SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.
October 7, 2026

Hearing Room: 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-26-255	Construct a Residential Use building in the form of a 4 Dwelling Multi-unit Housing building; and to construct an Accessory building (detached Garage, 6.3m x 6.4 m) 12310 - 109 AVENUE NW Project No.: 655967319-002

ITEM I: 9:00 A.M. FILE: SDAB-D-26-255

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	655967319-002
APPLICATION TO:	Construct a Residential Use building in the form of a 4 Dwelling Multi-unit Housing building; and to construct an Accessory building (detached Garage, 6.3m x 6.4 m)
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 2, 2026
DATE OF APPEAL:	September 10, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	12310 - 109 AVENUE NW
LEGAL DESCRIPTION:	Plan RN39B Blk 57 Lot 1
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Central District Plan

Grounds for Appeal

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

> The variances for the proposed development should not be granted. Further reasons will be provided at a later date.

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, **Multi-unit Housing** means:

> means a building that contains:
>
> a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or
>
> b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.
>
> Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Dwelling** means:

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

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, **Garage** means:

> an Accessory building, or part of a principal building, designed and used primarily to store vehicles and includes carports. A Garage does not contain a Drive Aisle.

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 Depth

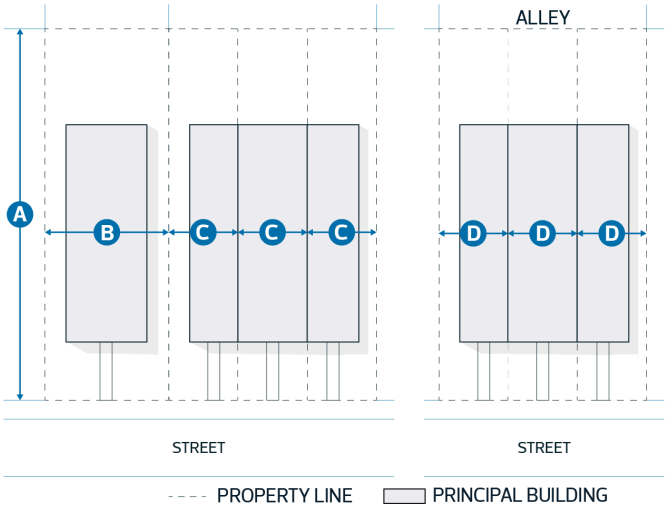
Section 2.10.4.1 states

4.1. Development must comply with Table 4.1:

Table 4.1. Site and Building Regulations

Subsection	Regulation	Value	Symbol
Site Dimensions			
4.1.2.	Minimum Site Depth	30.0 m	A

Diagram for Subsections 4.1.2, 4.1.3, 4.1.4, and 4.1.5



Development Planner's Determination

Site Depth - The site depth is 18.5m instead of 30.0 m. (Subsection 2.10.4.1.2).

[unedited]

Building Length

Section 2.10.4.1 states

4.1. Development must comply with Table 4.1:

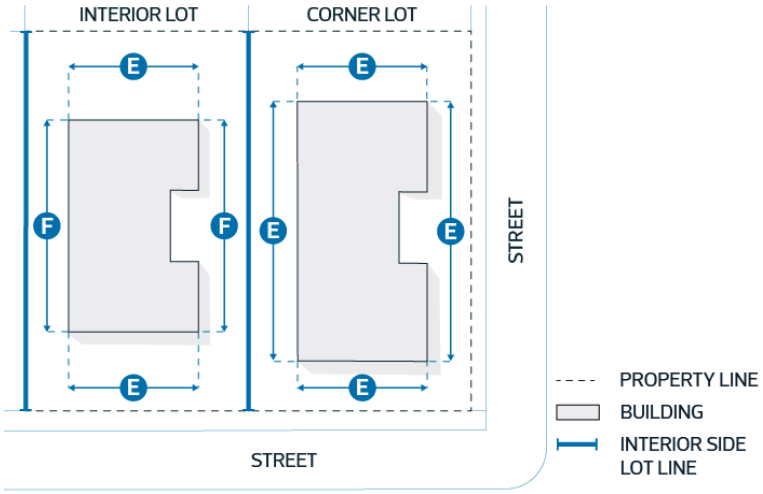
Table 4.1. Site and Building Regulations

Subsection	**Regulation**	**Value**	**Symbol**
Building Length			
4.1.8.	Maximum building length	30.0 m	E

Unless the following applies:

4.1.9.	**Maximum building length along an Interior Side Lot Line on an Interior Lot**	**50% of Site Depth or 25.0 m, whichever is less**	**F**

Diagram for Subsections 4.1.8 and 4.1.9



Development Planner's Determination

Building Length - Maximum building length along an Interior Side Lot Line on an Interior Lot is 11.7 m, instead of 9.2 m (Subsection 2.10.4.1.9.).

[unedited]

Rear Setback

Section 2.10.4.3

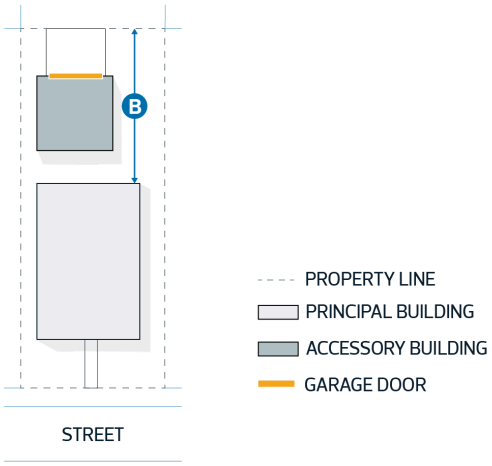
4.3. Setbacks must comply with Table 4.3:

Table 4.3 Setback Regulations

Rear Setback

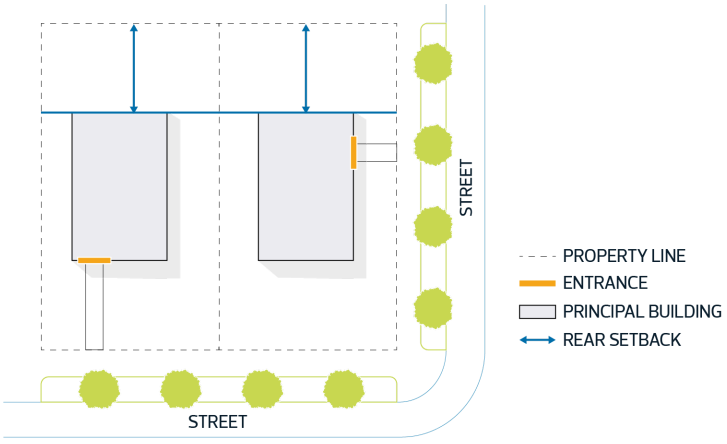
Subsection	Regulation	Value	Symbol
4.3.2.	**Minimum Rear Setback**	**10.0 m**	**B**

Diagram for Subsection 4.3.2



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

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



Development Planner's Determination

Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 2.2 m, instead of 10.0 m (Subsection 2.10.4.3.2.).

[unedited]

Building Separation

Section 2.10.4.5 states "The minimum distance between a rear detached Garage and a principal Dwelling, except for Backyard Housing, on the same Site is 3.0 m."

Development Planner's Determination

Building Separation - The minimum distance between a rear detached Garage and a principal Dwelling on the same Site is 2.5 m, instead of 3.0 m (Subsection 2.10.4.5.).

[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

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Development Permit

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

Applicant

Property Address(es) and Legal Description(s)
12310 - 109 AVENUE NW
Plan RN39B Blk 57 Lot 1

Specific Address(es)

Suite:	1, 12312 - 109 AVENUE NW
Suite:	12310 - 109 AVENUE NW
Suite:	12314 - 109 AVENUE NW
Suite:	2, 12312 - 109 AVENUE NW
Entryway:	12310 - 109 AVENUE NW
Entryway:	12312 - 109 AVENUE NW
Entryway:	12314 - 109 AVENUE NW
Building:	12310 - 109 AVENUE NW

Scope of Permit

To construct a Residential Use building in the form of a 4 Dwelling Multi-unit Housing building; and to construct an Accessory building (detached Garage, 6.3m x 6.4 m).

Details

Development Category: Discretionary Development	Gross Floor Area (sq.m.): 195.84
Lot Grading Needed?: Y	New Sewer Service Required:
NumberOfMainFloorDwellings: 2	Overlay:
Site Area (sq. m.): 422.43	Statutory Plan:

Development Permit Decision

Approved

Issue Date: Sep 02, 2026 **Development Authority:** OBERT, WILLIAM

Subject to the Following Conditions

Zoning Conditions:

1. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).

2. WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).

3. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Multi-unit Housing building; and to construct an Accessory building (detached Garage, 6.3m x 6.4 m).

4. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.

5. An Accessory building or structure must not exceed 4.3 m in Height (Subsection 5.10.9.1).

6. Eaves may project a maximum of 0.6 m into a required Setback (Subsection 5.90.1).

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7. The minimum distance between the eave and a Lot line Abutting another Site must be 0.45 m (Subsection 5.90.1.1).

8. Landscaping must be installed and maintained in accordance with Section 5.60.

9. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

10. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

11. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; 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).

12. Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

13. 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.

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

Landscaping Conditions:

1) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for $20,342.82 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
a. Cheque
b. Irrevocable letter of credit
c. Development bond

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

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

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

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

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

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

Transportation Conditions:

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

2. The existing connector sidewalk to the City sidewalk on 109 Avenue must be removed and restored with grassed boulevard to the south property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

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

4. A minimum distance of 2 metres must be initiated and maintained from any existing City tree in relation to the placement of any above-ground permanent structure, which includes ground disturbance for installation and sidewalk connectors.

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.

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.

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) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

EPCOR Conditions:

1. There is an existing hydrant (H319) located on the north side of 109 Avenue adjacent to the south property line of Lot 1. This

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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. There is a 200 mm PVC water main 1.2 m west of the west property line of Lot 1, in the lane west of 123 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Advisements

Zoning Advisements:

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

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

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

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

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

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

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

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

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

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10. 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.

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

Drainage Services Advisements:
This advisement identifies the development assessments applicable to the property located at 12310 - 109 Avenue NW (Plan RN39B Blk 57 Lot 1; Westmount).

APPLICABLE ASSESSMENTS
1. Permanent Area Contribution (PAC)
•Storm and sanitary PACs are not applicable, since the property is not within any active PAC basins.
2. Expansion Assessment (EA)
•Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
•Arterial Roadway Assessment is not applicable, since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
•SSTC applies to the lot in question; however, SSTC charges are being paused until the middle of 2026; therefore, SSTC is deferred for this development permit application DP#655967319-002.
•SSTC may apply at the time of future subdivisions, development permits, or servicing connection applications.

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

1 – Industrial / Commercial / Institution: $8,818 per hectare
2 – One or two Dwelling Residential (no secondary, garden or garage suite): $1,764 per dwelling
3 – Two Dwellings Residential (one secondary, garden or garage suite): $1,764 per dwelling
for secondary garden or garage suite $781
4 – Multi-Family Residential: $1,259 per dwelling
The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.
Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above noted PAC and SSTC assessments and will be at the developer's cost.
Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate at the time the applicant/owner makes payment.
Additional Notes
- The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.
- Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
- More information about the above charges can be found on the City of Edmonton's website:
oPermanent Area Contributions
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx
oSanitary Servicing Strategy Expansion Assessment
https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx
oArterial Roadway Assessment
https://www.edmonton.ca/city_government/urban_planning_and_design/arterial-roadway-assessments
oSewer Trunk Charge
https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

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EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (N5748) located 8.8 m north of the north property line of 109 Avenue off of the lane west of 123 Street. 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 200 mm water main along the lane west of 123 Street 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. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

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

11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

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13. 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).

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

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

Waste Services Advisements:

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

Waste Services has reviewed the proposed plan "Site Plan" dated Apr 22/26 and has no concerns to identify during this review.

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

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

Additional information about waste service at your proposed development:
Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.
Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:
Access to containers and removal of obstructions.
Container set out, and
The responsibility for wear and tear or damages.

This property with 4 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 8 carts, one for garbage and one for food scraps. Each unit will be charged the waste utility rate. Residents would be required to use their own 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.

If you require any further clarifications, please contact us.

Variances

Site Depth - The site depth is 18.5m instead of 30.0 m. (Subsection 2.10.4.1.2).

Building Length - Maximum building length along an Interior Side Lot Line on an Interior Lot is 11.7 m, instead of 9.2 m (Subsection 2.10.4.1.9.).

Reduced Rear Setback - The distance from the house to the rear property line (abutting the alley) is 2.2 m, instead of 10.0 m (Subsection 2.10.4.3.2.).

Building Separation - The minimum distance between a rear detached Garage and a principal Dwelling on the same Site is 2.5 m,

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instead of 3.0 m (Subsection 2.10.4.5.).

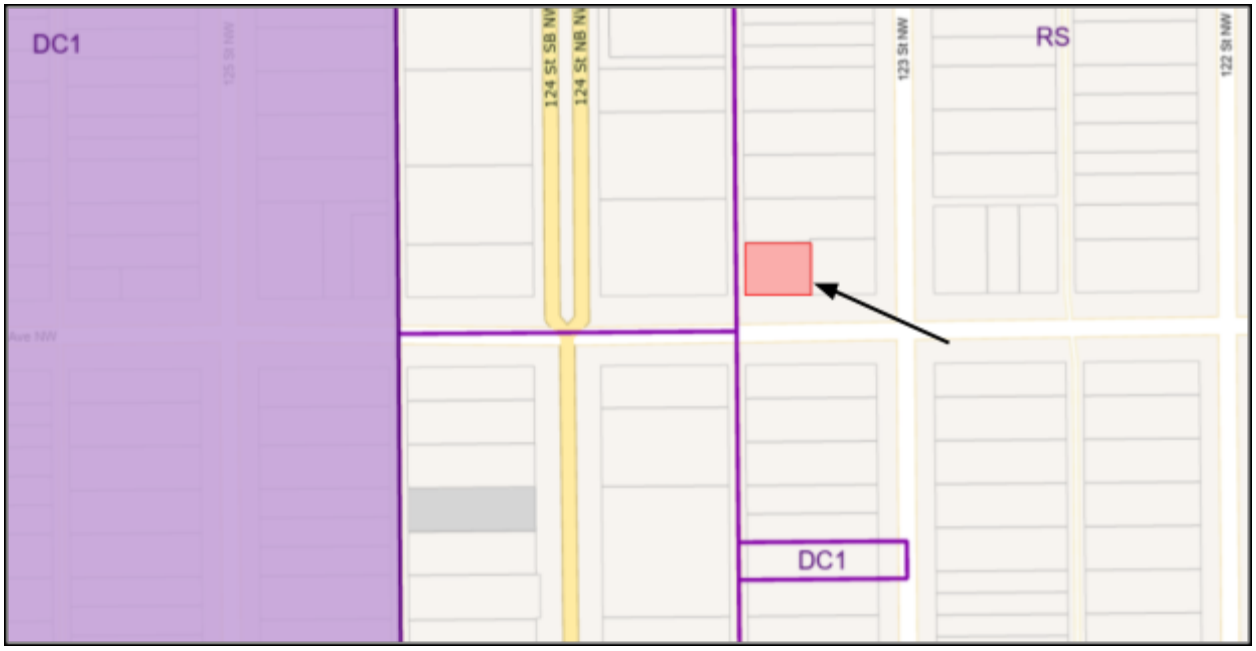
Rights of Appeal

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.

Notice Period Begins: Sep 10, 2026 **Ends:** Oct 01, 2026

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	$500.00	$500.00	123489000000142	Apr 30, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	123489000000142	Apr 30, 2026
Development Permit Inspection Fee	$575.00	$575.00	123489000000142	Apr 30, 2026
Variance Fee	$260.00	$260.00	043785000006742	Aug 11, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,375.00	$2,375.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-255

N