

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Wednesday, 9:00 A.M.
September 9, 2026

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

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

I 9:00 A.M. SDAB-D-26-231

Construct a Residential Use building in the form
of a 7 Dwelling Row Housing

3177 - CAMERON HEIGHTS WAY NW
Project No.: 566867887-002

II 10:30 A.M. SDAB-D-26-232

Construct exterior alterations to a Backyard House
(increase height and facade changes), existing
without permits

9302 - 90 STREET NW
Project No.: 664328452-002

III 1:30 P.M. SDAB-D-26-233

Construct a Residential Use building in the form
of a Backyard House (1 Dwelling with mutual
Garage)

12201 - 41 STREET NW
Project No.: 649553161-002

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-231

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANTS:

APPLICATION NO.: 566867887-002

APPLICATION TO: Construct a Residential Use building in the form of a 7 Dwelling Row Housing

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: November 28, 2025

DATE OF APPEALS: August 12, August 18 and August 19, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 3177 - CAMERON HEIGHTS WAY NW

LEGAL DESCRIPTION: Plan 1424124 Blk 16 Lot 18

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: West Edmonton District Plan

Grounds for Appeal

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

Appellant 1:

The proposed development at 3177 Cameron Heights is disparate from the existing neighbourhood North of Cameron Heights Way. Construction of

this building will devalue the existing homes and make it more difficult to sell and develop the remainder of vacant lots in the neighbourhood.

Additionally parking will become more exasperated in the area as many of the occupants from River Pointe apartments currently use street parking instead of paying for facility parking

Appellant 2:

I would like to submit an appeal to a development, project number 566867887-002. There is already an active appeal in place, and I would like to submit this in addition to the prior appeal.

This is regarding a development plan for Cameron Heights 3177, a property immediately adjacent to my own. I understand that this was originally filed in November 2025, and is outside of the normal 21 day appeal window. I would like to request an exemption for additional review and discussion, and the proposed development does not meet the architectural guidelines for the Riverpointe region of Cameron Heights. Row housing is a discrepancy from the single home lots within the neighbourhood, goes over the 2 story limit, and would result in an alleyway on a residential lot. Row housing also has a precedent for a negative impact on property value of nearby homes.

Appellant 3:

I would like to join the above mentioned appeal as the permit issued does not meet the architectural guidelines established for the Riverpointe at Cameron Heights, and all the developments currently in this area have or have met those criteria. Kindly see the attachments. Kindly see the map of the area under this architectural guideline attached.

Thank you

Appellant 4:

The property listed was deemed for Single Family -Detached housing. This was the original plan from Delta square properties inc. and Architectural guidelines stated as such with sizes for single family housing-Two storey or Bungalows. Enabling a 7 unit Condo on this property would severely stress the Traffic & Parking, which is overused as is. Also the roadways connecting at this property would be dangerously affected with a driveway, per the projected plan. The structure also would be negatively affecting the overall neighbourhood with the Extreme increase in Heights, Traffic & Parking. Also being packed in a lot meant for a Single family unit would create a danger to the numerous Occupants in a 7 Unit project, causing severe blockage in the driveway being proposed. The proposed use of this 7 units is not designed for the Area involved, causing an over massing effect, Sun-shadowing effect, packed streets, pedestrian, vehicular and parking over used. Noise from the 7 units would be a huge increase in the area as well. Having 7 units packed in to a less than sizeable area would also create larger concerns and have concerns of keeping the area in good

stead?

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or

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

or

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

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

Hearing and Decision

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

...

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

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the Zoning Bylaw 20001:

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

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

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, **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 2.20.1 states that the **Purpose** of the **RSF - Small Scale Flex Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such

as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: 566867887-002 Application Date: FEB 12, 2025 Printed: November 28, 2025 at 12:18 PM Page: 1 of 8									
		Development Permit									
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.											
Applicant		Property Address(es) and Legal Description(s) 3177 - CAMERON HEIGHTS WAY NW Plan 1424124 Blk 16 Lot 18									
		Specific Address(es) Suite: 1, 3177 - CAMERON HEIGHTS WAY NW Suite: 2, 3177 - CAMERON HEIGHTS WAY NW Suite: 3, 3177 - CAMERON HEIGHTS WAY NW Suite: 4, 3177 - CAMERON HEIGHTS WAY NW Suite: 5, 3177 - CAMERON HEIGHTS WAY NW Suite: 6, 3177 - CAMERON HEIGHTS WAY NW Suite: 7, 3177 - CAMERON HEIGHTS WAY NW Entryway: 1, 3177 - CAMERON HEIGHTS WAY NW Entryway: 2, 3177 - CAMERON HEIGHTS WAY NW Entryway: 3, 3177 - CAMERON HEIGHTS WAY NW Entryway: 4, 3177 - CAMERON HEIGHTS WAY NW Entryway: 5, 3177 - CAMERON HEIGHTS WAY NW Entryway: 6, 3177 - CAMERON HEIGHTS WAY NW Entryway: 7, 3177 - CAMERON HEIGHTS WAY NW Building: 1, 3177 - CAMERON HEIGHTS WAY NW									
Scope of Permit To construct a Residential Use building in the form of a 7 Dwelling Row Housing.											
Details <table border="1" style="width: 100%;"> <tr> <td>Development Category: Permitted Development</td> <td>Gross Floor Area (sq.m.): 787.73</td> </tr> <tr> <td>Lot Grading Needed?: Y</td> <td>New Sewer Service Required: N/A</td> </tr> <tr> <td>NumberOfMainFloorDwellings: 8</td> <td>Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 956.47</td> <td>Statutory Plan:</td> </tr> </table>				Development Category: Permitted Development	Gross Floor Area (sq.m.): 787.73	Lot Grading Needed?: Y	New Sewer Service Required: N/A	NumberOfMainFloorDwellings: 8	Overlay:	Site Area (sq. m.): 956.47	Statutory Plan:
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Lot Grading Needed?: Y	New Sewer Service Required: N/A										
NumberOfMainFloorDwellings: 8	Overlay:										
Site Area (sq. m.): 956.47	Statutory Plan:										
Development Permit Decision Approved Issue Date: Nov 28, 2025 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions GENERAL CONDITIONS: This Development Permit authorizes the construction of a Residential Use building in the form of a 7 Dwelling Row Housing. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been											
P0702003											

Development Permit

fulfilled (Subsection 7.190.2.1.1).

WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).

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).

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).

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).

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).

Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.

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

Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

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:

a. Construction of an approximate 7 m commercial crossing access to Cameron Heights Point located approximately 1.2 m from the north property line.

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:

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

-This Agreement will require a deposit to act as security on this Agreement. The City requires a Security Deposit in the amount of \$11,000.00 to cover 100% of construction costs. However, based on the City's "GUIDELINES FOR ESTABLISHING SECURITY



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Development Permit

IN SERVICING AGREEMENT" the amount may be adjusted based upon the owner's previous development history with the City.
 -The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 72 hours prior to removal or construction within City road right-of-way.

2. Permanent objects must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

3. Tree removal has been identified for one (1) tree in conflict with the proposed driveway. All tree work will be completed by the City of Edmonton and will only proceed after the Development Permit is approved. All trees are to remain protected as per the Public Tree Bylaw 18825 until the related permit(s) are approved. Forestry will not proceed with tree removal preemptively. Please be advised that tree work is required to be initiated by the proponent a minimum of 4 weeks prior to construction by calling 311. As per the Corporate Tree Management policy (C456C) the estimate to remove this tree is approximately \$2,500 which includes asset value, operations removal costs, and administrative fees. Please note this does not include stump removal. The minimum separation distance from the driveway to the remaining tree is 1.5 meters. The final separation distance should be shown on the approved plans.

A Public Tree Permit will be required for any remaining adjacent 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.

4. There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

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

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

6. Any 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.

EPCOR WATER SERVICES CONDITIONS:

1. There is an existing hydrant (H2244i) located on the north side of Cameron Heights Way east of Cameron Heights Point adjacent to the south property line of the subject site. This hydrant must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (April 2021) and access to the hydrant must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at waterdassetprotection@epcor.com prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.

2. 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

Development Permit

(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

GENERAL 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 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 application(s).
10. The vehicle access must maintain a minimum clearance of 1.5 m from all 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 surface utilities must be at the expense of the applicant or

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property owner. FIRE RESCUE SERVICES ADVISEMENTS: Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information. The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE). A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE). You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771 Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction. Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access 1) Hydrants on construction, alteration, or demolition site shall a) be clearly marked with a sign, b) be accessible, and c) have an unobstructed clearance of not less than 2 m at all times. Ensure that an all-weather access road is constructed prior to construction. Reference: NFC(2023-AE) 5.6.1.4. Access for Firefighting 4) Access routes for fire department vehicles shall be provided and maintained to construction and demolition sites. Ensure that emergency access route/fire lane signage is posted as per the NFC(2023-AE) 2.5.1.5 (2) Reference: 2.5.1.5. Maintenance of Fire Department Access 2) Vehicles shall not be parked to obstruct access by fire department vehicles and signs shall be posted prohibiting such parking. To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered. https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations. Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation: Protection of Adjacent Buildings During Construction and Demolition https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf Kind regards, William Heng FSCO Group B, Level 11	
P0702003	



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

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 25 mm kitec water service (N140807) located 27.4 m north of the south property line of Lot 18 of off Cameron Heights Point NW. 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. Note: The Utility Plan (Drawing 1001, Revision A) indicates that there is an existing 50 mm service to the lot, however our records indicate that the existing service is a 25 mm service.

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

3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along Cameron Heights Point or directly off EPCOR's 300 mm water main along Cameron Heights Way 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 onsite 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. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

9. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

10. 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.

11. 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.

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



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Development Permit

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan (PLOT PLAN and dated 2025-03-07) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

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

Additional information about waste service at your proposed development:

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

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

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

This property with 8 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 16 carts; one for garbage and one for food scraps. Residents would use blue bags for recycling.

If you require any further clarifications, please contact us.

Sincerely,

Abdullah Elsherif

Development Planning Assessor

LOT GRADING ADVISEMENT:

The person responsible, owner, or developer of the premises shall ensure that final grading of the premises is approved by the City Manager within 18 months of a building permit being issued for the premise, which includes a building permit issued for an addition.

In the event that no building permit is issued where lot grading approval is required as part of a development permit application, the person responsible, owner, or developer of the premises shall ensure that the final grading of the premises is approved by the City Manager within 18 months of the development permit being issued.

Surface drainage must be controlled during all phases of the development to ensure that stormwater and subsurface water are discharged to a City right-of-way. Releasing stormwater and/or subsurface water onto an adjacent private property is a Drainage Bylaw violation.

For additional information, refer to the Commercial Lot Grading Guidelines:

<https://www.edmonton.ca/sites/default/files/public-files/assets/CommercialGuidelines.pdf?cb=1761576893> or call 311 or 780-442-5311.

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.



Project Number: **566867887-002**

Application Date: FEB 12, 2025

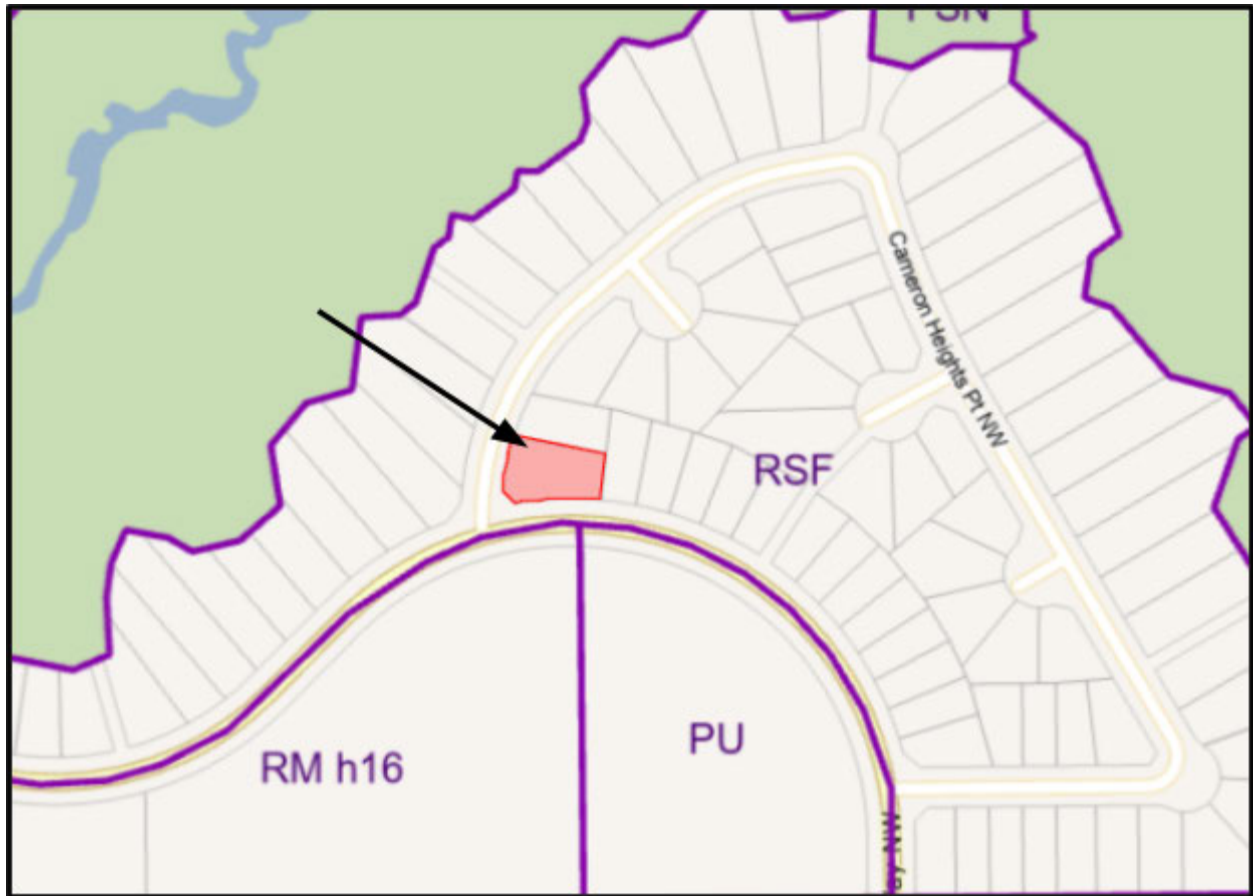
Printed: November 28, 2025 at 12:18 PM

Page: 8 of 8

Development Permit

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$748.00	\$748.00	05916G001001382	Apr 23, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	05916G001001382	Apr 22, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	05916G001001382	Apr 22, 2025
Dev. Application Fee # of dwelling units	\$332.00	\$332.00	05916G001001382	Apr 23, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,658.00	\$2,658.00		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-26-231 ▲
N

ITEM II: 10:30 A.M.FILE: SDAB-D-26-232AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 664328452-002

APPLICATION TO: Construct exterior alterations to a Backyard House
(increase height and facade changes), existing without
permitsDECISION OF THE
DEVELOPMENT AUTHORITY: Refused

DECISION DATE: August 5, 2026

DATE OF APPEAL: August 13, 2026

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 9302 - 90 STREET NW

LEGAL DESCRIPTION: Plan 1742NY Blk A Lot 26A

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:

During the excavation phase, it was discovered that the existing municipal services on site were significantly higher than indicated in the pre-construction information. In order to achieve proper drainage, maintain required service connections, and comply with engineering standards, it became necessary to raise the building elevation by 2 feet 9 inches. This

adjustment ensured that all service connections could be installed safely and function correctly without compromising the integrity of the structure.

As a result of the elevation change, the framing design also required modification. Our standard design assumes a 9-foot second-floor wall height. To maintain structural consistency and meet design requirements, the second-floor framing was revised from the originally planned 8-foot walls to 9-foot walls.

These changes were not discretionary; they were required to address site conditions discovered during excavation and to ensure compliance with construction standards, safety requirements, and proper service installation.

<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.

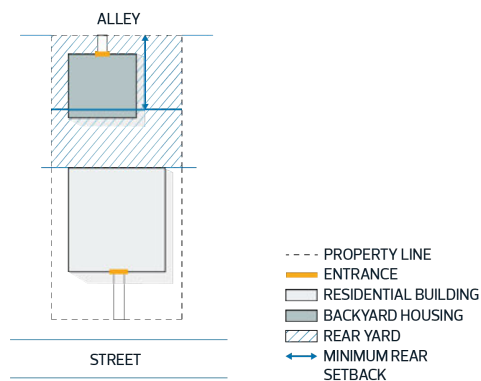
Under section 8.20, **Semi-detached Housing** means:

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, **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.

Section 6.10 - Backyard Housing

Section 6.10 states Backyard Housing must comply with Table 1:

Table 1. Building Regulations

Subsection	Regulation	Value	Symbol
Height			
1.1.	Maximum Height	6.8 m	-

Under section 8.20, **Height** means:

a vertical distance between 2 points.

Where described as a Modifier in a regulation, this is represented as the letter “h” and a number on the Zoning Map.

Development Planner’s Determination

1. The maximum Height for Backyard Housing is 6.8 m. (Subsection 6.10.1.1)

Required: 6.8 m

Proposed: 8.0 m

Deficient by 1.2 m

[unedited]

Previous Subdivision and Development Appeal Board Decisions

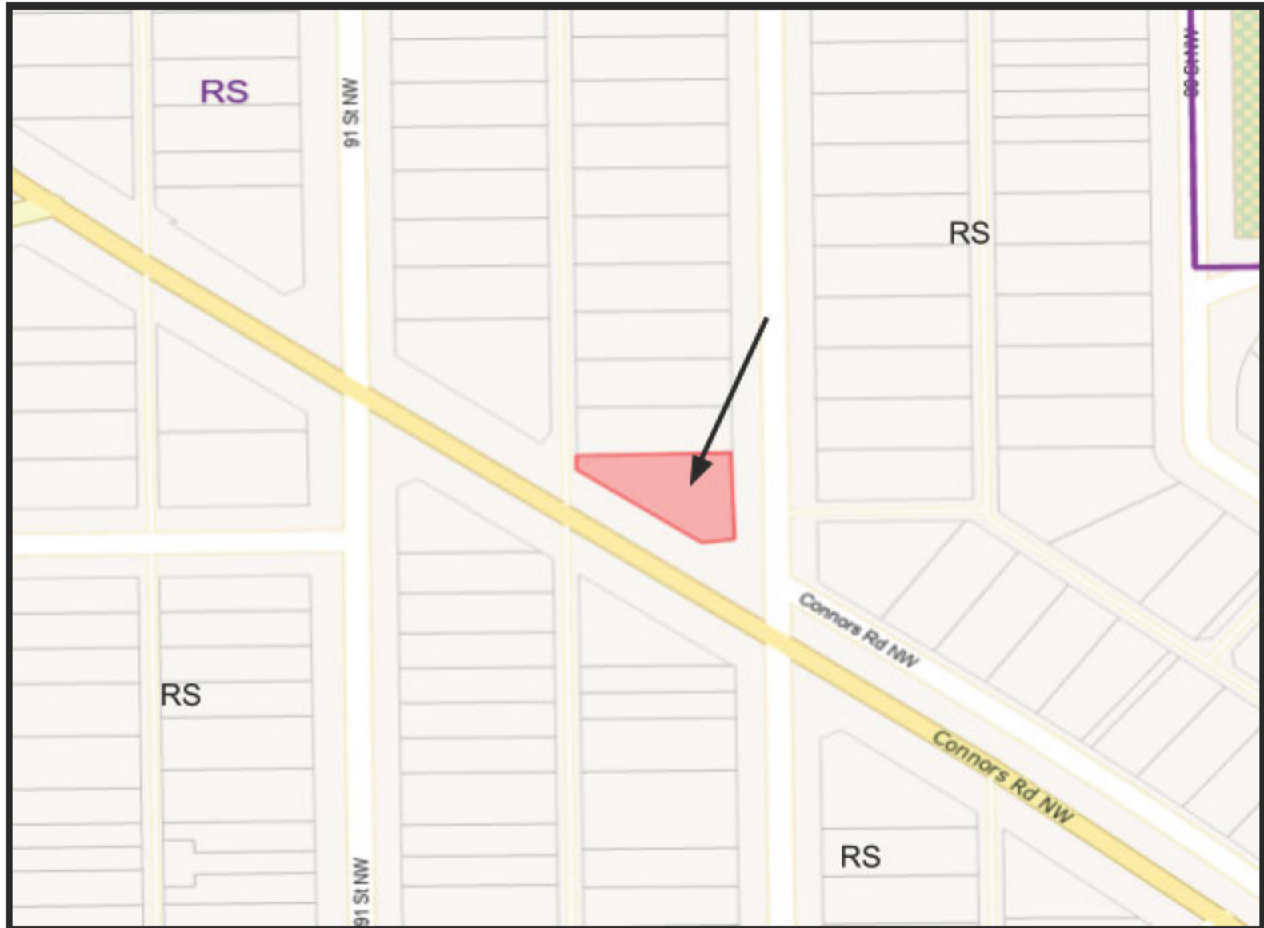
Application Number	Description	Decision
SDAB-D-26-049	To construct exterior alterations to a Backyard House (increase height and facade changes), existing	March 23, 2026; The appeal was not filed on time, in accordance with Section 686(1)(a)(i)(A) of the

	without permits.	<i>Municipal Government Act.</i> Therefore, the Board cannot assume jurisdiction to hear this appeal.
SDAB-D-23-165	To construct a Semi-detached House and Unenclosed Front Porches.	November 23, 2023; The appeal is DENIED and the decision of the Development Authority is CONFIRMED. The development is GRANTED as applied for to the Development Authority.

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.

	Application for Alterations Permit				Project Number: 664328452-002 Application Date: JUN 29, 2026 Printed: August 5, 2026 at 3:51 PM Page: 1 of 1																														
This document is a Development Permit Decision for the development application described below.																																			
Applicant		Property Address(es) and Legal Description(s) 9302 - 90 STREET NW Plan 1742NY Blk A Lot 26A																																	
		Location(s) of Work Suite: 9302G - 90 STREET NW Entryway: 9302G - 90 STREET NW Building: 9302G - 90 STREET NW																																	
Scope of Application To construct exterior alterations to a Backyard House (increase height and facade changes), existing without permits.																																			
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Development Category: Discretionary Development</td> <td style="width: 50%;">Overlay:</td> </tr> <tr> <td>Site Area (sq. m.): 628.97</td> <td>Statutory Plan:</td> </tr> </table>						Development Category: Discretionary Development	Overlay:	Site Area (sq. m.): 628.97	Statutory Plan:																										
Development Category: Discretionary Development	Overlay:																																		
Site Area (sq. m.): 628.97	Statutory Plan:																																		
Development Application Decision Refused Issue Date: Aug 05, 2026 Development Authority: POTTER, CHRISTINA Reason for Refusal 1. The maximum Height for Backyard Housing is 6.8 m. (Subsection 6.10.1.1) Required: 6.8 m Proposed: 8.0 m Deficient by 1.2 m 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 <table border="0" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Safety Codes Fee</td> <td style="text-align: right;">\$15.40</td> <td style="text-align: right;">\$15.40</td> <td>029704000023740</td> <td>Jun 29, 2026</td> </tr> <tr> <td>Building Permit Fee (Construction Value)</td> <td style="text-align: right;">\$385.00</td> <td style="text-align: right;">\$385.00</td> <td>029704000023740</td> <td>Jun 29, 2026</td> </tr> <tr> <td>Development Application Fee</td> <td style="text-align: right;">\$195.00</td> <td style="text-align: right;">\$195.00</td> <td>029704000023740</td> <td>Jun 29, 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;">\$595.40</td> <td style="text-align: right; border-top: 1px solid black;">\$595.40</td> <td></td> <td></td> </tr> </tbody> </table>							Fee Amount	Amount Paid	Receipt #	Date Paid	Safety Codes Fee	\$15.40	\$15.40	029704000023740	Jun 29, 2026	Building Permit Fee (Construction Value)	\$385.00	\$385.00	029704000023740	Jun 29, 2026	Development Application Fee	\$195.00	\$195.00	029704000023740	Jun 29, 2026	Total GST Amount:	\$0.00				Totals for Permit:	\$595.40	\$595.40		
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THIS IS NOT A PERMIT																																			
P0702003																																			



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-232

N ▲

ITEM III: 1:30 P.M.

FILE: SDAB-D-26-233

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 649553161-002

APPLICATION TO: Construct a Residential Use building in the form of a Backyard House (1 Dwelling with mutual Garage)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: July 22, 2026

DATE OF APPEAL: August 12, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 12201 - 41 STREET NW

LEGAL DESCRIPTION: Plan 5347HW Blk 6 Lot 1

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

Grounds for Appeal

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

I am appealing the minor development permit as the description of development is deceiving. it says,"To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches,

covered decks and uncovered decks and 4 Secondary Suites in the Basements." My understanding is that it is to be 4 garages with a suite above the garages. There is not enough space there for garages to store larger vehicles and it will become 4 storage units. My other concern is that an existing concrete retaining wall (curb) is listed in the builder's plans. That is actually on the property of 12207 41 street and was built on the property of 12207 41 street.

<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:

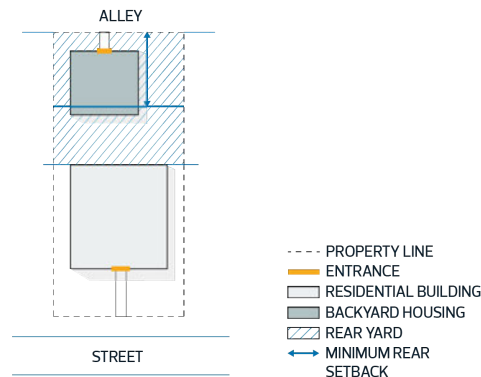
a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

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, **Backyard Housing** means:

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



Under section 8.20, **Dwelling** means:

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

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

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

Notice to Applicant/Appellant

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

		Project Number: 649553161-002 Application Date: MAR 05, 2026 Printed: July 22, 2026 at 9:45 AM 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) 12201 - 41 STREET NW Plan 5347HW Blk 6 Lot 1			
		Specific Address(es) Suite: 4020G - 122 AVENUE NW Entryway: 4020G - 122 AVENUE NW Building: 4020G - 122 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a Backyard House (1 Dwelling with mutual Garage)					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units To Construct: 1 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units To Construct: 1 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 22, 2026 Development Authority: HETHERINGTON, FIONA Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Backyard House (1 Dwelling with mutual Garage). The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2). A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and must be a minimum width of 0.9 m (Subsection 5.80.2.1.1). Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12). Outdoor Common Amenity Area(s) must include seating and lighting, and must be accessible by all residents of the site (Subsection 5.20.6). 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,					
P0702003					



Project Number: **649553161-002**
 Application Date: MAR 05, 2026
 Printed: July 22, 2026 at 9:45 AM
 Page: 2 of 4

Development Permit

outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

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

Where an Interior Side Setback is 0 m, the eaves must not be closer than 0.9 m to the eaves of a building on an Abutting Lot (Subsection 6.10.3.2.1).

The roof drainage from the Backyard Housing must be directed towards a Street, Alley, or private drainage system, and no roof leader discharge is directed to the maintenance easement area (Subsection 6.10.3.2.2).

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.

The proposed onsite hard surfaced driveway connecting the garage entrances/parking pad and the paved alley/roadway will not allow for vehicles to park behind the garage without overhanging onto the alley/roadway. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal alley/ road right-of-way may result in enforcement measures.

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.

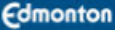
All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit.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

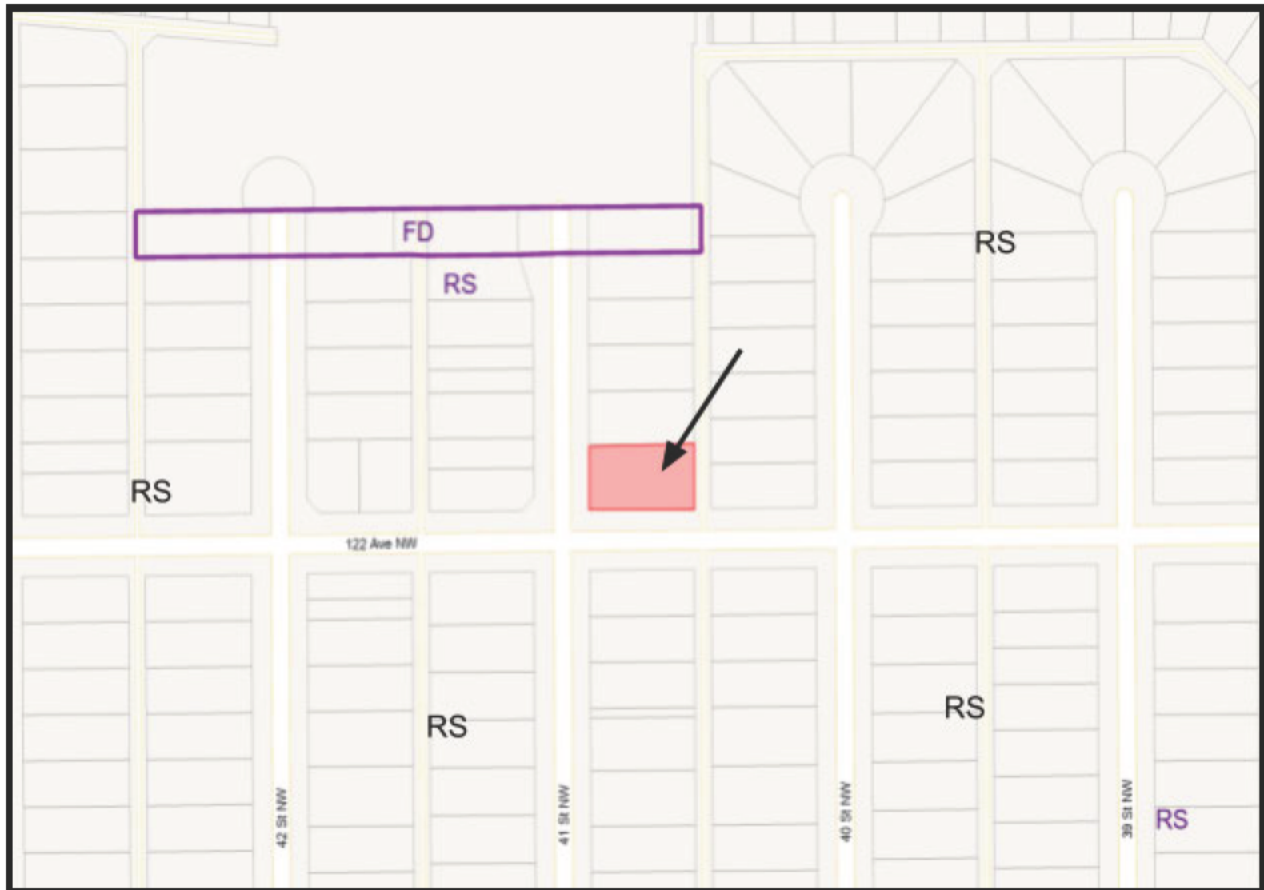
City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

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

P0702003

	Project Number: 649553161-002 Application Date: MAR 05, 2026 Printed: July 22, 2026 at 9:45 AM Page: 3 of 4
	Development Permit
requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading	
Waste Services Advisements:	
Waste Services has reviewed the proposed plan "PLOT PLAN" dated 07/11/24 and has no concerns to identify during this review.	
This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.	
Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.	
Additional information about waste service at your proposed development:	
Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton. Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.	
To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to: Access to containers and removal of obstructions. Container set out, and The responsibility for wear and tear or damages.	
The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 9 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 14 carts: 9 x 240 L for garbage and 1 x 120 L and 4 x 240 L for food scraps.	
Please note: Residents would be required to share their food scraps carts. Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions. Residents would use blue bags for recycling.	
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.	
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.	
If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.	
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.	
Rights of Appeal	
This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.	
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Development Permit				
Fees				
	Fee Amount Dev. Application Fee \$625.00 Lot Grading Fee \$160.00 Total GST Amount: \$0.00 Totals for Permit: \$785.00	Amount Paid \$625.00 \$160.00 \$785.00	Receipt # 10144555 10144555	Date Paid Mar 06, 2026 Mar 06, 2026
P0702003				



SURROUNDING LAND USE DISTRICTS		
Site Location ←	File: SDAB-D-26-233	▲ N