SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
October 27, 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-26-286~~ **POSTPONED**	Construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access) 707 - HOWATT DRIVE SW Project No.: 671398750-002
II	10:00 A.M.	SDAB-D-26-287	Construct exterior alterations to a Residential Use building (Driveway extension 6.1m x 1.83m) 4836 - 15A AVENUE NW Project No.: 665924179-002
III	11:00 A.M.	SDAB-D-26-288	Install a Freestanding Sign (Pattison Outdoor Advertising) 16104 / 16106 - STONY PLAIN ROAD NW Project No.: 668929190-002
IV	1:30 P.M.	SDAB-D-26-289	Construct a Residential Use building in the form of a 3 Dwelling Row House with 3 secondary suites, and unenclosed front porch 4644 - 115 AVENUE NW Project No.: 654126876-002

~~ITEM I: 9:00 A.M.~~ **POSTPONED** FILE: SDAB-D-26-286

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	671398750-002
APPLICATION TO:	Construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	September 25, 2026
DATE OF APPEAL:	September 29, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	707 - HOWATT DRIVE SW
LEGAL DESCRIPTION:	Plan 1425761 Blk 9 Lot 16
ZONE:	RSF - Small Scale Flex Residential Zone
OVERLAY:	North Saskatchewan River Valley and Ravine System Protection Overlay
STATUTORY PLAN(S):	Hays Ridge Neighbourhood Area Structure Plan North Saskatchewan River Valley Area Redevelopment Plan
DISTRICT PLAN:	Southwest District Plan

Grounds for Appeal

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

Reasons submitted to SDAB.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

(a) fails or refuses to issue a development permit to a person,

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645,

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

…

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

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

Appeals

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

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

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

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of

that period under section 684, within 21 days after the date the period or extension expires,

or

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

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

Hearing and Decision

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

…

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

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

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

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

…

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

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

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

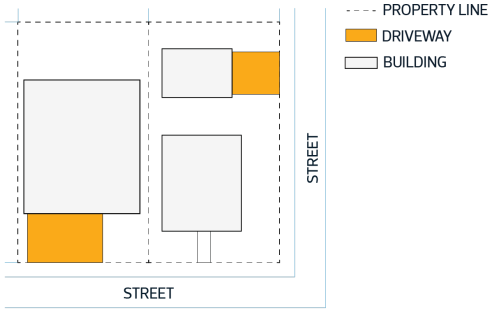
> Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.
>
> This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

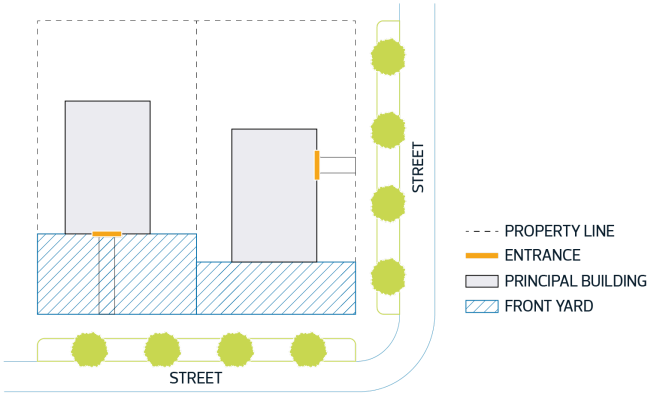
Under section 8.20, **Driveway** means:

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



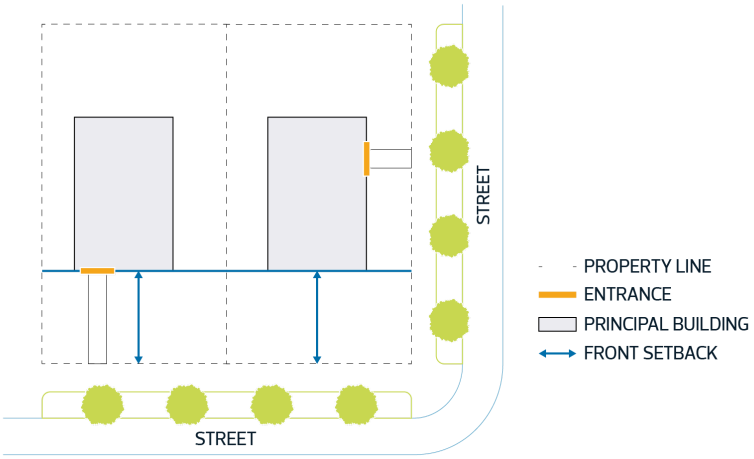
Under section 8.20, **Front Yard** means:

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



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

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



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

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

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

> To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. This Zone has site and building regulations that provide additional development flexibility in appropriate contexts, such as new neighbourhoods and large undeveloped areas. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Site Circulation and Parking Regulations for Small Scale Residential Development

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. Vehicle access - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3.)

There are 2 vehicle access points.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)

Maximum width: 6.1 m
Proposed: 7.3 m
Exceeds by: 1.2 m

[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.

Edmonton

Project Number: **671398750-002**
Application Date: AUG 25, 2026
Printed: September 25, 2026 at 5:37 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)
707 - HOWATT DRIVE SW
Plan 1425761 Blk 9 Lot 16

Scope of Application
To construct exterior alterations to a Residential Use building (Driveway extension, adding a second driveway access).

Details

Development Category: Discretionary Development
Site Area (sq. m.): 1199.73

Overlay:
Statutory Plan: Hays Ridge NASP Consolidation

Development Application Decision
Refused

Issue Date: Sep 25, 2026 **Development Authority:** DEIGHTON, ROAN

Reason for Refusal

1. Vehicle access - Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling. (Subsection 5.80.2.1.3.)

There are 2 vehicle access points.

2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)

Maximum width: 6.1 m
Proposed: 7.3 m
Exceeds 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

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Application Fee	$195.00	$195.00	01462I000017707	Aug 25, 2026

THIS IS NOT A PERMIT

P0702003

Edmonton

Application for
Driveway Extension Permit

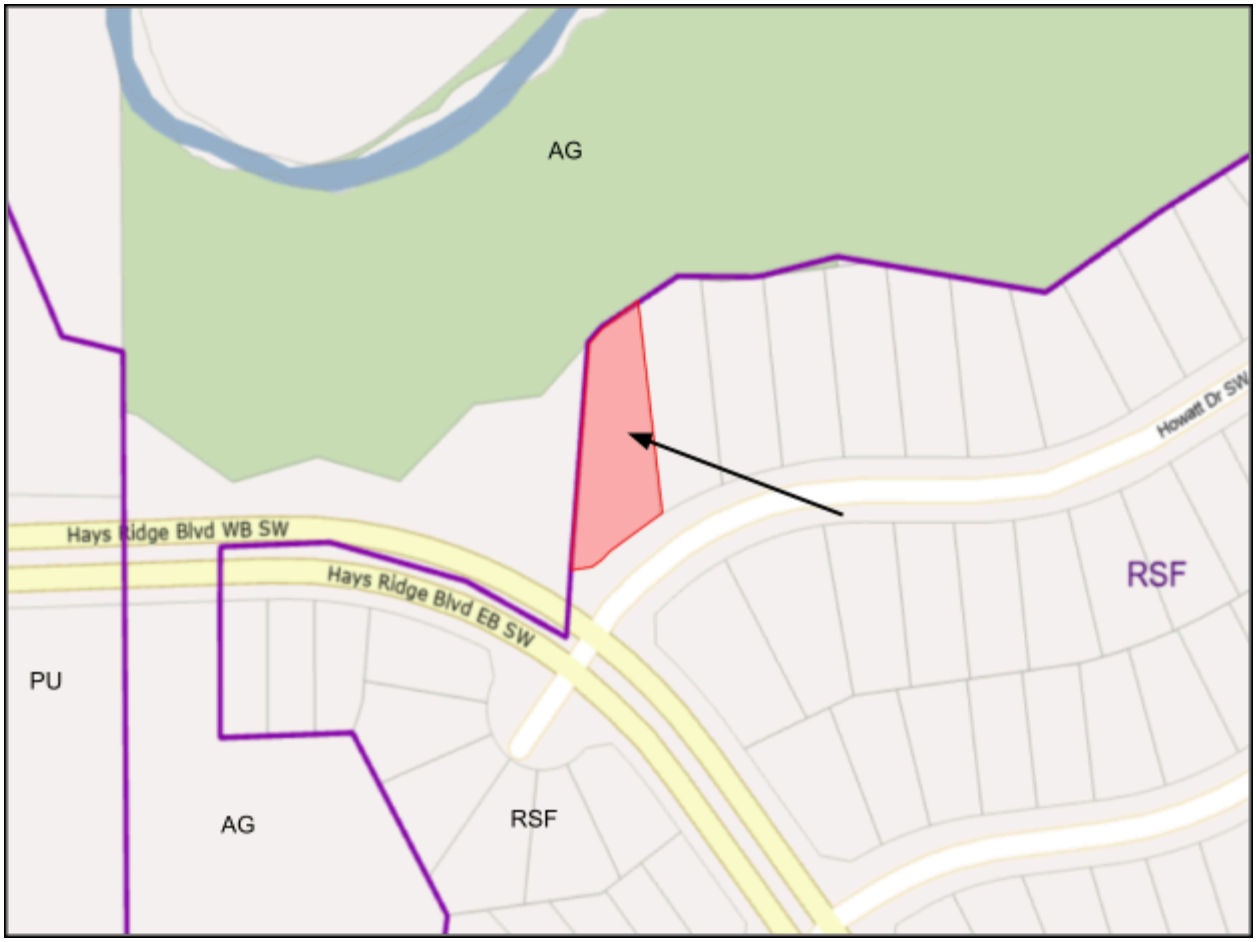
Project Number: **671398750-002**
Application Date: AUG 25, 2026
Printed: September 25, 2026 at 5:37 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	$0.00			
Totals for Permit:	$195.00	$195.00		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-286

N

ITEM II: 10:00 A.M. FILE: SDAB-D-26-287

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	665924179-002
APPLICATION TO:	Construct exterior alterations to a Residential Use building (Driveway extension 6.1m x 1.83m).
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	September 29, 2026
DATE OF APPEAL:	September 29, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	4836 - 15A AVENUE NW
LEGAL DESCRIPTION:	Plan 8922797 Blk 45 Lot 34
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Mill Woods and Meadows District Plan

Grounds for Appeal

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

> This addition is for a pathway I had built to the front door. Not for extra parking. When 2 vehicles are parked next to each other my mother couldn't get her wheel chair past them to get to front door or out past them. So I had a pathway made so she could get to the street from the front door. I didn't know I needed a permit to make a pathway. When i checked online I couldn't find anything about needing a permit for a pathway. Now bylaw is

saying it is a driveway extension and I needed to apply for a permit. So I applied for the permit and they refused it saying that's it was for extra parking when it was never intended for extra parking but a pathway for my mother to get around on her wheelchair

General Matters

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:

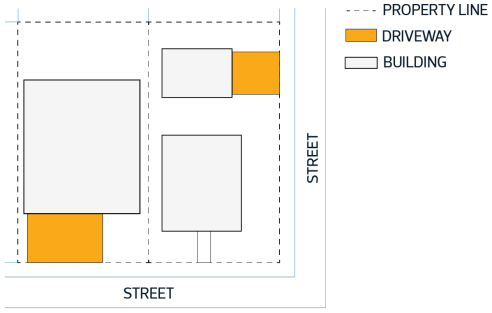
> Means a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.
>
> This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

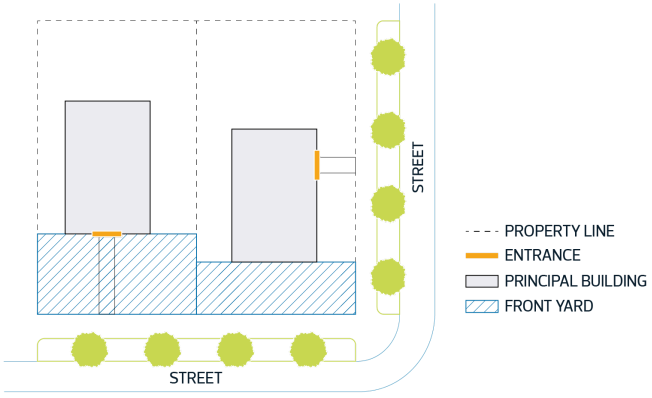
Under section 8.20, **Driveway** means:

> 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.



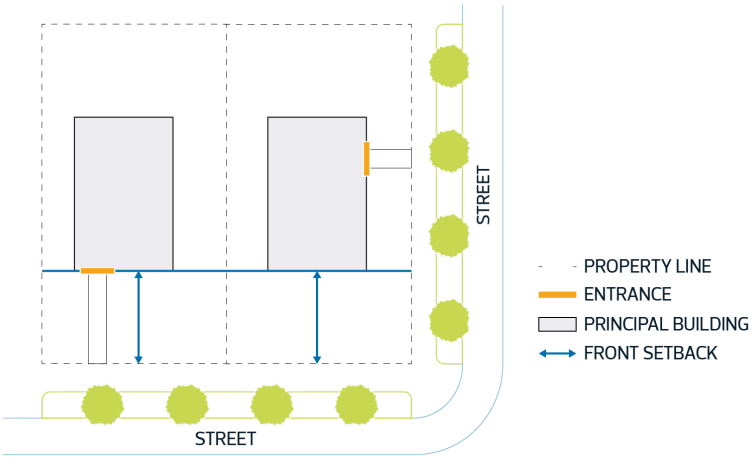
Under section 8.20, **Front Yard** means:

> 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 2.10.1 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.

Site Circulation and Parking Regulations for Small Scale Residential Development

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. (Subsection 5.80.2.1.4)
Proposed: The Driveway does not lead directly to the Garage

2. Driveway Width - The maximum Width of a Driveway is the number of spaces multiplied by 3.7m (Subsection 5.80.2.1.5.2)
Required: 7.4m (2 x 3.7m)
Proposed: 7.9m
Exceeds by: 0.5m

3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6.1)
Proposed: The extension creates additional parking space in 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.

Edmonton

Project Number: **665924179-002**
Application Date: JUL 12, 2026
Printed: September 29, 2026 at 1:35 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)
4836 - 15A AVENUE NW
Plan 8922797 Blk 45 Lot 34

Location(s) of Work
Suite: 4836 - 15A AVENUE NW
Entryway: 4836 - 15A AVENUE NW
Building: 4836 - 15A AVENUE NW

Scope of Application
To construct exterior alterations to a Residential Use building (Driveway extension 6.1m x 1.83m).

Details

Development Category: Discretionary Development
Site Area (sq. m.): 603.37
Overlay:
Statutory Plan:

Development Application Decision
Refused

Issue Date: Sep 29, 2026 **Development Authority:** ZENG, KATHY

Reason for Refusal

1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage. (Subsection 5.80.2.1.4)
Proposed: The Driveway does not lead directly to the Garage

2. Driveway Width - The maximum Width of a Driveway is the number of spaces multiplied by 3.7m (Subsection 5.80.2.1.5.2)
Required: 7.4m (2 x 3.7m)
Proposed: 7.9m
Exceeds by: 0.5m

3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Subsection 5.80.2.1.6.1)
Proposed: The extension creates additional parking space in 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	025781000008383	Jul 12, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$195.00	$195.00		

THIS IS NOT A PERMIT

P0702003

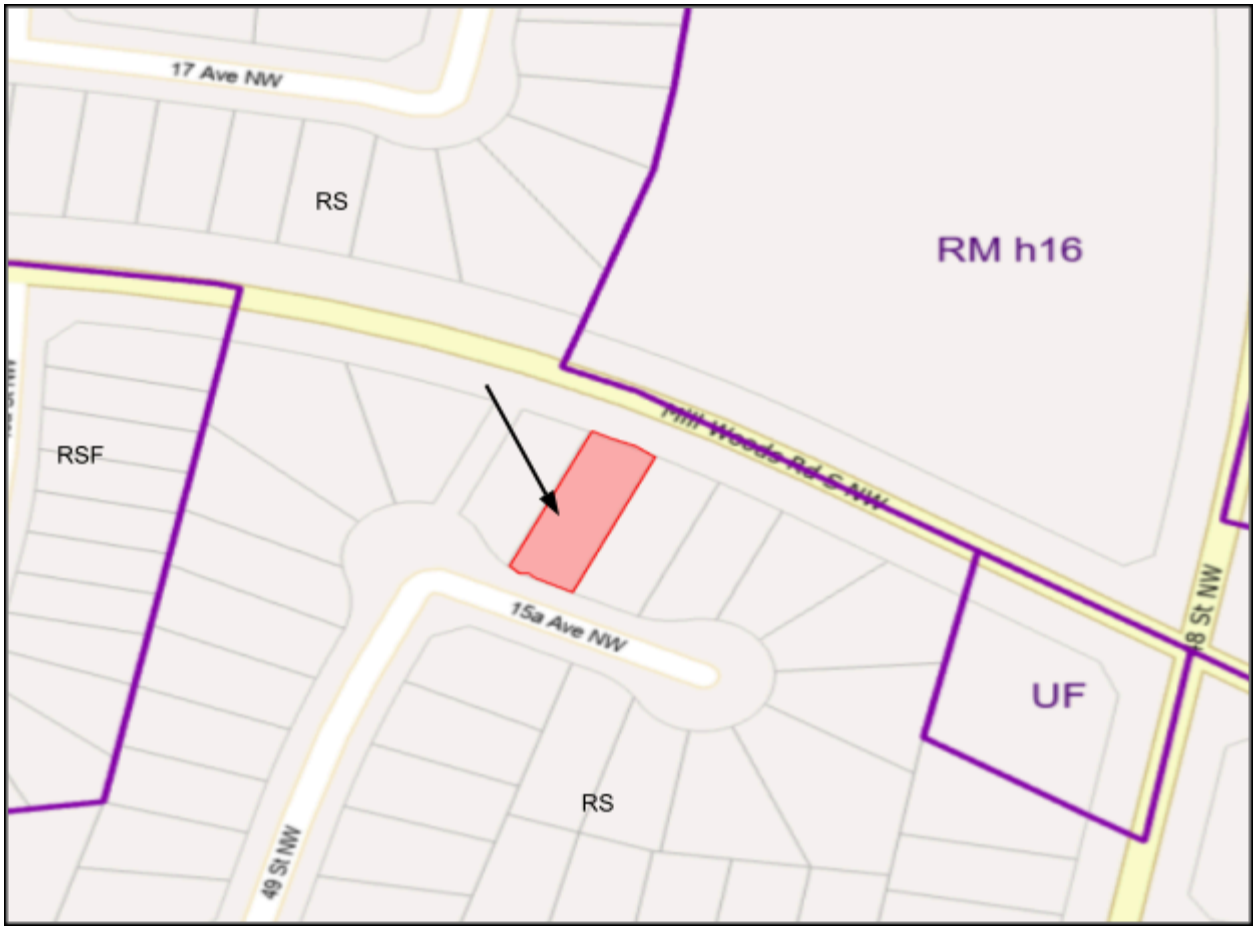
Edmonton

Project Number: **665924179-002**
Application Date: JUL 12, 2026
Printed: September 29, 2026 at 1:35 PM
Page: 2 of 2

Application for
Driveway Extension Permit

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-287

N

ITEM III: 11:00 A.M. FILE: SDAB-D-26-288

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	668929190-002
APPLICATION TO:	Install a Freestanding Sign (Pattison Outdoor Advertising)
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	September 18, 2026
DATE OF APPEAL:	October 1, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	16104 / 16106 - STONY PLAIN ROAD NW
LEGAL DESCRIPTION:	Plan 1924AM Blk 6 Lot 23, Plan 1924AM Blk 6 Lot 22, Plan 1924AM Blk 6 Lots 24-28
ZONE:	MU - Mixed Use Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Jasper Place District Plan

Grounds for Appeal

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

1. Freestanding Signs are a Permitted Use in the Mixed Use (MU) Zone.

2. The Freestanding Sign in question has existed at 16106 Stony Plain Road NW for over 25 years. The Sign has existed under the same conditions referenced in the refusal for this application since installation.

3. To the extent any variance may be required, it is submitted that granting the same would be appropriate in the circumstances and that the proposed development would not unduly interfere with the amenities of the neighbourhood nor materially interfere with the use, enjoyment or value of neighbouring parcels of land.

4. Such further and other reasons as may be presented at the hearing of this appeal.

General Matters

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 2.80.2.31, a **Freestanding Sign** is a **Permitted Use** in the **MU - Mixed Use Zone**.

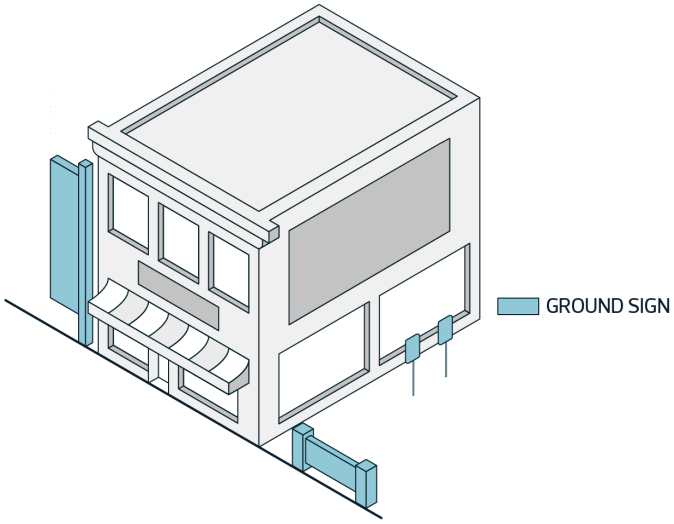
Under section 8.10, a **Freestanding Sign** means:

a Ground Sign that does not contain Digital Copy.

Typical examples include: pylon signs, monument signs, billboards, posters, and neighbourhood identification signs.

Under section 8.20, a **Ground Sign** means:

a Sign supported independently of a building.



Section 2.80.3.22 states "Signs must comply with Section 6.90."

Section 2.80.1 states that the **Purpose** of the **MU - Mixed Use Zone** is:

> To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by statutory plans. This Zone allows for a range of Uses and supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

Separation Distance Regulations

Section 6.90.3.16 states:

> To minimize Sign proliferation, the following regulations apply:
>
> > 3.16.3. Signs with a Digital Copy area greater than 8.0 m2 and Signs with Off-premises Advertising, must be separated from a Sign with a Digital Copy area greater than 8.0 m2 or a Sign with Off-premises Advertising in compliance with Table 3.16.3:

Table 3.16.3. Separation Distance

Subsection	Sign Area	Minimum

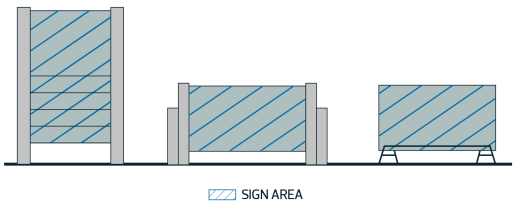
		separation distance
3.16.3.1	**Less than 20.0 m2**	**100 m**
3.16.3.2	20.0 m2 to 40.0 m2	200 m
3.16.3.3	Greater than 40.0 m2	300 m

Section 6.90.3.16.4 states:

> The separation distance required in Subsection 3.16.3 must be measured from the Sign with Digital Copy or Off-premises Advertising that has the greater Sign Area.

Under section 8.20, **Sign Area** means:

> The entire area of the Sign on which Copy is intended to be placed. In the case of a double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising Copy must be used in calculating the total Sign Area.



Development Planner's Determination

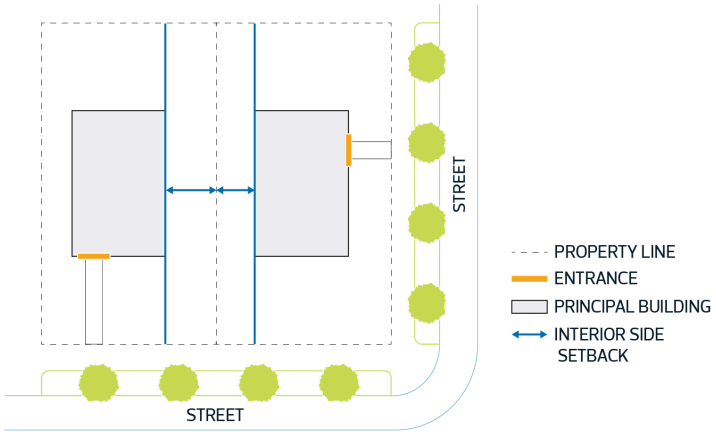
> **1. Subsection 6.90.3.16.1. Freestanding Signs, and Major Digital Signs and Minor Digital Signs in the form of a Ground Sign must not be closer than 45.0 m from another Freestanding Sign, or Major Digital Sign or Minor Digital Sign in the form of a Ground Sign on the same Site.**
> **Proposed: 33.87 m**
> **Deficient by: 11.13 m**
>
> [unedited]

Specific Regulations for Mixed Use Zones

Section 6.90.5.11 states "Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.

Under section 8.20, **Interior Side Setback** means:

> the distance that a development or a specified portion of a development must be from an Interior Side Lot Line. An Interior Side Setback is not an Interior Side Yard.



Development Planner's Determination

> **2. Subsection 6.90.5.11. Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.**
> **Proposed: 1.10 m**
> **Deficient by: 1.9 m**
>
> [unedited]

Section 6.90.5.13 states "The maximum Height for Freestanding Signs is 6.0 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

> **3. Subsection 6.90.5.13. The maximum Height for Freestanding Signs is 6.0 m.**
> **Proposed: 7.9 m**

Exceeds by: 1.9 m

[unedited]

Section 6.90.5.14 states:

Where Freestanding Signs contain Off-premises Advertising:

5.14.1. they must be located on Sites greater than or equal to 1 ha;

Development Planner's Determination

4. Subsection 6.90.5.14.1. Where Freestanding Signs contain Off-premises Advertising they must be located on Sites greater than or equal to 1 ha;
Site: 0.17 ha
Deficient by: 0.83 ha

[unedited]

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-98-015 16104 - Stony Plain Road NW	Construct a freestanding business identification sign (multi-tenant sign: Master Vacuum / Computer Repair)	January 22, 1998; that the appeal be ALLOWED and the DEVELOPMENT GRANTED, and the deficiency in frontage for freestanding signs and the excess in site area and deficiency in minimum separation distance all be waived, subject to conditions.

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.

Edmonton

Application for Sign Permit

Project Number: **668929190-002**
Application Date: AUG 05, 2026
Printed: September 18, 2026 at 11:52 AM
Page: 1 of 2

This document is a Development Permit Decision for the development application described below.

Applicant

Property Address(es) and Legal Description(s)
16106 - STONY PLAIN ROAD NW
Plan 1924AM Blk 6 Lot 23
16106 - STONY PLAIN ROAD NW
Plan 1924AM Blk 6 Lot 22
16104 - STONY PLAIN ROAD NW
Plan 1924AM Blk 6 Lots 24-28

Scope of Application
To install a Freestanding Sign (Pattison Outdoor Advertising).

Details

ASA Sticker No./Name of Engineer:
Development Category: Discretionary Development
Construction Value: 10000
Expiry Date:

Development Application Decision
Refused

Issue Date: Sep 18, 2026 **Development Authority:** MERCIER, KELSEY

Reason for Refusal

1. Subsection 6.90.3.16.1.Freestanding Signs, and Major Digital Signs and Minor Digital Signs in the form of a Ground Sign must not be closer than 45.0 m from another Freestanding Sign, or Major Digital Sign or Minor Digital Sign in the form of a Ground Sign on the same Site.
Proposed: 33.87 m
Deficient by: 11.13 m

2. Subsection 6.90.5.11.Freestanding Signs must not be located within an Interior Side Setback and must be a minimum of 3.0 m from the Interior Side Lot Line.
Proposed: 1.10 m
Deficient by: 1.9 m

3. Subsection 6.90.5.13.The maximum Height for Freestanding Signs is 6.0 m.
Proposed: 7.9 m
Exceeds by: 1.9 m

4. Subsection 6.90.5.14.1.Where Freestanding Signs contain Off-premises Advertising they must be located on Sites greater than or equal to 1 ha;
Site: 0.17 ha
Deficient by: 0.83 ha

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.

Fees

THIS IS NOT A PERMIT

P0702003

Edmonton

Application for Sign Permit

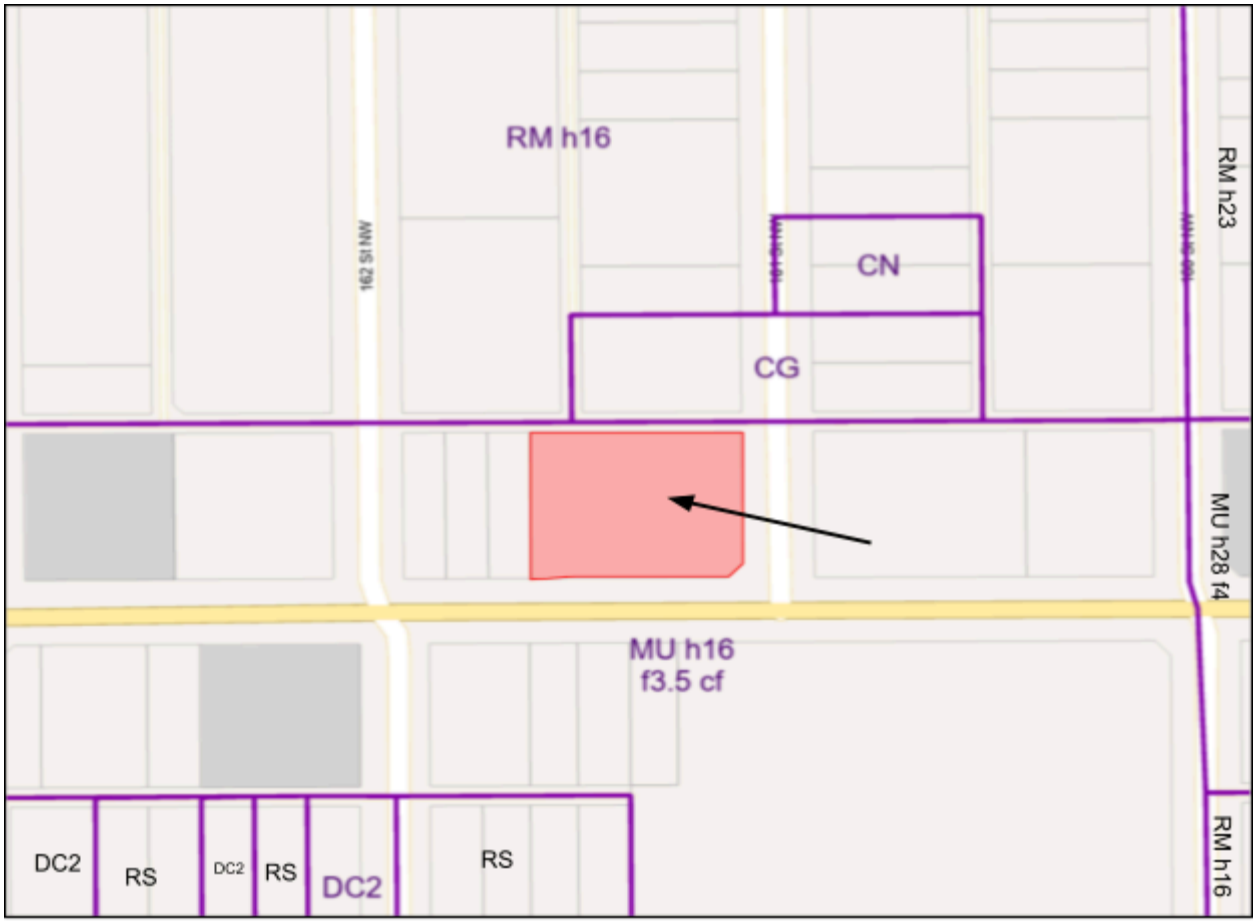
Project Number: **668929190-002**
Application Date: AUG 05, 2026
Printed: September 18, 2026 at 11:52 AM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Sign Development Application Fee	$415.00	$415.00	09434J000002949	Aug 05, 2026
Off Premise Advertising Fee	$207.50	$207.50	09434J000002949	Aug 05, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$622.50	$622.50		

THIS IS NOT A PERMIT

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-288

N

ITEM IV: 1:30 P.M. FILE: SDAB-D-26-289

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	654126876-002
APPLICATION TO:	Construct a Residential Use building in the form of a 3 Dwelling Row House with 3 secondary suites, and unenclosed front porch
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 28, 2026
DATE OF APPEAL:	October 1, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	4644 - 115 AVENUE NW
LEGAL DESCRIPTION:	Plan 4292TR Blk 14 Lot 1B
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:

The development recently permitted at 4644-115 Ave NW is:

- Hazardous to infrastructure. The sanitary sewer system is aged and bowed in places; It is a documented fact that the system must be cleaned via hydrovac monthly on 48 St south from 118ave to Ada Blvd otherwise there will be sewer backup. We believe that there will be issues with the sanitary infrastructure due to the increased load on the system from this development.
- Too dense. Will adversely affect parking, traffic, and pedestrian safety. Due to the propertys proximity to John J Olinyk park, and the potential number of residents likely using street parking we believe that there will be crowding of the intersection of 48 St and 115 Ave hindering view of pedestrian traffic to and from the park. There has been no enforcement of the 30km playground zone on 115 Ave, and shortcutting down 48st from 118 Ave to 114 ave is constant.
- Too large for the lot and will be generally detrimental to the neighborhoods aesthetic and demographic makeup.
- Negligent and covert. The current developer has not maintained the lot; Neither snow clearing over the last winter, to keeping the property kempt over the summer. To the extent that bylaw enforcement action needed to be taken. There has never been signage posted on the property for contact with the owner or developer. This is not conducive to interaction with the developer as recommended by the citys Infill Checklist. This does not bode well for any interaction with the developer as this project progresses.
- Unfair. The previous owner of this property attempted to permit the construction of a single detached home, in which they were forced to obtain variances for setback, frontage, and were generally roadblocked by city planning to build a home there. Now this developer is able to build a dwelling to the lot lines?

We would like you to take into account all factors here and perform measured assessment of all infrastructure concerns listed before allowing this development to proceed as planned.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

(a) fails or refuses to issue a development permit to a person,

(b) issues a development permit subject to conditions, or

(c) issues an order under section 645,

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

…

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

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

Appeals

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

(a) in the case of an appeal made by a person referred to in section 685(1)

(i) with respect to an application for a development permit,

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

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

or

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

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

Hearing and Decision

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

…

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

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

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

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

…

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

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

(i) the proposed development would not

(A) unduly interfere with the amenities of the neighbourhood, or

(B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

> a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.
>
> This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

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

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

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

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

Under section 8.20, **Dwelling** means:

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

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

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

Notice to Applicant/Appellant

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

Project Number: **654126876-002**
Application Date: APR 13, 2026
Printed: September 28, 2026 at 2:52 PM
Page: 1 of 10

Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.

Applicant

Property Address(es) and Legal Description(s)
4644 - 115 AVENUE NW
Plan 4292TR Blk 14 Lot 1B

Specific Address(es)

Suite:	4644 - 115 AVENUE NW
Suite:	4646 - 115 AVENUE NW
Suite:	4648 - 115 AVENUE NW
Suite:	BSMT, 4644 - 115 AVENUE NW
Suite:	BSMT, 4646 - 115 AVENUE NW
Suite:	BSMT, 4648 - 115 AVENUE NW
Entryway:	4644 - 115 AVENUE NW
Entryway:	4646 - 115 AVENUE NW
Entryway:	4648 - 115 AVENUE NW
Building:	4644 - 115 AVENUE NW

Scope of Permit
To construct a Residential Use building in the form of a 3 Dwelling Row House with 3 secondary suites, and unenclosed front porch.

Details

1. Titled Lot Zoning: RS
2. Number of Principal Dwelling Units To Construct: 3
3. Overlay:
4. Number of Secondary Suite Dwelling Units to Construct: 3
5. Statutory Plan:
6. Backyard Housing or Secondary Suite Included?: Yes
7. Neighbourhood Classification: Redeveloping
8. Development Category / Class of Permit: Permitted Development

Development Permit Decision
Approved

Issue Date: Sep 28, 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 3 Dwelling Row House with 3 secondary suites, and unenclosed front porch.

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

Edmonton

Project Number: **654126876-002**
Application Date: APR 13, 2026
Printed: September 28, 2026 at 2:52 PM
Page: 2 of 10

Development Permit

unobstructed width of 0.9 m (Subsection 5.80.2.1.1).

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).

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m2, a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.)

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of $575.00.

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

Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).
Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.

This Development Permit will be revoked if the conditions of this permit are not met.

Landscaping Conditions:

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

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

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

Transportation Conditions:

Edmonton

Project Number: **654126876-002**
Application Date: APR 13, 2026
Printed: September 28, 2026 at 2:52 PM
Page: 3 of 10

Development Permit

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. The existing approximate 4 m wide residential crossing to 115 Avenue located at the east property line must be removed with reconstruction of the curb, gutter, and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

As this residential crossing is shared with the adjacent alley, the removal of the driveway access will result in the requirement for the construction of the alley flare on the west side of the adjacent north-south alley crossing to 115 Avenue. This alley flare must be constructed to meet the City of Edmonton Complete Streets Design and Construction Standards.

The owner/applicant must obtain a Permit to remove the access and reconstruct the alley flare, available from Development Services, developmentpermits@edmonton.ca.

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

3. Prior to construction, a Public Tree Permit is required for all work, including haul routes, within 5 meters of a boulevard/open space tree and 10 meters of a natural stand as per Public Tree Bylaw 18825. Trees will require physical tree protection fencing and possibly anti-compaction methods as part of the overall protection plan. For more information on City of Edmonton Tree Protection, please visit the Public Tree Permit Webpage. If tree damage occurs, all costs related to remedial tree work, including full tree removal, will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value as well as 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.

Urban Forestry will not support the removal of large limbs if a significant portion of that tree is conditionally affected or lost because of the construction of the building (i.e. greater than 30% of its entire existing canopy or root zone). Please ensure that the proposed building footprint is reviewed in conjunction with the surrounding tree canopy to identify and mitigate these conflicts.

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.

4. Permanent objects including steps, railings, retaining walls, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

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

6. Any alley, sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

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;

Development Permit

c. confirmation of lay down area within legal road right of way if required;
d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.
It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

The FILL IN PERMIT CONDITIONS:

1. The existing approximate 4 m wide residential crossing to 115 Avenue located at the east property line must be removed with reconstruction of the curb, gutter, and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

As this residential crossing is shared with the adjacent alley, the removal of the driveway access will result in the requirement for the construction of the alley flare on the west side of the adjacent north-south alley crossing to 115 Avenue. This alley flare must be constructed to meet the City of Edmonton Complete Streets Design and Construction Standards.

The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 for inspection 72 hours prior to and following removal of the driveway access.

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

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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;
d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.
It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

Drainage Services Conditions:
DP#654126876-002, To construct a Residential Use building in the form of a 3 Dwelling Row House with 3 secondary suites, and an unenclosed front porch. File 51-013-109-001

This advice identifies the development assessments applicable to the property at 4644 - 115 Avenue NW (Plan 4292TR Blk 14 Lot 1B; Beverly Heights).
APPLICABLE ASSESSMENTS
1. Permanent Area Contribution (PAC)
? Storm and sanitary PACs are not applicable since the property is not in active PAC basins.
2. Expansion Assessment (EA)
Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
? Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)

Development Permit

- SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2026; therefore, SSTC is deferred for this development permit application DP#654126876-002.
- SSTC may apply at the time of the future application for subdivision, development permit, or servicing connection application.

For information purposes, the following SSTC rates are for the year 2026. SSTC rate depends on the type of development:
1 – Industrial / Commercial / Institution: $8,818 per hectare
2 – One or two Dwelling Residential (no secondary, garden, or garage suite): $1,764 per dwelling
3 – Two Dwellings Residential (one secondary, garden, or garage suite): $1,764 per dwelling
for secondary garden or garage suite $781
4 – Multi-Family Residential: $1,259 per dwelling

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

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

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

Additional Notes
- The above assessment is based on information currently available to our Department. If such information changes, a new assessment may be made.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
- More information about the above charges can be found on the City of Edmonton's website:

Permanent Area Contributions
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx
Sanitary Servicing Strategy Expansion Assessment
https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx
Arterial Roadway Assessment
https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx
Sanitary Sewer Trunk Charge
https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

EPCOR Conditions:

1. There is an existing hydrant (H4356) located on the north side of 115 Avenue adjacent to the south side 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 (Dec 2024) 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 waterdtassetprotection@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. Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

2a. The proposed development must comply with any requirements identified in the IFPA.

2b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.

Development Permit

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

Subject to the Following Advisements

Zoning Advisements:

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

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

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

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

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

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

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

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

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

Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

Development Permit

Transportation Advisements:

1. The proposed onsite hard surfaced driveway connecting the garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. 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 road right-of-way may result in enforcement measures.

EPCOR Advisements:

1. The site is currently serviced by a 20 mm unknown material water service (N44853) located 3.3 m west of the east property line of Lot 1B off of 115 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 150 mm water main along 115 Avenue adjacent to the subject site.

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

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

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

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

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

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

9. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire

Development Permit

protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).

Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

An Infill Fire Protection Assessment (IFPA) is required to be considered for funding."

11. 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.

12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (December 2024).

13. 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.

14. 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.

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

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

Fire Rescue Services Advisements:

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

1) Travel distance from the emergency access route to each principal entrance must not exceed 45m.

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

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.

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).

Development Permit

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

4) 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
"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

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

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

6) If applicable, ensure provisions for firefighting are in accordance with:
-NBC(AE-2023), Div. B, 3.2.5 Provisions for Firefighting
-City of Edmonton, Design and Construction Standard Volume 2: Complete Streets.
-City of Edmonton, Design and Construction Standard Volume 4: Water (owned and operated by EPCOR Water).

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

Waste Services Advisements:

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

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

Additional information about waste service at your proposed development:
Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.
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 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 × 240 L for garbage and 3 × 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.

Project Number: **654126876-002**
Application Date: APR 13, 2026
Printed: September 28, 2026 at 2:52 PM
Page: 10 of 10

Development Permit

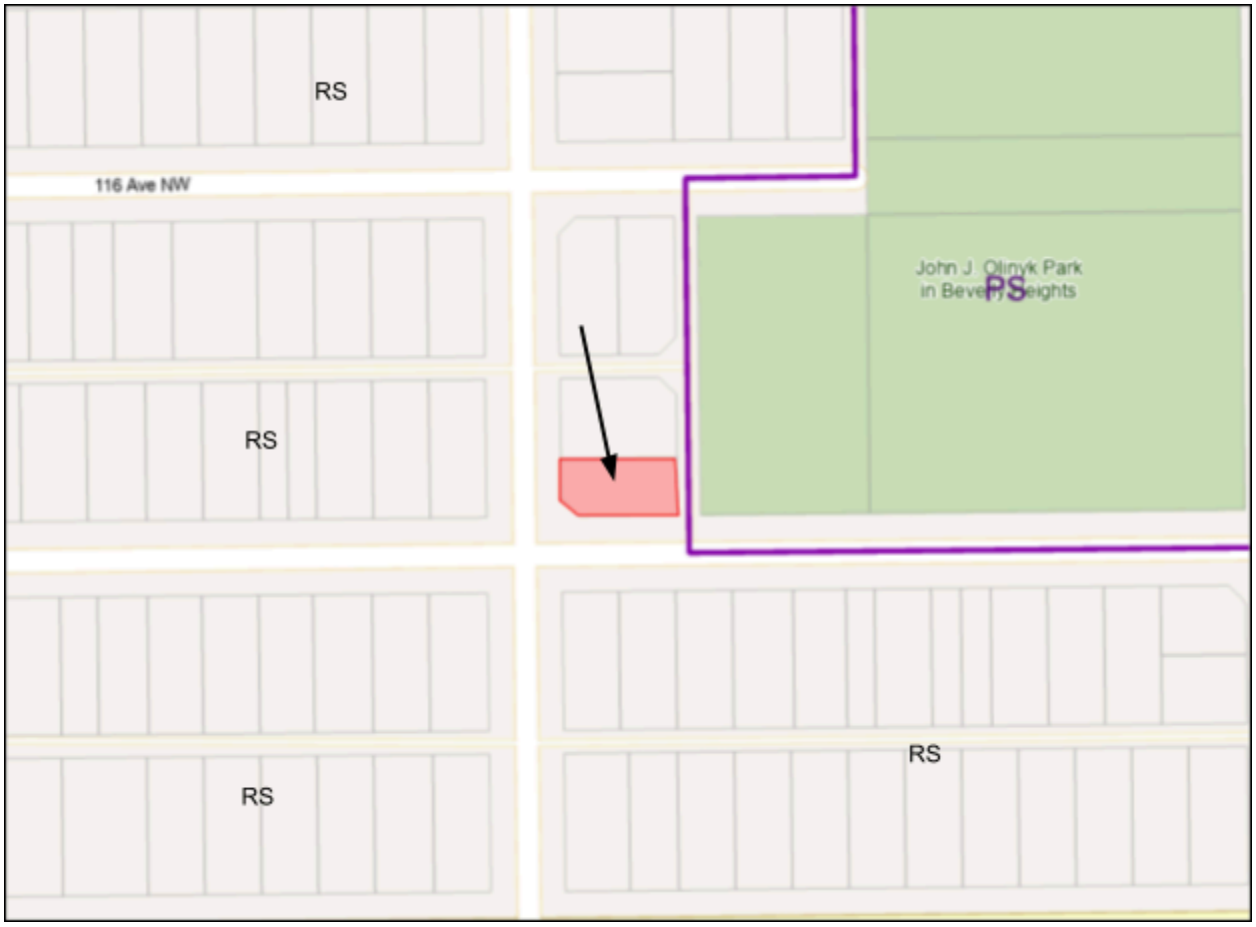
Residents would use blue bags for recycling.
A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.
If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be 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.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	$1,040.00	$1,040.00	071520260526000	May 26, 2026
Lot Grading Fee	$500.00	$500.00	071520260526000	May 26, 2026
Development Permit Inspection Fee	$575.00	$575.00	071520260526000	May 26, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,115.00	$2,115.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-289

N