the City of Edmonton's website: Permanent Area Contributions https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx Sanitary Servicing Strategy Expansion Assessment https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx Arterial Roadway Assessment https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx Sanitary Sewer Trunk Charge https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx	
EPCOR Advisements: 1. The site is currently not serviced with water. A new water service may be constructed for this site directly off of EPCOR's 250mm water main along Westbrook Drive NW, adjacent to the subject site. 2. The proposed subject site, Lot 1E, is an unserviced portion of existing Lot 1B. There is an existing 25mm water service entering proposed Lot 1D. 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. Each lot must be provided with a separate and individual service. Serviced buildings must be contained within one lot and cross lot servicing will not be permitted. 3. 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. 4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for on site water and/or sewer servicing. 4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html. 5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. 6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850. 7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the	
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valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure. 8. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards. 9. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021). The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure. The advisements and conditions provided in this response are firm and cannot be altered. Should you require any additional information, please contact Gerald Wildeman at GWildeman@epcor.com. Fire Rescue Services Advisements: Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advisements for your implementation and information: Travel distance from the emergency access route to each principal entrance must not exceed 45m. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE). A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE). You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771 To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation: Measures to mitigate fire spread to adjacent buildings https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf	
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All developments must comply with the firefighting water supply requirements within City of Edmonton Design and Construction Standard, Volume 4: Water. This item is reviewed by EPCOR Water, and any deficiencies will be conditioned accordingly. If this site is eligible for the Infill Fire Protection Assessment, EFRS Engineering will process the IFPA request from EPCOR Water.	
Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code- 2023 Alberta Edition.	
Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca	
Waste Services Advisements: Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-10-07 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 5 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 8 carts: 5 x 240 L for garbage and 1 x 120 L and 2 x 240 L for food scraps.	
Please note: Residents would be required to share their food scraps carts. Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. Residents would use blue bags for recycling.	
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.	
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.	
If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.	
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.	
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Rights of Appeal This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.																																												
Fees <table border="1" data-bbox="256 548 1182 768"><thead><tr><th></th><th>Fee Amount</th><th>Amount Paid</th><th>Receipt #</th><th>Date Paid</th></tr></thead><tbody><tr><td>Lot Grading Fee</td><td>\$1,000.00</td><td>\$1,915.00</td><td>051981000019989</td><td>Jul 28, 2026</td></tr><tr><td>Major Dev. Application Fee</td><td>\$1,040.00</td><td>\$1,040.00</td><td>085914000009514</td><td>Apr 14, 2026</td></tr><tr><td>Development Permit Inspection Fee</td><td>\$575.00</td><td>\$575.00</td><td>085914000009514</td><td>Apr 14, 2026</td></tr><tr><td>Dev. Application Fee # of dwelling units</td><td>\$170.00</td><td>\$170.00</td><td>085914000009514</td><td>Apr 14, 2026</td></tr><tr><td>Total GST Amount:</td><td>\$0.00</td><td></td><td></td><td></td></tr><tr><td>Totals for Permit:</td><td>\$2,785.00</td><td>\$3,700.00</td><td></td><td></td></tr><tr><td colspan="5">(overpaid by (\$915.00))</td></tr></tbody></table>						Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$1,000.00	\$1,915.00	051981000019989	Jul 28, 2026	Major Dev. Application Fee	\$1,040.00	\$1,040.00	085914000009514	Apr 14, 2026	Development Permit Inspection Fee	\$575.00	\$575.00	085914000009514	Apr 14, 2026	Dev. Application Fee # of dwelling units	\$170.00	\$170.00	085914000009514	Apr 14, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$2,785.00	\$3,700.00			(overpaid by (\$915.00))				
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-237



N

ITEM III: 1:30 P.M.FILE: SDAB-D-26-238AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 649443582-002

APPLICATION TO: Construct a Residential Use building in the form of a 7 Dwelling Multi-unit Housing with unenclosed porches

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 29, 2026

DATE OF APPEAL(S): August 17 and August 18, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 8603 - 71 STREET NW

LEGAL DESCRIPTION: Plan 2921MC Blk 60 Lot 18

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

Grounds for Appeal

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

Appellant 1: :

We reside at 8604-71 Street NW, which is located across the street of the proposed development at 8603 – 71 Street NW, Edmonton, Alberta. We

hereby file this Notice of Appeal pursuant to Section 686 of the Municipal Government Act, RSA 2000, c M-26.

We are directly affected by the decision to approve the above-noted development permit, which authorizes the construction of a 3-storey, 7-dwelling multi-unit housing building on a lot currently zoned Residential Small Scale (RS).

GROUNDNS FOR APPEAL

1. Non-Compliance with the Edmonton Zoning Bylaw

It is our submission that the proposed development does not comply with one or more of the development regulations applicable to the RS zone, including but not limited to:

- a) Maximum building height — a 3-storey structure may exceed the permitted height under RS zoning regulations;
- b) Setback requirements — the proposed development may not meet the required front, rear, and/or side yard setbacks for the zone;
- c) Density — the number of dwelling units proposed may exceed what is permitted under the base RS zone without appropriate variances.

We request that the Board confirm what variances, if any, were approved and whether they were properly justified by the Development Authority.

2. Adverse Impact on Neighbouring Properties

The proposed development will have a significant adverse impact on our property and the surrounding neighbourhood, including:

- a) Increased traffic and on-street parking pressure on 71 Street NW and surrounding residential streets;
- b) Loss of privacy and natural light due to the 3-storey massing of the building relative to adjacent single-family homes;
- c) Increased stormwater runoff and potential drainage impact on neighbouring lots;
- d) Negative impact on the established character of the Kenilworth neighbourhood.

3. Inadequate Conditions In the event the Board finds the permit was properly issued, we submit that the conditions attached to the permit are insufficient to mitigate the impacts described above, and request that additional conditions be imposed including parking, garbage pick up and storage of bins (2 bins per household), construction timeline and daily hours, fencing for construction, concerns with safety (high traffic corner for elementary and junior high aged students). High traffic intersection at 71 St NW and 86 Ave; already has seen 2 fatalities and many accidents. Sherwood Park traffic coming through on 71 St. to avoid the busy intersection 82nd Ave. and 75 St. It will also affect the Kenilworth

Community League Hall and all the events that take place. Our community is very active and has events there daily. Parking from this structure will not be permitted in the hall parking lot and if they do, they will be tagged and towed. High density building with no direct transit access. Current state of the property is a complete eye sore.

RELIEF REQUESTED

We respectfully request that the Board:

- a) Revoke the development permit; or alternatively,
- b) Vary the permit to reduce the scale of the development to be compatible with the RS zone and surrounding neighbourhood character; and/or
- c) Impose additional conditions to mitigate the impacts on neighbouring properties.

We are available to attend a hearing at the Board's convenience and will provide additional written submissions and evidence as required.

Appellant 2:

We reside at 8607-71 Street NW, which is located next door / within the vicinity of the proposed development at 8603 – 71 Street NW, Edmonton, Alberta. We hereby file this Notice of Appeal pursuant to Section 686 of the Municipal Government Act, RSA 2000, c M-26.

We are directly affected by the decision to approve the above-noted development permit, which authorizes the construction of a 3-storey, 7-dwelling multi-unit housing building on a lot currently zoned Residential Small Scale (RS).

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- b) Setback requirements — the proposed development may not meet the required front, rear, and/or side yard setbacks for the zone;
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We request that the Board confirm what variances, if any, were approved and whether they were properly justified by the Development Authority.

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- c) Increased stormwater runoff and potential drainage impacts on neighbouring lots;
- d) Negative impact on the established character of the Kenilworth neighbourhood.

3. Inadequate Conditions

In the event the Board finds the permit was properly issued, I submit that the conditions attached to the permit are insufficient to mitigate the impacts described above, and request that additional conditions be imposed including parking requirements, construction time and hours of construction, landscaping, fencing of construction site,

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We respectfully request that the Board:

- a) Revoke the development permit; or alternatively,
- b) Vary the permit to reduce the scale of the development to be compatible with the RS zone and surrounding neighbourhood character; and/or
- c) Impose additional conditions to mitigate the impacts on neighbouring properties.

We are available to attend a hearing at the Board's convenience and will provide additional written submissions and evidence as required.

<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, **Multi-unit Housing** means:

means a building that contains:

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

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

Under section 8.20, **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) 8603 - 71 STREET NW Plan 2921MC Blk 60 Lot 18	
		Specific Address(es) Suite: 1, 8603 - 71 STREET NW Suite: 2, 8603 - 71 STREET NW Suite: 3, 8603 - 71 STREET NW Suite: 4, 8603 - 71 STREET NW Suite: 5, 8603 - 71 STREET NW Suite: 6, 8603 - 71 STREET NW Suite: 7, 8603 - 71 STREET NW Entryway: 1, 8603 - 71 STREET NW Entryway: 2, 8603 - 71 STREET NW Entryway: 3, 8603 - 71 STREET NW Entryway: 4, 8603 - 71 STREET NW Entryway: 5, 8603 - 71 STREET NW Entryway: 6, 8603 - 71 STREET NW Entryway: 7, 8603 - 71 STREET NW Building: 1, 8603 - 71 STREET NW	
Scope of Permit To construct a Residential Use building in the form of a 7 Dwelling Multi-unit Housing with unenclosed porches.			
Details			
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 4 Site Area (sq. m.): 718.33		Gross Floor Area (sq.m.): 935 New Sewer Service Required: N Overlay: Statutory Plan:	
Development Permit Decision Approved Issue Date: Jul 29, 2026 Development Authority: WOOD, ANTHONY			
Subject to the Following Conditions Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 7 Dwelling Multi-unit Housing with unenclosed porches. 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).			
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Development Permit

4. Landscaping must be installed and maintained in accordance with Section 5.60.
5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).
7. Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m², a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)
8. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
9. 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).
10. 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.
11. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).
12. Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).
13. This Development Permit will be revoked if the conditions of this permit are not met.

Landscaping Conditions:

1) 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 \$21,465.56 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- a. Cheque
- b. Irrevocable letter of credit
- c. Development bond

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

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

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

4) Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit www.edmonton.ca/landscapeinspectionrequest.

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5) 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).	
6) 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).	
Transportation Conditions	
1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.	
2. The existing approximate 6.1m wide residential crossing to 71 Street located approximately 8m from the north 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.	
3. Urban Forestry has reviewed the proposed development and completed an onsite inspection and have found all the boulevard trees adjacent to the site have been removed without permission. Urban Forestry is seeking equitable compensation for the tree removals. No further work is to be done on the road right-of-way.	
All costs associated with the removal, replacement, pruning, remediation or transplanting of trees must be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please be advised that Elm trees have been identified within proximity to the proposed site. Elm pruning is prohibited from April 1 to September 30, annually to prevent the spread of Dutch Elm disease as per the Community Standards Bylaw 14600. All pruning requests for these trees should be made from October 1 and March 31. Any pruning requests outside of October 1 to March 31 are subject to the approval of an Elm pruning permit. Storing of Elm wood is not permitted.	
The owner must contact Jennifer Cormier at jennifer.cormier@edmonton.ca with Urban Forestry for more information.	
4. Permanent objects including steps, railings, retaining walls, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.	
5. The existing sidewalk connection along 71 Street between the property and public sidewalk must be removed and the boulevard restored to City of Edmonton Complete Streets Design and Construction Standards.	
6. Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.	
7. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.	
8. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.	
9. 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;	
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b. accommodation of pedestrians and vehicles during construction; c. confirmation of lay down area within legal road right of way if required; d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site. It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx	
Drainage Services Conditions: APPLICABLE ASSESSMENTS	
1. Permanent Area Contribution (PAC), Sanitary Servicing Strategy Expansion Assessment (EA), and Arterial Roadway Assessment (ARA)	
PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Permanent Area Contribution (PAC) fee. The PACs must be paid by entering into a servicing agreement, which will be prepared by Sustainable Development. The applicant/owner should contact Andrea Chmilar at 780-423-7463 upon issuance of the Development Permit when he/she is ready to initiate the servicing agreement and make payment. The assessment area for PACs is 0.0718 ha. The assessment area is obtained from the City's information computer program called POSSE.	
The following is for information purposes, and the rates are for the year 2026. The final PAC amounts will be based on the prevailing rates at the time the applicant/owner pays and enters into a servicing agreement with the City.	
Development Assessment Full Rate Permanent Area Contributions	
Gold Bar Creek 116 Onsite Storm (2025 Rate) \$47,584/ha	
Gold Bar Creek Offsite Storm (2025 Rate) \$14,449/ha	
Gold Bar Creek Erosion Control & Mitigation (2025 Rate) \$1,589/ha	
There may also be additional payments required in the form of over expenditures (which would be recoverable), boundary conditions, 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.	
2. 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#649443582-002.	
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:	
1 – Industrial / Commercial / Institution: \$8,818 per hectare 2 – One or two Dwelling Residential (no secondary, garden, or garage suite): \$1,764 per dwelling 3 – Two Dwellings Residential (one secondary, garden, or garage suite): \$1,764 per dwelling for secondary garden or garage suite \$781 4 – Multi-Family Residential: \$1,259 per dwelling	
The SSTC charge should be paid when the development permit or sanitary services connection application is made.	
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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 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 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: 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.	
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6. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

7. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process.

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

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

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

EPCOR Advisements:

1. There is an existing 200mm water main located adjacent to the site on 86 Avenue, which is currently being utilized to service the proposed site. There is an existing 20mm water service entering the subject site at 6.71m west of the east lot line. If this service will not be utilized for servicing the planned development, it must be abandoned back to the water main prior to any on-site excavation. Please note that this existing water service is a Lead (Pb) service and cannot be utilized for the proposed development. Refer to Advisements Notes 8 and 9 for further details.

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

3. A new water service may be constructed for this lot directly off EPCOR's 200mm water main along 86 Avenue or off EPCOR's 200mm water main along 71 Street adjacent to the subject site.

3a. Note connection to the 750mm Water transmission main along 71 Street will not be permitted.

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

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

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

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

7. The 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.

8. Lead (Pb) water services do not meet current plumbing standards and cannot be re-used for the proposed development.

8a. EPCOR does not have records for the homeowner portion of your service line, but often when EPCOR's portion of the service

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line is or was lead, it is a good indication that the private portion could be lead iron as well.

8b. Please contact the EPCOR Lead Management Program at leadmanagement@epcor.com or 780-412-6858 for more information.

9. The existing Lead (Pb) service must be abandoned back to EPCOR's water main and a new service must be constructed at the applicant's/developer's expense.

10. 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.

11. 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.

12. 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.

13. 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).

14. 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.

15. 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.

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

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

Fire Rescue Services Advisements:

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

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

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and ready for review in accordance with section 5.6 of the NFC(AE). You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771 To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation: Measures to mitigate fire spread to adjacent buildings https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf All developments must comply with the firefighting water supply requirements within City of Edmonton Design and Construction Standard, Volume 4: Water. This item is reviewed by EPCOR Water, and any deficiencies will be conditioned accordingly. If this site is eligible for the Infill Fire Protection Assessment, EFRS Engineering will process the IFPA request from EPCOR Water. Please note that the scope of this assessment is limited to the on-street fire protection requirements within the municipal water standard (Volume 4) and does not directly address any regulatory requirements under the National Building Code- 2023 Alberta Edition. Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca Waste Services Advisements: Waste Services has reviewed the proposed plan "PLOT PLAN " dated 09/04/26 and has no concerns to identify during this review. This review follows Waste Services' current standards and practices and will expire when the Development Permit expires. Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service. Additional information about waste service at your proposed development: Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton. Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection. To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to: - Access to containers and removal of obstructions, - Container set out, and - The responsibility for wear and tear or damages. The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 9 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 14 carts: 9 x 240 L for garbage and 1 x 120 L and 4 x 240 L for food scraps. Please note: Residents would be required to share their food scraps carts. Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. Residents would use blue bags for recycling.	
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A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

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

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

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

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$500.00	\$500.00	091613000020454	Jul 28, 2026
Major Dev. Application Fee	\$1,040.00	\$1,040.00	10148527	Mar 09, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	10148527	Mar 09, 2026
Dev. Application Fee # of dwelling units	\$255.00	\$255.00	10148527	Mar 09, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,370.00	\$2,370.00		

