

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
September 15, 2026

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
River Valley Room

I	9:00 A.M.	SDAB-D-26-239	Cease all work immediately and until the appeal has been heard by the Court of Appeal of Alberta and a decision has been rendered to uphold the decision of the Subdivision and Development Appeal Board and reinstate the Development Permit
WITHDRAWN			14007 - 100 AVENUE NW Project No.: 641319368-008
II	1:30 P.M.	SDAB-D-26-240	Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and to develop 4 Secondary Suites in the Basements
			9417 - 90 AVENUE NW Project No.: 652518320-002

ITEM I: 9:00 A.M. **WITHDRAWN**

FILE: SDAB-D-26-239

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 641319368-008

APPLICATION TO: Cease all work immediately and until the appeal has been heard by the Court of Appeal of Alberta and a decision has been rendered to uphold the decision of the Subdivision and Development Appeal Board and reinstate the Development Permit

DECISION OF THE
DEVELOPMENT AUTHORITY: Order Issued

DECISION DATE: August 13, 2026

DATE OF APPEAL: August 23, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14007 - 100 AVENUE NW

LEGAL DESCRIPTION: Plan 2602HW Blk 3 Lot 7

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

- No development has been undertaken pursuant to Development Permit 641319368-002;

- All work on the subject Site has been undertaken pursuant to a Demolition Permit affirmed by the Board in SDAB-D-26-007;
- Permission to appeal the decision in SDAB-D-26-007 has been denied by the Court of Appeal; and
- Such further and other reasons as may be presented at the hearing of this appeal.

<i>General Matters</i>

Appeal Information:

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

Stop order

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

(a) this Part or a land use bylaw or regulations under this Part, or

(b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

(a) stop the development or use of the land or building in whole or in part as directed by the notice,

(b) demolish, remove or replace the development, or

(c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

(3) A person who receives a notice referred to in subsection (2) may appeal the order in the notice in accordance with section 685.

Permit

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

or

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

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

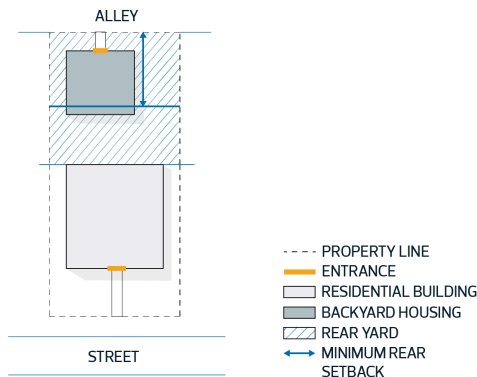
This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

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

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



Under section 8.20, **Dwelling** means:

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

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

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

<i>7.190 - Validity and Suspension of a Development Permit</i>

Section 7.190.2 states:

2.1. A Development Permit issued by the Development Planner is not valid until:

2.1.1. any conditions of approval, except those of a continuing nature, have been fulfilled; and

2.1.2. the time for filing a notice of appeal to the Subdivision and Development Appeal Board or any other applicable appeal board as specified in Section 7.170 has passed.

2.2. A Development Permit issued by the Subdivision and Development Appeal Board or any other applicable appeal board is not valid until any conditions of approval, except those of a continuing nature, have been fulfilled.

2.3. A Development Permit issued on the basis of incorrect information contained in the application is invalid.

2.4. The Development Planner must suspend a Development Permit upon receipt of a filed notice of appeal to the City of Edmonton from the Subdivision and Development Appeal Board or any other applicable appeal board in compliance with Section 7.170. The Development Permit remains suspended until:

2.4.1. the Subdivision and Development Appeal Board or the applicable appeal board issues a decision and the time for filing a

leave to appeal application to the Alberta Court of Appeal has passed without a leave to appeal being filed;

2.4.2. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been determined;

2.4.3. the Alberta Court of Appeal has granted leave to appeal, heard the merits of the appeal, made its decision, and any appeal to the Supreme Court of Canada from that decision of the Alberta Court of Appeal has been determined; or

2.4.4. the appeal is otherwise resolved.

7.200 Inspections, Enforcement and Penalties

2.1. It is an offence for any person to:

2.1.1. contravene; or

2.1.2. cause, permit or undertake a contravention of; or any provisions of this Bylaw.

2.1.3. continue a contravention, regardless of whether the person initially caused, or permitted the contravention of, any provisions of this Bylaw.

2.2. Without restricting the generality of Subsection 2.1, if a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:

2.2.1. construct or allow a building or structure;

2.2.2. make or allow an addition or alteration to a building or structure;

2.2.3. commence or allow a Use or change of intensity of Use; or

2.2.4. place or allow the placement of a Sign on land, or on a building or structure.

Previous Subdivision and Development Appeal Board Decisions

Application Number	Description	Decision
SDAB-D-26-078	To construct a Residential Use building in the form of a Row Housing (6 Dwellings) with Basement development (not to be used	May 19, 2026; The appeals are DENIED and the decision of the Development Authority is CONFIRMED. The development is

	as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.	GRANTED as applied for to the Development Authority. June 16, 2026; Court of Appeal of Alberta (2603-0149AC): Application for Permission to Appeal scheduled for October 7, 2026.
SDAB-D-26-007	To demolish a Residential Use building (Single Detached House with attached Garage).	February 5, 2026; The appeals are DENIED and the decision of the Development Authority is CONFIRMED. The development is GRANTED as approved by the Development Authority, subject to CONDITIONS. July 20, 2026; Court of Appeal of Alberta (2603-0046AC): The application for permission to appeal is denied.
SDAB-D-26-008	To construct a Residential Use building in the form of a Row Housings (6 Dwellings) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.	December 22, 2025; Development Permit Cancelled.

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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August 13, 2026

Our File: 641319368-008

MUNICIPAL GOVERNMENT ACT ORDER

Dear

An Alberta Land Titles search identifies you as the registered owner(s) of the property located at 14007 - 100 AVENUE NW in Edmonton, Alberta, legally described as Plan 2602HW Blk 3 Lot 7.

ZONING BYLAW INFRACTION:

This property is zoned RS (Small Scale Residential Zone) in accordance with Section 2.10 of Edmonton Zoning Bylaw 20001. **Our records reveal the decision of the Subdivision and Development Appeal Board (SDAB-D-26-078) on Development Permit No. 641319368-002 (To construct a Residential Use building in the form of a Row Housing (6 Dwellings) with Basement development (not to be used as an additional Dwelling) and a 2 Dwelling Backyard Housing. Total of 8 Dwellings.) is under appeal to the Court of Appeal of Alberta (File No. 2603-0149AC).**

Development Permit No. 641319368-002 has been suspended pending the result of the appeal to the Court of Appeal of Alberta, in accordance with Section 7.190.2.4 and Section 688 of the Municipal Government Act.

The continuance of development after the permit has been suspended is contrary to Section 7.200.2.5 of the Edmonton Zoning Bylaw 20001.

Subsection 7.200.2.5 of Edmonton Zoning Bylaw 20001 states:

General Offences

It is an offence for any person to continue a development after a Development Permit has expired or has been cancelled or suspended.

Section 7.190 of Edmonton Zoning Bylaw 20001 states:

Validity and Suspension of a Development Permit

2.1. A Development Permit issued by the Development Planner is not valid until:

- 2.1.1. any conditions of approval, except those of a continuing nature, have been fulfilled; and



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2.1.2. the time for filing a notice of appeal to the Subdivision and Development Appeal Board or any other applicable appeal board as specified in Section 7.170 has passed.

2.2. A Development Permit issued by the Subdivision and Development Appeal Board or any other applicable appeal board is not valid until any conditions of approval, except those of a continuing nature, have been fulfilled.

2.3. A Development Permit issued on the basis of incorrect information contained in the application is invalid.

2.4. The Development Planner must suspend a Development Permit upon receipt of a filed notice of appeal to the City of Edmonton from the Subdivision and Development Appeal Board or any other applicable appeal board in compliance with Section 7.170. The Development Permit remains suspended until:

2.4.1. the Subdivision and Development Appeal Board or the applicable appeal board issues a decision and the time for filing a leave to appeal application to the Alberta Court of Appeal has passed without a leave to appeal being filed;

2.4.2. the Alberta Court of Appeal denies leave to appeal and any appeal from that denial has been determined;

2.4.3. the Alberta Court of Appeal has granted leave to appeal, heard the merits of the appeal, made its decision, and any appeal to the Supreme Court of Canada from that decision of the Alberta Court of Appeal has been determined; or

2.4.4. the appeal is otherwise resolved.

ORDER:

Pursuant to Section 645 of the Municipal Government Act, RSA 2000, c M-26, you are hereby ordered to:

Cease all work immediately and until the appeal has been heard by the Court of Appeal of Alberta and a decision has been rendered to uphold the decision of the Subdivision and Development Appeal Board and reinstate the Development Permit.

CONSEQUENCES FOR NON-COMPLIANCE:

In the event that a person fails to comply with this Order issued under Section 645, Section 646 of the Municipal Government Act authorizes the City to enter the land and take any action necessary to carry out the Order. Section 646 authorizes the City to register a caveat under the Land Titles Act.



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Section 553(1)(h.1) of the Municipal Government Act provides that the costs and expenses of carrying out an order may be added to the tax roll of the property and Section 566(1), subject to 566(2), a person who is found guilty of an offence under this Act is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

Affected persons may appeal this Order by filing within **21 calendar days** to the Subdivision and Development Appeal Board. Visit the website at <https://sdab.edmonton.ca> or call 780-496-6079 for more information on how to file an appeal.

Following are Sections 553, 645, 646, 683, 685 and 686 of the Municipal Government Act, RSA 2000, c M-26, which provides you with the right to appeal this Order and enables the City to add all costs associated with this action to the tax roll of the property.

PERMIT APPLICATIONS:

You can make a permit application online at selfserve.edmonton.ca.

For more information related to obtaining a Development Permit, we suggest you consult a technical advisor at:

Email: developmentpermits@edmonton.ca

Phone: 780-442-5054

If you have any questions in regards to this matter, please contact the writer at 780-720-4519.

Regards,

Aldrin Escudro
Development Compliance Officer
780-720-4519
aldrin.escudro@edmonton.ca



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Adding amounts owing to tax roll

553(1) A council may add the following amounts to the tax roll of a parcel of land:

- (a) unpaid costs referred to in section 35(4) or 39(2) relating to service connections of a municipal public utility that are owing by the owner of the parcel;
- (b) unpaid charges referred to in section 42 for a municipal utility service provided to the parcel by a municipal public utility that are owing by the owner of the parcel;
- (c) unpaid expenses and costs referred to in section 549(3), if the parcel's owner contravened the enactment or bylaw and the contravention occurred on all or a part of the parcel;
- (d), (e) repealed 1999 c11 s35; (f) costs associated with tax recovery proceedings related to the parcel;
- (g) if the municipality has passed a bylaw making the owner of a parcel liable for expenses and costs related to the municipality extinguishing fires on the parcel, unpaid costs and expenses for extinguishing fires on the parcel;
- (g.1) if the municipality has passed a bylaw requiring the owner or occupant of a parcel to keep the sidewalks adjacent to the parcel clear of snow and ice, unpaid expenses and costs incurred by the municipality for removing the snow and ice in respect of the parcel;
- (h) unpaid costs awarded by a composite assessment review board under section 468.1 or the Land and Property Rights Tribunal under section 501, if the composite assessment review board or the Land and Property Rights Tribunal has awarded costs against the owner of the parcel in favour of the municipality and the matter before the composite assessment review board or the Land and Property Rights Tribunal was related to the parcel;
- (h.1) the expenses and costs of carrying out an order under section 646;
- (i) any other amount that may be added to the tax roll under an enactment.

(2) Subject to section 659, when an amount is added to the tax roll of a parcel of land under subsection (1), the amount

- (a) is deemed for all purposes to be a tax imposed under Division 2 of Part 10 from the date it was added to the tax roll, and
- (b) forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

Stop order

645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with

- (a) this Part or a land use bylaw or regulations under this Part, or
 - (b) a development permit or subdivision approval,
- the development authority may act under subsection (2).



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(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

- (a) stop the development or use of the land or building in whole or in part as directed by the notice,
- (b) demolish, remove or replace the development, or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

(3) A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

Enforcement of stop order

646(1) If a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.

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

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

Permit

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

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).

(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or



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development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(2.1) An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

(i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application

(A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,
(B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,

(C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or

(D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks,

or

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii), or

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

(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).

(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

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,



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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.

(1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

(a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

(b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board 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.

(2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

(3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,

(b) to the development authority whose order, decision or development permit is the subject of the appeal, and

(c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or (b)

the order under section 645.

(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

(5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.



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Subdivision and Development Appeal Board

File your appeal online at:

<https://sdab.edmonton.ca>

The Subdivision and Development Appeal Board (SDAB) hears appeals from people who have been affected by a decision of the Development Authority under the Zoning Bylaw and the Subdivision Authority under the Subdivision Authority Bylaw. The board is appointed by City Council and consists of citizens living in the city of Edmonton.

The SDAB normally meets every Wednesday and Thursday. If required, the Board may set additional dates for hearings.

Once you have met requirements and filed a proper appeal, this Board presides over your hearing.

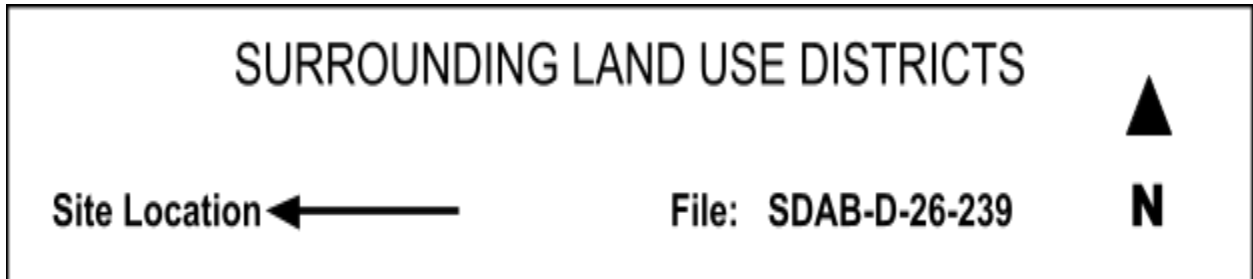
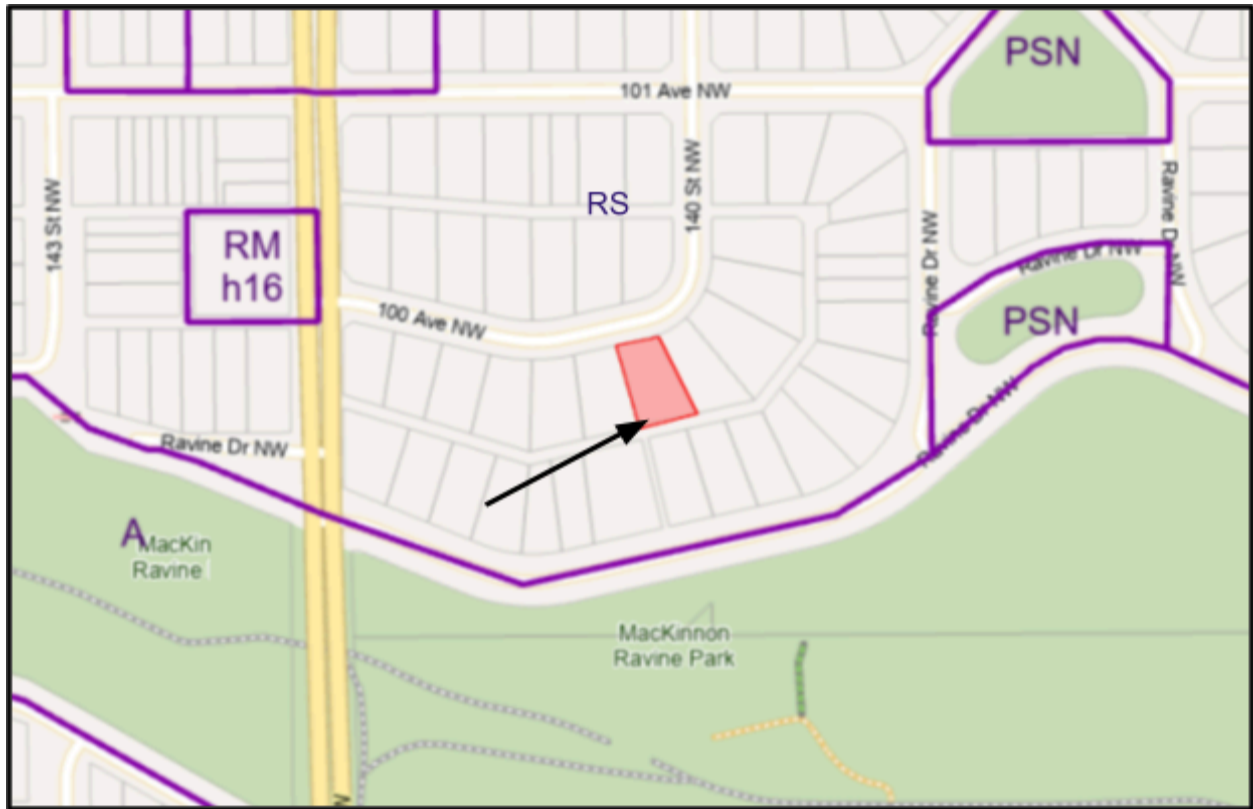
The SDAB is an independent, quasi-judicial body established by City Council, and its decisions are final and cannot be overturned unless the board makes an error in some aspect of law or jurisdiction.

Agendas listing appeals and hearing times scheduled for that day are posted in the hearing waiting area. Hearings do not start before the time listed on the schedule.

For more information:

Subdivision and Development Appeal Board

Telephone 780-496-6079 **Fax** 780-577-3537 **Email** sdab@edmonton.ca



ITEM II: 1:30 P.M.

FILE: SDAB-D-26-240

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 652518320-002

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

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 30, 2026

DATE OF APPEAL: August 18, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9417 - 90 AVENUE NW

LEGAL DESCRIPTION: Plan 7520614 Blk 1 Lot 12A, Plan 7520614 Blk 1 Lot 12B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

<i>Grounds for Appeal</i>

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

This appeal is being filed as a result of errors identified in the development permit for the neighbouring property, 8853 95 street. That appeal has been heard, but no decision rendered. This appeal is being filed to receive the development permit and applicable plans, and subject to the decision made by the SDAB on the appeal on 8853 95 street. Further information will be provided in any written submissions.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,

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

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

or

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

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

Hearing and Decision

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

...

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

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

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

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

...

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

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

- (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

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

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

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

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

Under section 8.20, **Dwelling** means:

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

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

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

Notice to Applicant/Appellant

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

		Project Number: 652518320-002 Application Date: MAR 31, 2026 Printed: July 30, 2026 at 10:06 AM Page: 1 of 10			
Development Permit					
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 9417 - 90 AVENUE NW Plan 7520614 Blk 1 Lot 12A 9417 - 90 AVENUE NW Plan 7520614 Blk 1 Lot 12B			
		Specific Address(es) Suite: 9417 - 90 AVENUE NW Suite: 9419 - 90 AVENUE NW Suite: 9421 - 90 AVENUE NW Suite: 9423 - 90 AVENUE NW Suite: MNFL, 9417 - 90 AVENUE NW Suite: MNFL, 9419 - 90 AVENUE NW Suite: MNFL, 9421 - 90 AVENUE NW Suite: MNFL, 9423 - 90 AVENUE NW Entryway: 9417 - 90 AVENUE NW Entryway: 9419 - 90 AVENUE NW Entryway: 9421 - 90 AVENUE NW Entryway: 9423 - 90 AVENUE NW Building: 9417 - 90 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and to develop 4 Secondary Suites in the Basements.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5, R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5, R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Jul 30, 2026 Development Authority: SELTZ, AARON Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, and to develop 4 Secondary Suites in the Basements. The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a					
PG702003					

	Project Number: 652518320-002 Application Date: MAR 31, 2026 Printed: July 30, 2026 at 10:06 AM Page: 2 of 10 Development Permit
Development Permit Notification Sign (Subsection 7.160.2.2). Landscaping must be installed and maintained in accordance with Section 5.60. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1). Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side 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.). Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5) Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3). Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2). Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7). The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20). A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1). The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20). The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20). Landscaping Conditions: 1. Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner. 2. Any change to an approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed. 3. Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner. Transportation Conditions:	



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Development Permit

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City for the following improvements:

Removal of the existing approximate 8.7 m wide private crossing to 90 Avenue NW located at the east property line, must be removed with reconstruction of the curb and gutter and restoration of the grassed boulevard within the road right-of-way, including reconstruction of the alley crossing flare on the west side of the adjacent north/south alley to 90 Avenue, to the City of Edmonton Complete Streets Design and Construction Standards; and

Modification to the existing catch basin in the vicinity of the existing access removal along 90 Avenue NW to meet the City of Edmonton Complete Streets Design and Construction Standards.

Please email development.coordination@edmonton.ca to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

Also:

- This Agreement requires a Security Deposit of \$8000.00. In accordance with the City's "Guidelines for Establishing Security in Servicing Agreements," the City reserves the right to adjust security requirements based on the developer's performance history. Should the Agreement remain unexecuted for more than one year following permit issuance, the deposit amount may be adjusted to ensure it reflects 100% of the current estimated cost of construction.

- Engineering Drawings are not required for the Agreement. However, construction must meet the City of Edmonton Complete Street Design and Construction Standards.

- The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019, to arrange for a pre-construction meeting 72 hours prior to removal or construction within City road right-of-way.

2. Access is proposed to the alley and does not require a crossing permit. The area between the east property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed a slope of 8%.

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 are existing boulevard trees that need to be protected. Urban Forestry has reviewed the proposed development and provided the following comments:

A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above ground permanent structure, which includes ground disturbance for installation of sidewalks / sidewalk connectors. In the event 3m cannot be maintained, the proponent must reach out to Urban forestry for further consultation. Below ground work of any kind within 0-3m of any City trees must be preceded by exploratory air-spading to identify root conflicts within this zone.

This work must be coordinated by Urban Forestry and will be at the cost of the project.

The significance of any root conflicts within 5m of a City tree will be determined by the Forester as well as if any compensation will be required from the proponent.

Urban Forestry does not support the removal of the proposed Boulevard and Open Space Trees and a redesign must be pursued. As directed by City Council and per the Corporate Tree Management Policy C456C, the Urban Forestry department is mandated to preserve and protect City Trees. To ensure the retention of ecosystem services and to meet the 20% canopy coverage and planting goals outlined in the Urban Forestry Asset Management Plan and Greener As We Grow (one of The City Plan's Big City Moves).

All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work.

Development Permit

All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry. No new above-ground permanent structure shall be placed in such a way to limit a tree's structural root plate or the structural integrity of any tree that is existing within the intended construction work zone. A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above-ground permanent structure, which includes ground disturbance for installation and sidewalk connectors.

5. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

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

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

7. Any alley, curb, 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. Prior to the release of drawings for building permit review, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists.

1a. Please contact waterlandadmin@epcor.com to initiate the restrictive covenant process.

1b. Please include the following information in the "Caveat of Restrictive Covenant for Check Valve Installation" request email:

- The development permit application number
- The site address
- The reason for the request (Caveat of Restrictive Covenant for Check Valve Installation)
- Recent Land Title Certificate (no older than 7 days from the date of request)

1c. It is the owner's/applicant's responsibility to ensure that the abovementioned information is provided at the time of request. Once this information is received, this process can take up to 4 weeks.

2. Condition #1 may be satisfied by the abandonment of the existing services provided only one water service is planned for the site. The abandonment must be initiated prior to the release of drawings for building permit review. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444.

2a. Note: If the service to be abandoned is currently in use, ensure that IWASS is made aware of the service status at the time of abandonment initiation.

2b. Provide an email to Sarah Chileen at schileen@epcor.com if the services will be abandoned as part of the water servicing

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application. 3. Prior to the release of drawings for building permit review, (except for Building Permits for demolition, excavation, or shoring), the lots must be consolidated. 4. There is a 150 mm cast iron water main 1.2 m east of the east property line of the subject site in the lane east of 95 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com. Subject to the Following Advisements Zoning Advisements: Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw. An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1). Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading Transportation Advisements:	
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Development Permit

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

Drainage Services Advisements:

This advisement identifies the development assessments applicable to the property located at 9417 - 90 Avenue NW (Plan 7520614 Blk 1 Lot 12A&12B; Bonnie Doon).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)
 - Storm and sanitary PACs are not applicable, since the property is not within any active PAC basins.
2. Expansion Assessment (EA)
 - Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
 - Arterial Roadway Assessment is not applicable, since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
 - SSTC applies to the lot in question; however, SSTC charges are being paused until the middle of 2026; therefore, SSTC is deferred for this development permit application DP#652518320-002.
 - SSTC may apply at the time of future subdivisions, development permits, or servicing connection applications.

For information purposes, the following SSTC rates are for 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 application is made or when a sanitary services connection is applied.

Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.

Additional Notes

?The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.

?Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.

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

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

oPermanent Area Contributions

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

oSanitary Servicing Strategy Expansion Assessment

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

oArterial Roadway Assessment

https://www.edmonton.ca/city_government/urban_planning_and_design/arterial-roadway-assessments

oSewer Trunk Charge

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

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EPCOR Advisements: - The site is currently serviced by: - A 20 mm copper water service (S36640) located 5.8 m south of the south property line of 90 Avenue off of the lane east of 95 Street. - A 20 mm copper water service (S2205) located 6.4 m south of the south property line of 90 Avenue off of the lane east of 95 Street. If either of these services will not be used for the planned development, they must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed. - The existing services are 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. - 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. - A new water service may be constructed for this lot directly off EPCOR's 150 mm water main along the lane east of 95 Street adjacent to the subject site. - For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for on-site water and/or sewer servicing. - For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html. - For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass@epcor.com or at 780-496-5444. - For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850. - 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. - Multiple services are providing service to the subject site. As per the City of Edmonton Design and Construction Standards Volume 4 (December 2024) Section 1.9.1.6.2, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. - The proposed development appears to encompass 2 separately titled lots (Lots 12A and 12B). 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. The lots must be consolidated under one title. Serviced buildings must be contained within one lot and cross lot servicing will not be permitted. - In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one	
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separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards. 11. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (December 2024). 12. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application. 13. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure. 14. The advisements and conditions provided in this response are firm and cannot be altered. Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com. Fire Rescue Services Advisements: Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal, however, we have the following advisements for your implementation and information: Travel distance from the emergency access route to each principal entrance must not exceed 45m. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE). A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE). You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771 To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. 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.	
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https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites

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

Measures to mitigate fire spread to adjacent buildings

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

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

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

Kind regards,
 Matthew McKellar
 FSCO Group B, Level II

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

Waste Services Advisements:
 Hello,

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

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 4/22/26 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.

Please note:

Residents would be required to share their food scraps carts.

Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.

Residents would use blue bags for recycling.



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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.

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

If you require any further clarifications, please contact us.

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	042460000000245	Mar 31, 2026
Lot Grading Fee	\$500.00	\$500.00	042460000000245	Mar 31, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	042460000000245	Mar 31, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,115.00	\$2,115.00		

