

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
September 3, 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-26-221	T. Kundu
			Construct exterior alterations to a Residential Use building (Driveway extension, 1.8 m x 6.7 m).
			11430 - 13 AVENUE SW Project No.: 651825500-002
			S. Southwood VS. Homes Mark Inc.
II	10:00 A.M.	SDAB-D-26-222	Construct a mixed-use building including Childcare Services for up to 49 children and 7 Dwellings.
			7425 - 88 AVENUE NW Project No.: 576778424-002
III	1:30 P.M.	SDAB-D-26-223	D. Galenzoski VS. Berkshire Construction Ltd.
			Construct a Residential Use building in the form of a Semi-Detached House with front attached Garages, unenclosed front porches, balconies, Secondary Suites and walkout Basements.
			13703 / 13705 - BUENA VISTA ROAD NW Project No.: 656874830-002

ITEM I: 9:00 A.M.FILE: SDAB-D-26-221AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: T. Kundu

APPLICATION NO.: 651825500-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extension, 1.8 m x 6.7 m)

DECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: July 20, 2026

DATE OF APPEAL: August 3, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 11430 - 13 AVENUE SW

LEGAL DESCRIPTION: Plan 0628336 Blk 11 Lot 27

ZONE: RSM - Small-Medium Scale Transition Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southwest District Plan

<i>Grounds for Appeal</i>

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

I am writing to respectfully appeal the refusal of my Development Permit application for a driveway extension at the above-referenced property, following the refusal notice issued by the City of Edmonton Development Authority on February 24, 2026.

I respectfully request that the Board overturn the Development Authority's decision and grant approval for the Development Permit. In accordance with Section 687(3)(d) of the Municipal Government Act, I submit that the proposed development variance will not unduly interfere with the amenities of the neighbourhood, nor materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

My appeal is grounded in the following reasons:

1. Unintentional Non-Compliance & Actual Land Use: The driveway extension was constructed by the previous property owner in 2022 to accommodate an RV. When I purchased the home in January 2024, I was entirely unaware that the extension lacked a formal permit. I own a single vehicle and do not utilize the extended area for vehicle parking; rather, it functions solely as a pedestrian walkway providing safe access to my front entrance stairs.

2. Neighbourhood Character & Community Support: The extension aligns with the established aesthetic and functional character of the area. Similar driveway extensions are present on approximately 50% of the properties along this street. Furthermore, the extension in no way reduces available street parking or sightlines:

- Ample street parking remains directly in front of the property between the edge of the extension and the neighboring lot (11432 13 Avenue SW).
- The adjacent neighbour at 11432, who routinely utilizes the street parking in front of my property, fully supports this application.
- Additional capacity exists along the opposite side of the street to accommodate up to eight vehicles without disruption.
- Attached to this submission, please find formal letters of support signed by adjacent neighbours confirming no adverse impacts.

3. Minimal Scope of Variance & Aesthetic Integration: The variance in driveway width is minor in scope and maintains the residential character of the area. The extension does not obstruct sidewalks, municipal infrastructure, sightlines, or utility rights-of-way, nor does it generate traffic hazards. The perimeter of the extension has been thoughtfully integrated into the landscape using decorative white stone and flowering shrubs, enhancing the property's curb appeal.

4. Willingness to Accept Reasonable Conditions: I am fully prepared to accept reasonable conditions of approval should the Board determine that specific safeguards or modifications are necessary to address the Development Authority's initial concerns.

Approving this application will preserve the functional and aesthetic integrity of the streetscape without impacting the public interest. Conversely, requiring the removal of this existing feature would impose substantial financial strain and hardship during a challenging economic climate, with no measurable benefit to the surrounding community.

Thank you for your time, fairness, and thoughtful consideration of this appeal.

<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 2.30.2.2, a **Residential Use** is a **Permitted Use** in the **RSM - Small-Medium Scale Transition 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, **Semi-detached Housing** means:

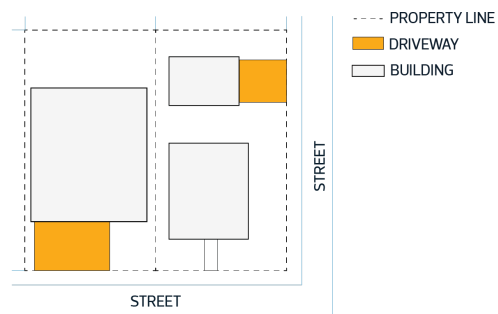
a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



Under section 8.20, **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.”

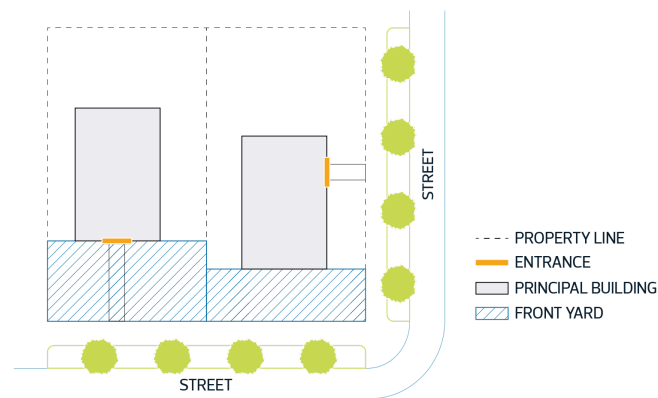
Under section 8.20, **Driveway** means:

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.



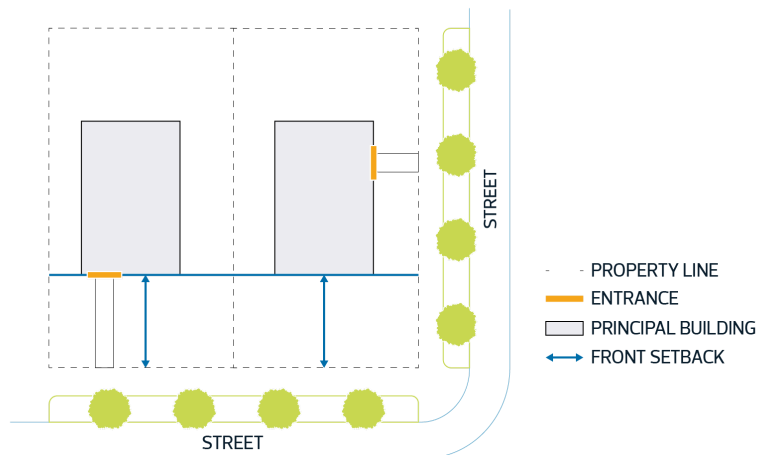
Under section 8.20, **Front Yard** means:

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:

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 “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 2.30.1 states that the **Purpose** of the **RSM - Small-Medium Scale Transition Residential Zone** is:

To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and

Multi-unit Housing in developing and redeveloping areas. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents. When located outside of a Node or Corridor identified in a statutory plan, the scale of development in this Zone is intended to act as a transition to smaller or larger scale development (existing or planned) or be in a location as directed in a statutory plan.

<i>Site Circulation and Parking Regulations for Small Scale Residential Development</i>
--

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. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4.)

Proposed: Driveway extension does not lead to the Garage.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.1.)

Maximum width: 3.7 m

Proposed: 5.5 m
Exceeds by: 1.8 m

3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.6.1.).

Proposed: Driveway extension is located within the Front Yard.

[unedited]

Notice to Applicant/Appellant

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

		Project Number: 651825500-002 Application Date: MAR 24, 2026 Printed: July 20, 2026 at 12:20 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) 11430 - 13 AVENUE SW Plan 0628336 Blk 11 Lot 27		
		Location(s) of Work Suite: 11430 - 13 AVENUE SW Entryway: 11430 - 13 AVENUE SW Building: 11428 - 13 AVENUE SW		
Scope of Application To construct exterior alterations to a Residential Use building (Driveway extension, 1.8 m x 6.7 m), existing without permits.				
Details				
Development Category: Site Area (sq. m.): 262.33		Overlay: Statutory Plan:		
Development Application Decision Refused Issue Date: Jul 20, 2026 Development Authority: FOLKMAN, JEREMY Reason for Refusal 1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4.) Proposed: Driveway extension does not lead to the Garage. 2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.1.) Maximum width: 3.7 m Proposed: 5.5 m Exceeds by: 1.8 m 3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.6.1.). Proposed: Driveway extension is located within the Front Yard. 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 #	Date Paid
Development Application Fee	\$195.00	\$195.00	04533E000019013	Mar 24, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$195.00	\$195.00		
THIS IS NOT A PERMIT				
P0702003				

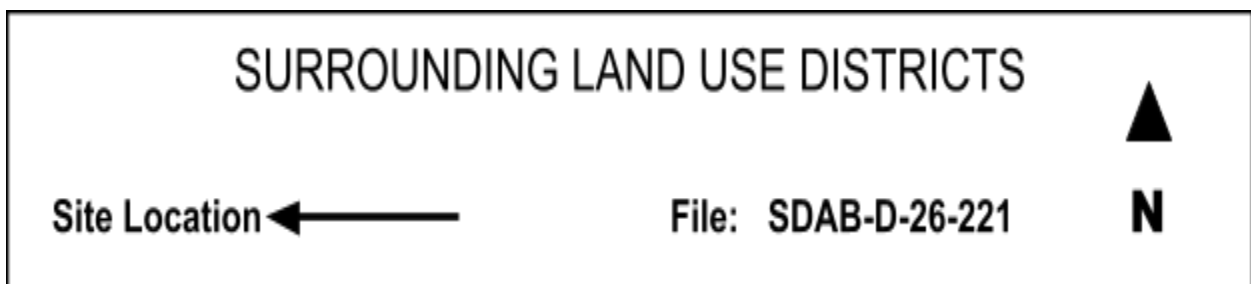
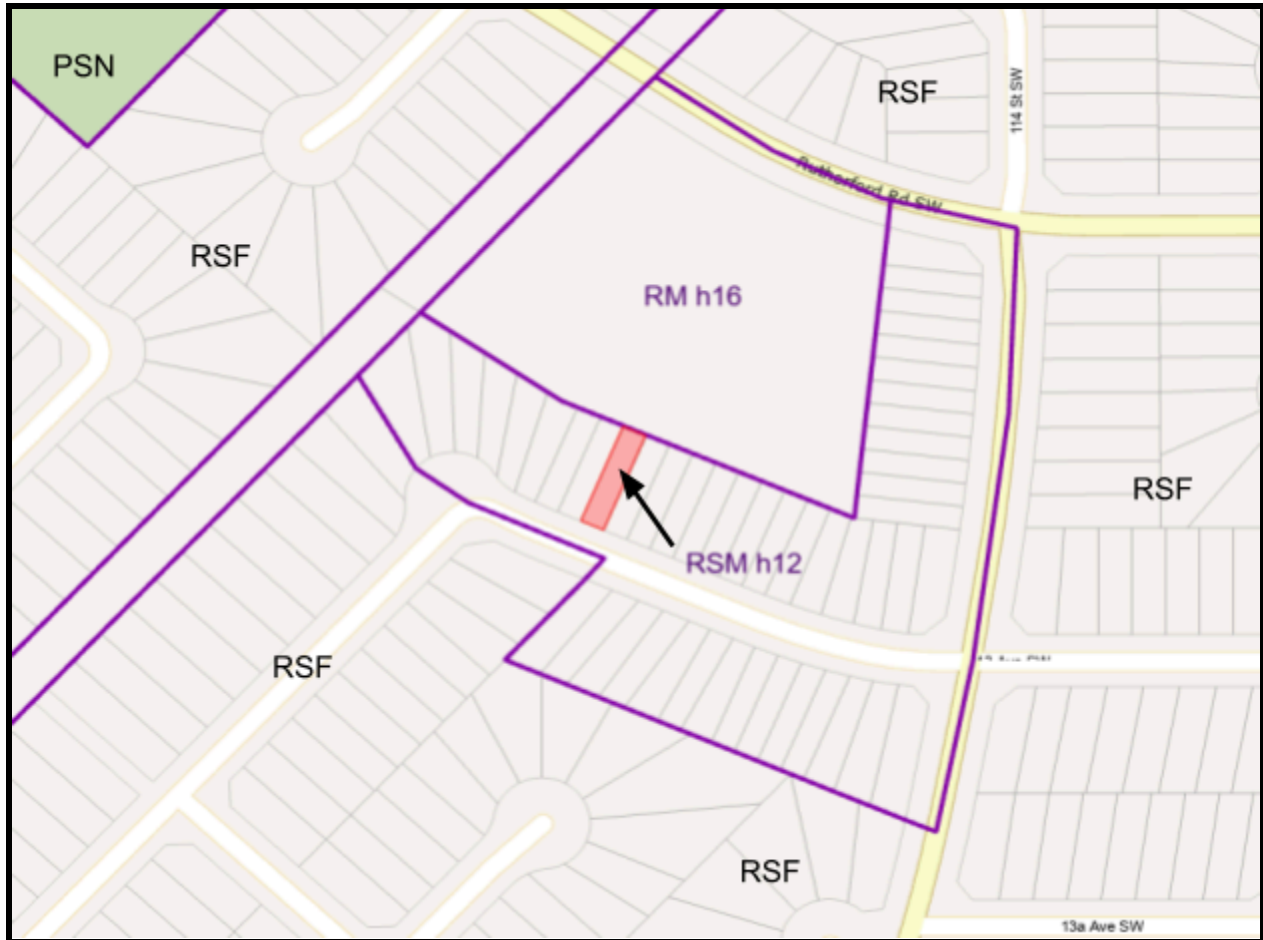


Application for Driveway Extension Permit

Project Number: **651825500-002**
Application Date: MAR 24, 2026
Printed: July 20, 2026 at 12:20 PM
Page: 2 of 2

THIS IS NOT A PERMIT

P0702003



WITHDRAWN

ITEM II: 10:00 A.M.

FILE: SDAB-D-26-222

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: S. Southwood

APPLICATION NO.: 576778424-002

APPLICATION TO: Construct a mixed-use building including Childcare Services for up to 49 children and 7 Dwellings

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 31, 2026

DATE OF APPEAL: August 7, 2026

RESPONDENT: Homes Mark Inc.

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7425 - 88 AVENUE NW

LEGAL DESCRIPTION: Plan 2921MC Blk 57 Lot 48

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:

It is very difficult to find the correct permit for this address, it has more than one address and used to be 8707-75st. This appeal is to encompass

this lot and all developments proposed on it. The issue has always been the cumulative impact of a multi-unit residential development and daycare on a street that is already under significant strain.

We have repeatedly raised concerns regarding parking overflow from the Good Samaritan facility, chronic difficulties with snow clearing and street sweeping, increased traffic congestion, reduced accessibility for residents, and the broader impact on the character and functionality of the neighbourhood. These concerns have not been addressed.

There are also concerns about inadequate parking for both the proposed residential units and daycare use, increased safety risks resulting from additional traffic and vehicle movements off the major artery of 75st and onto an already congested street, impacts to pedestrian safety, and the strain that further intensification will place on an area where municipal services are already difficult to deliver

Residents have taken the time to document these issues, communicate them respectfully, and engage with the City in good faith. Despite raising these concerns early in the process, we are still receiving conflicting information about something as fundamental as the status of the application itself.

- the site at 8707 75 St is on a street that has a unique layout, historically causing significant traffic and parking congestion for residents due to the placement of the Good Samaritan building across the street
- the congestion has resulted in poor parking ban compliance and further impacts on effective snow clearing and street sweeping, and very little enforcement has been witnessed to rectify this
- the addition of this new build, being a mixed residential use with daycare, will put further strain on these already existing issues
- the Zoning Bylaw as it currently stands does not account for the nuance in this situation, and therefore this site needs additional review and consideration due to the impending impact on effective delivery of city services on this street.

There has been no consultation, no signs, no info. Looks like being pushed through and approved a day before new height restrictions took effect.
Dirty

<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 2.10.2.8, a **Child Care Service** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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 **Child Care Service** means:

a development that provides temporary care and supervision of children. This Use includes facility-based early learning and child care programs. This Use does not include a Home Based Business operating as Home Based Child Care.

Typical examples include: daycares, out-of-school care, and preschools.

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, **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: 576778424-002 Application Date: MAR 15, 2025 Printed: August 6, 2026 at 10:54 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) 7425 - 88 AVENUE NW Plan 2921MC Bld: 57 Lot 48			
		Specific Address(es) Suite: 201, 7425 - 88 AVENUE NW Suite: 202, 7425 - 88 AVENUE NW Suite: 203, 7425 - 88 AVENUE NW Suite: 204, 7425 - 88 AVENUE NW Suite: 301, 7425 - 88 AVENUE NW Suite: 302, 7425 - 88 AVENUE NW Suite: 303, 7425 - 88 AVENUE NW Suite: 7429 - 88 AVENUE NW Entryway: 7425 - 88 AVENUE NW Entryway: 7429 - 88 AVENUE NW Building: 7425 - 88 AVENUE NW			
Scope of Permit To construct a mixed-use building including Childcare Services for up to 49 children and 7 Dwellings.					
Details <table border="1" style="width: 100%;"> <tr> <td> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 650.4 </td> <td> Gross Floor Area (sq.m.): 421.76 New Sewer Service Required: N Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 650.4	Gross Floor Area (sq.m.): 421.76 New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: Site Area (sq. m.): 650.4	Gross Floor Area (sq.m.): 421.76 New Sewer Service Required: N Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: Jul 31, 2026 Development Authority: ZHOU, ROWLEY Subject to the Following Conditions A) Zoning Conditions: 1. This Development Permit authorizes the construction of a mixed-use building including Childcare Services for up to 49 children and 7 Dwellings. 2. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 3. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1). 4. 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). 5. Landscaping must be installed and maintained in accordance with Section 5.60.					
P0702003					



Project Number: **576778424-002**
 Application Date: MAR 15, 2025
 Printed: August 6, 2026 at 10:54 AM
 Page: 2 of 9

Development Permit

6. Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8 m (Subsection 5.60.4.7).

7. 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).

8. Bike parking must be provided in accordance with Subsection 5.80.8.
 A minimum of 2 Bike Parking Spaces must be provided, all of which must be Short Term Bike Parking Spaces. A minimum of 1 Short Term Bike Parking Spaces must be Inclusive Bike Parking Spaces.

9. The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1).

10. All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).

11. Outdoor lighting must be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately -lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).

12. Any increase in the number of Dwellings requires separate development approval.

13. Any future basement development requires separate development approval.

14. Outdoor play spaces for Child Care Services must be located a minimum of 2.0 m away from mechanical equipment and exhaust systems (Subsection 6.40.3.2).

15. On-Site outdoor play spaces for Child Care Services at ground level must be Fenced on all sides and all gates must be self-latching (Subsection 6.40.3.3).

16. On-Site outdoor play spaces for Child Care Services above ground level must have secure perimeter railings or walls with a minimum Height of 1.8 m (Subsection 6.40.3.4).

17. Passenger pick-up and drop-off spaces for Child Care Services must not be located more than 100 m from the entrance used by the Child Care Service (Subsection 5.80.6.10.1).

18. Passenger pick-up and drop-off spaces for Child Care Services must contain signage indicating a maximum duration of 30 minutes or less (Subsection 5.80.6.10.2).

19. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must enter into a Servicing Agreement for the payment of the Permanent Area Contributions. The applicant/owner should contact Steve Jensen at 780-944-0851 upon issuance of the Development Permit.

B) Landscaping Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00. (this can be paid by phone with a credit card - 780-442-5054).

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$18,949.84 to ensure 100% of the minimum landscaping is

Development Permit

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.

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

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

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

6. If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

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

C) Transportation Conditions:

1. Removal of the existing 6.5 m wide concrete driveway to 75 Street, located at the south property line, and restoration of the boulevard to City of Edmonton Complete Streets Design and Construction Standards.

2. Access is proposed to the alley and does not require a crossing permit. The area between the south property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed 8%. The planned driveway/parking stalls along the alley must be located a minimum of 4 m from the west property line.

3. There is an existing power pole in the alley that may interfere with access to a proposed access to the site. Should relocation of the pole/guy-wire be required, all costs associated with relocation must be borne by the owner/applicant. The applicant should contact EPCOR Electricity at ces@epcor.com for more information.

4. 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.

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

All costs associated with any tree work required as a result of the project shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work. All trees must be protected until removal plans are approved and being actively coordinated by the project with Urban Forestry.

No new above-ground permanent structure shall be placed in such a way to limit a tree's structural root plate or the structural

	Project Number: 576778424-002 Application Date: MAR. 15, 2025 Printed: August 6, 2026 at 10:54 AM Page: 4 of 9
Development Permit	
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. 6. 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. 7. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include: 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 8. 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. D) Drainage Services Conditions: 1. Permanent Area Contribution (PAC) The PACs must be paid by entering into a servicing agreement, which will be prepared by the Sustainable Development. The applicant/owner should contact Steve Jensen at 780-944-0851 upon issuance of the Development Permit when he/she is ready to initiate the servicing agreement and make payment. The assessment area is 0.0650 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 2025. The final PAC amounts will be based on the prevailing rates at the time the The applicant/owner pays and enters into a servicing agreement with the City. Development Assessment Rate Permanent Area Contributions Gold Bar Creek 116 Basin Onsite Storm (2024 Rate) \$46,193/ha Gold Bar Creek Offsite Storm (2024 Rate) \$14,053/ha Gold Bar Creek Erosion Control & Mitigation \$1,543/ha 2. There may also be PAC over-expenditure, boundary conditions & oversized payment, which can only be determined when the applicant/owner is ready to enter into a servicing agreement. 3. The above assessment is made based on information currently available to our department. Should such information change in the future, a new assessment may be made.	
P0702003	



Project Number: **576778424-002**
 Application Date: MAR 15, 2025
 Printed: August 6, 2026 at 10:54 AM
 Page: 5 of 9

Development Permit

4. 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.

5. 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

E) 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

A) Zoning Advisements:

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

2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

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

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

5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.

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

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

8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My



Project Number: **576778424-002**
 Application Date: MAR 15, 2025
 Printed: August 6, 2026 at 10:54 AM
 Page: 6 of 9

Development Permit

Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

9. Signs require separate Development Permit applications.

10. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence

11. The City of Edmonton does not collect waste from non-Residential (Child Care Services) developments. The Child Care Service provider or property owner is responsible for managing their waste collections through the private commercial waste collection agencies. The business operator or property owner is advised to ensure that they have adequate waste disposal services to serve the development.

B) EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S25802) located 8.6 m west of the east property line of Lot 48 off of 88 Avenue. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 300 mm PVC water main along 88 Avenue adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.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.

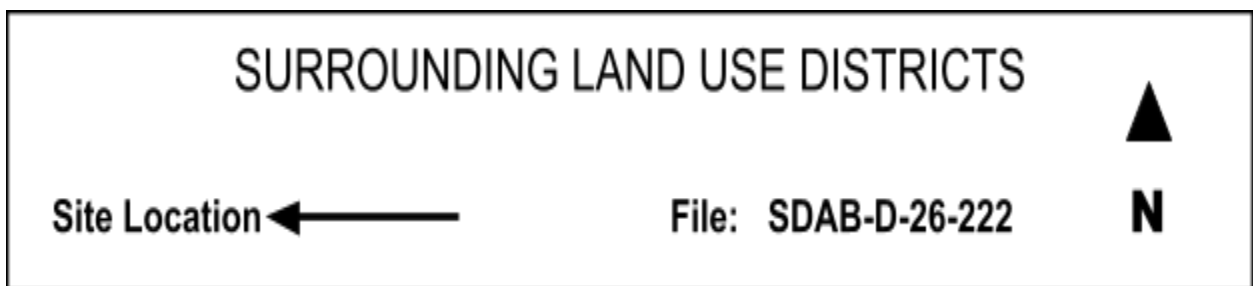
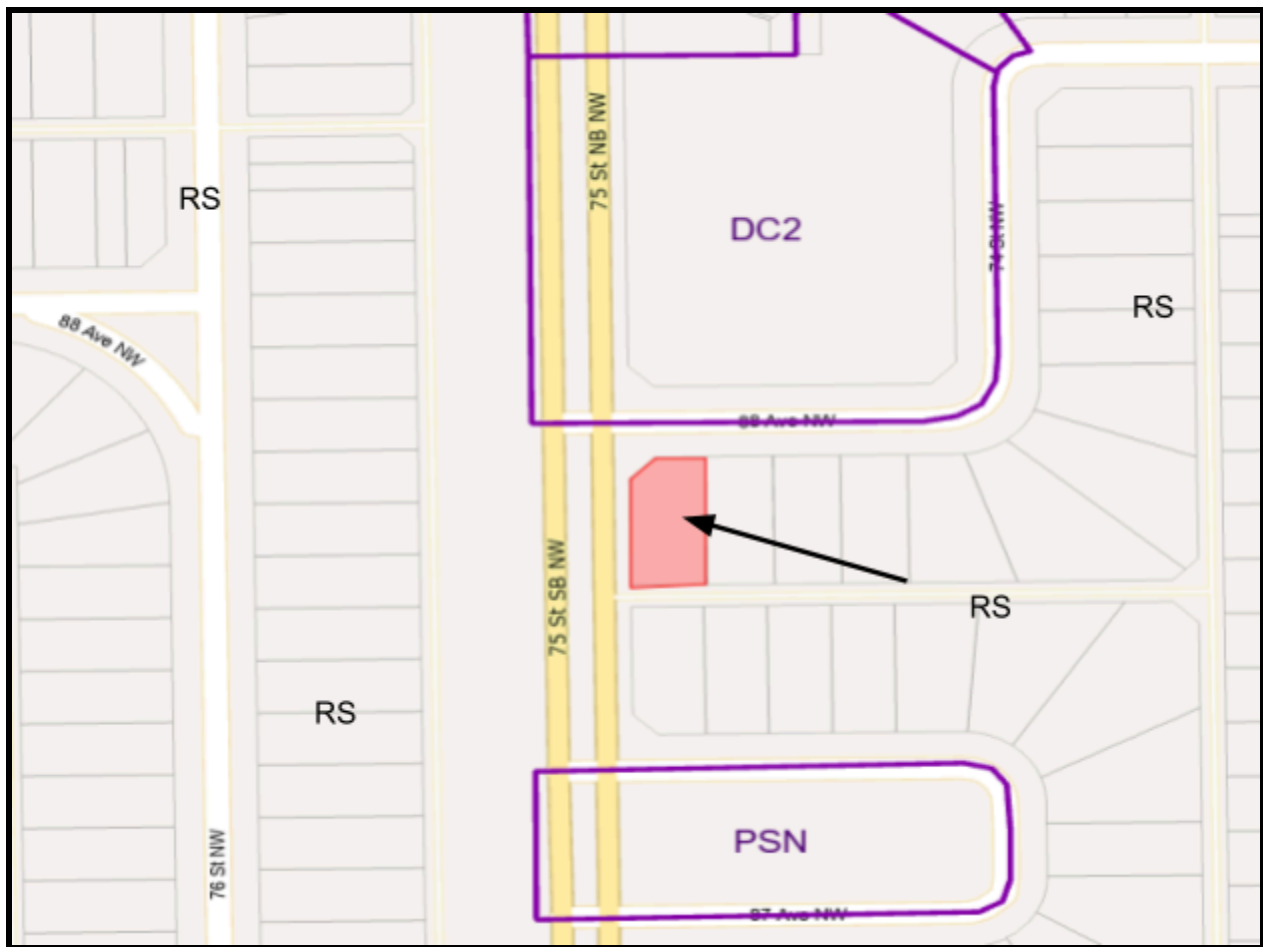
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning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

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

	Project Number: 576778424-002 Application Date: MAR 15, 2025 Printed: August 6, 2026 at 10:54 AM Page: 7 of 9
Development Permit	
9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards. 10. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021). 11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application. 12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure. 13. The advisements and conditions provided in this response are firm and cannot be altered. C) Waste Services Advisements: 1. 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. 2. 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. 3. 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. 4. The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 7 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 11 carts: 7x 240 L for garbage and 1 x 120 L and 3 x 240 L for food scraps. Please note: - Residents would be required to share their food scraps carts. - Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. - Residents would use blue bags for recycling. 5. A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers. 6. 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. 7. 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. 8. 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. D) Fire Rescue Services Advisements: 1. Travel distance from the emergency access route to each principal entrance must not exceed 45m.	
P0702003	

	Project Number: 576778424-002 Application Date: MAR 15, 2025 Printed: August 6, 2026 at 10:54 AM Page: 8 of 9										
Development Permit											
https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 2. Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered. https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329 3. The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction. 4. 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). 5. 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). 6. 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 7. 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 8. 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. 9. 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. Rights of Appeal This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">\$490.00</td> <td style="text-align: right;">02893Z001001187</td> <td style="text-align: right;">May 27, 2025</td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$490.00	\$490.00	02893Z001001187	May 27, 2025
Fees	Fee Amount	Amount Paid	Receipt #	Date Paid							
Lot Grading Fee	\$490.00	\$490.00	02893Z001001187	May 27, 2025							
P0702003											

	Project Number: 576778424-002 Application Date: MAR 15, 2025 Printed: August 6, 2026 at 10:54 AM Page: 9 of 9			
Development Permit				
Fees				
	Fee Amount Major Dev. Application Fee \$1,020.00 Development Permit Inspection Fee \$560.00 Dev. Application Fee # of dwelling units \$332.00 Total GST Amount: \$0.00 Totals for Permit: \$2,402.00	Amount Paid \$1,020.00 \$560.00 \$332.00 \$2,402.00	Receipt # 08593J000004255 02893Z001001187 08593J000004255	Date Paid Mar 06, 2026 May 27, 2025 Mar 06, 2026
P0702003				



ITEM III: 1:30 P.M.FILE: SDAB-D-26-223AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: D. Galenzoski

APPLICATION NO.: 656874830-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with front attached Garages, unenclosed front porches, balconies, Secondary Suites and walkout Basements

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 30, 2026

DATE OF APPEAL: August 6, 2026

RESPONDENT: Berkshire Construction Ltd.

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13703 / 13705 - BUENA VISTA ROAD NW

LEGAL DESCRIPTION: Plan 2485NY Blk 28 Lot 12, Plan 2621206 Blk 28 Lot 12B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

<i>Grounds for Appeal</i>

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

I am appealing this permit on the grounds that it is another build that will put too big an impact and pressure on our infrastructure and neighbourhood. Also the permit is too ambiguous. It needs more detail on what is being built. We have very strong concerns with this build and builder.

Storm water drainage:

I assume rain water is going Overland. So how and to where will it travel on that very sloped land. The buffer of tree canopy is going to be stripped away too. Is the neighbour (8311-138 St) to north swimming pool and home being protected from storm run-off? Now and into future? That neighbour property is far lower than 13703/13705. (Lots 12A/B).

Has anyone looked at the survey numbers and taken this into consideration? Or are we trusting the builder/developer?

Sewage:

Can sewage system handle another 6 dwellings toilets along with the Flop House horror adjacent to the east at 13635 and 13641 Buena Vista Rd.?? How many full baths and toilets is being permitted? Same Developer/Builder.

Site Coverage:

What is it percentage wise? 13635/41 was permitted even tho it is over the allowed...by same Developer/Builder.

How High: Is this Duplex and Garden sheds?

Builder concerns and Trust:

Berkshire currently has a suspended permit on adjacent lot and that development has known offences.

- Berkshire started excavation
- Berkshire say they sent photos to Dev Board showing they put Permit signage on the adjacent 13635/41. That required signage they say, went up within the required 14 day period after permit granted. The photo we saw was of the signage stuck into frozen ground, not tied to fencing.

We know those signs were taken away immediately after photo.

And because we, the neighbours, were oblivious to what was going on with that 5+ yr vacant property, we didn't get an opportunity, within the 21 day period, to oppose the Flop House, Garden Sheds, and 25+ toilets permitted.

Dishonest developer, CHEATING the system!

Asbestos

- 13703 BV current 1960's bungalow had a Berkshite employee LIVING in it, with his relative while it was being internally demolished this spring. Drywall and likely, the original vinyl flooring that was in kitchen, was demo'd and hauled away. Those in the Trades in our neighbourhood know this action was clandestinely taken to avoid future

Asbestos Abatement, during the main demolition. The adjacent home that was at 13635/41 BV had major asbestos abatement 5 yrs ago before it was demolished. That home was younger than the current bungalow permitted for Demo at 13703/05.

CHeating the system. Who is monitoring this?

Garbage Collection:

No back ally. Where do the garbage containers go for 6 more dwellings?

On BV Road along with all the parked cars and On-Demand bus stop?

Vehicle Parking: Two car garage on-site. Where do 6 Dwellings park

more vehicles? On street parking is very limited on BV Rd, what with the

adjacent Flop House Duplex and other permitted duplexes! Ditto 13705

when that permit is initiated for likely another 6 dwellings (or more).

Where does the, sure-to-happen, On-Demand bus stop? At the Valley Zoo?

<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: 656874830-002 Application Date: MAY 04, 2026 Printed: July 30, 2026 at 5:43 PM Page: 1 of 4			
		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) 13705 - BUENA VISTA ROAD NW Plan 2485NY Blk 28 Lot 12 13703 - BUENA VISTA ROAD NW Plan 2621206 Blk 28 Lot 12B			
		Specific Address(es) Suite: 1, 13703 - BUENA VISTA ROAD NW Suite: 2, 13703 - BUENA VISTA ROAD NW Suite: BSMT1, 13703 - BUENA VISTA ROAD NW Suite: BSMT2, 13703 - BUENA VISTA ROAD NW Entryway: 1, 13703 - BUENA VISTA ROAD NW Entryway: 2, 13703 - BUENA VISTA ROAD NW Building: 1, 13703 - BUENA VISTA ROAD NW			
Scope of Permit To construct a Residential Use building in the form of a Semi-Detached House with front attached Garages, unenclosed front porches, balconies, Secondary Suites and walkout 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: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5, R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
1. Titled Lot Zoning: R5, R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development				
Development Permit Decision Approved Issue Date: Jul 30, 2026 Development Authority: ZENG, KATHY Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with front attached Garages, unenclosed front porches, balconies, Secondary Suites, and walkout 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 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).					
PG702003					

	Project Number: 656874830-002 Application Date: MAY 04, 2026 Printed: July 30, 2026 at 5:43 PM Page: 2 of 4
Development Permit	
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.)	
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).	
Transportation Conditions: SUBDIVISION PLANNING - MINOR DEVELOPMENT CONDITIONS:	
1. Access from the site to Buena Vista Road exists. Any modification to the existing access requires the review and approval of Subdivision and Development Coordination. The proposed onsite driveway tied-in from the existing concrete apron to the proposed garages is acceptable.	
2. Permanent objects including concrete steps, ramps, retaining walls, railings, fencing, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.	
2. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.	
3. 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 (https://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/ OR 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.	
4. 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	
5. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction. In Trevor's absence, please contact	
P0702003	



Project Number: **656874830-002**
 Application Date: MAY 04, 2026
 Printed: July 30, 2026 at 5:43 PM
 Page: 3 of 4

Development Permit

developmentinspections@edmonton.ca.

Subject to the Following Advisements

Zoning Advisements:

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

The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.

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

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

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

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

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

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

Future inspections may occur to ensure the building is not operating as a Lodging House.

Waste Services Advisements:

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

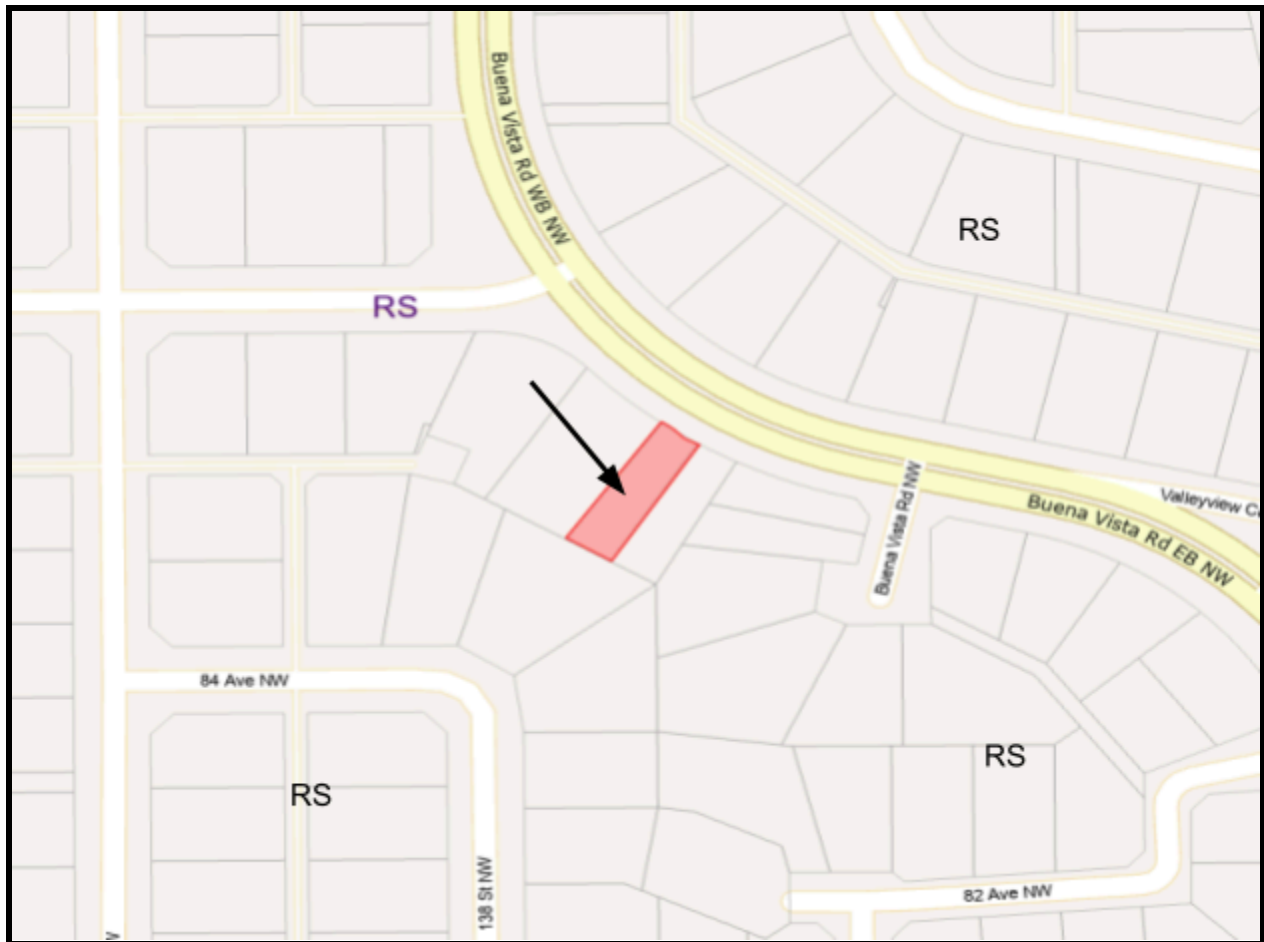
Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

Additional information about waste service at your proposed development:

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

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

	Project Number: 656874830-002 Application Date: MAY 04, 2026 Printed: July 30, 2026 at 5:43 PM Page: 4 of 4																									
Development Permit																										
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 6 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 9 carts: 6 x 240 L for garbage and 3 x 240 L for food scraps. Please note: - Residents would be required to share their food scraps carts. - Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. - Residents would use blue bags for recycling. A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers. 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.																										
<table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Dev. Application Fee</td> <td style="text-align: right;">\$625.00</td> <td style="text-align: right;">\$625.00</td> <td style="text-align: right;">011915000005787</td> <td style="text-align: right;">May 07, 2026</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$320.00</td> <td style="text-align: right;">\$320.00</td> <td style="text-align: right;">011915000005787</td> <td style="text-align: right;">May 07, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$945.00</td> <td style="text-align: right; border-top: 1px solid black;">\$945.00</td> <td></td> <td></td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Dev. Application Fee	\$625.00	\$625.00	011915000005787	May 07, 2026	Lot Grading Fee	\$320.00	\$320.00	011915000005787	May 07, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$945.00	\$945.00		
Fees	Fee Amount	Amount Paid	Receipt #	Date Paid																						
Dev. Application Fee	\$625.00	\$625.00	011915000005787	May 07, 2026																						
Lot Grading Fee	\$320.00	\$320.00	011915000005787	May 07, 2026																						
Total GST Amount:	\$0.00																									
Totals for Permit:	\$945.00	\$945.00																								
P0702003																										



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-223

▲
N