SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Tuesday, 9:00 A.M.
November 3, 2026

Hearing Room No. 3
Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3

I	9:00 A.M.	SDAB-D-26-292	Construct a Residential Use development in the form of two Semi-detached Houses with 2 Secondary Suites, and 1 Accessory building (Detached Garage) (Total of 8 Dwellings) 11723 - 84 AVENUE NW Project No.: 644460742-002
II	10:30 A.M.	SDAB-D-26-293	Construct a Residential Use building in the form of a Multi-unit Housing. Total of 18 Dwellings 13108 - 66 STREET NW Project No.: 643496812-002
III	1:30 P.M.	SDAB-D-26-294	Construct a Residential development (10 Row House buildings with a total of 60 Dwellings) 1009 - WEDGEWOOD BOULEVARD NW Project No.: 664978810-002

WITHDRAWN

ITEM I: 9:00 A.M. FILE: SDAB-D-26-292

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	644460742-002
APPLICATION TO:	Construct a Residential Use development in the form of two Semi-detached Houses with 2 Secondary Suites, and 1 Accessory building (Detached Garage) (Total of 8 Dwellings)
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	**September 14, 2026**
DATE OF APPEAL:	**October 8, 2026**
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	11723 - 84 AVENUE NW
LEGAL DESCRIPTION:	Plan 4116HW Blk 13 Lot 34
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Scona District Plan

Grounds for Appeal

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

I wish to appeal the development of this property based on the review that this is a lodging home, during my review of the internal plans this home has multiple bedrooms with adjoining washrooms and fundamentally the internal space layouts do not reflect a single family residential home for residential use. This builder has historically purchased these homes through the community and has applied under the residential zoning once completed these homes are marketed as lodging homes. I also don't believe the architectural requirements and landscaping requirements meet the softscape and streetscape requirements.

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:*

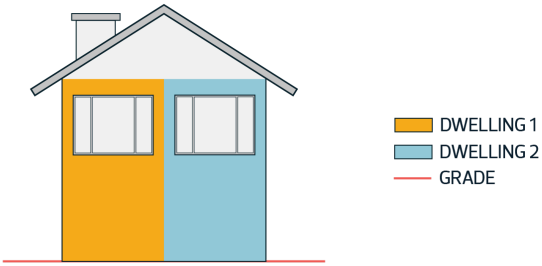
Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

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, **Semi-detached Housing** means:

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



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

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

Under section 8.20, **Dwelling** means:

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

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.

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)
11723 - 84 AVENUE NW
Plan 4116HW Blk 13 Lot 34

Specific Address(es)

Suite:	1, 11723 - 84 AVENUE NW
Suite:	2, 11723 - 84 AVENUE NW
Suite:	3, 11723 - 84 AVENUE NW
Suite:	4, 11723 - 84 AVENUE NW
Suite:	BSMT1, 11723 - 84 AVENUE NW
Suite:	BSMT2, 11723 - 84 AVENUE NW
Suite:	BSMT3, 11723 - 84 AVENUE NW
Suite:	BSMT4, 11723 - 84 AVENUE NW
Entryway:	1, 11723 - 84 AVENUE NW
Entryway:	2, 11723 - 84 AVENUE NW
Entryway:	3, 11723 - 84 AVENUE NW
Entryway:	4, 11723 - 84 AVENUE NW
Building:	1, 11723 - 84 AVENUE NW
Building:	3, 11723 - 84 AVENUE NW

Scope of Permit

To construct a Residential Use development in the form of two Semi-detached Houses with 2 Secondary Suites, and 1 Accessory building (Detached Garage) (Total of 8 Dwellings).

Details

Development Category: Permitted Development	Gross Floor Area (sq.m.): 301.84
Lot Grading Needed?: Y	New Sewer Service Required:
NumberOfMainFloorDwellings: 4	Overlay:
Site Area (sq. m.): 741.83	Statutory Plan:

Development Permit Decision

Approved

Issue Date: Sep 14, 2026 **Development Authority:** WOOD, ANTHONY

Subject to the Following Conditions

Zoning Conditions:

1. This Development Permit authorizes the construction of a Residential Use development in the form of two Semi-detached Houses with 2 Secondary Suites (NOT to be used as a Lodging House), and 1 Accessory building (Detached Garage) (Total of 8 Dwellings).

2. The development must be constructed in accordance with the approved drawings.

3. 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).

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

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

6. Pathway(s) connecting the main entrance of all Dwellings directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1).

7. 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.)

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

9. 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).

10. 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).

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

12. A 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).

13. A Hard Surfaced Pathway connecting the main entrance of a 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).

14. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

15. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

16. 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.

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

18. 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 $19,569.69 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
Cheque
Irrevocable letter of credit
Development bond

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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).

Applicants MUST adhere to the following:

7. 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.

8. 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.

The City of Edmonton Public Tree Bylaw
https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158

Apply for the Public Tree Permit
https://www.edmonton.ca/treepermit

Transportation Conditions:
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. 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.

3. The existing sidewalk connection along 84 Avenue between the property and public sidewalk must be removed and the boulevard restored to City of Edmonton Complete Streets Design and Construction Standards.

4. 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

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beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

5. 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.

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;
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

EPCOR Conditions:
1. 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.

1a. The proposed development must comply with any requirements identified in the IFPA.

1b. 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.

2. There is a 150 mm cast iron water main 1.2 m south of the south property line of the subject site in the lane south of 84 Avenue. 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.

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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. It is the applicant's responsibility to ensure that the lot grading plan aligns with the approved plot and landscaping plans under this Development Permit.

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

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

Transportation Advisements:
1. The proposed driveway length from the garage face to the property line will not allow for perpendicular parking on the driveway pad. The land owner is advised that any potential vehicles parking perpendicular on the driveway must not overhang onto City road right-of-way resulting in an obstruction within the alley. Non-compliance of this issue may result in enforcement measures.

EPCOR Advisements:
1. The site is currently serviced by a 20 mm copper water service (S14848) located 8.2 m east of the east property line of the lane west of 117 Street off of the lane south of 84 Avenue. If this service will not be utilized 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 the lane south of 84 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.

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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. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Water network capacity does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via 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 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).

10a. 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.

10b. 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:

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

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

Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.
https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.
Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan
Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO).
The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).
A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).
You can locate a copy of the FSP guide for your reference here:
https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771

To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.
Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building
1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.
https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites
Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:
Measures to mitigate fire spread to adjacent buildings
https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf

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

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

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

Waste Services Advisements:
Waste Services has reviewed the proposed plan "LANDSCAPE PLAN" dated 2026.01.09 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.

Edmonton

Project Number: **644460742-002**
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Development Permit

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

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

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

Please note:
Residents would be required to share their food scraps carts.
Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
Residents would use blue bags for recycling.

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.

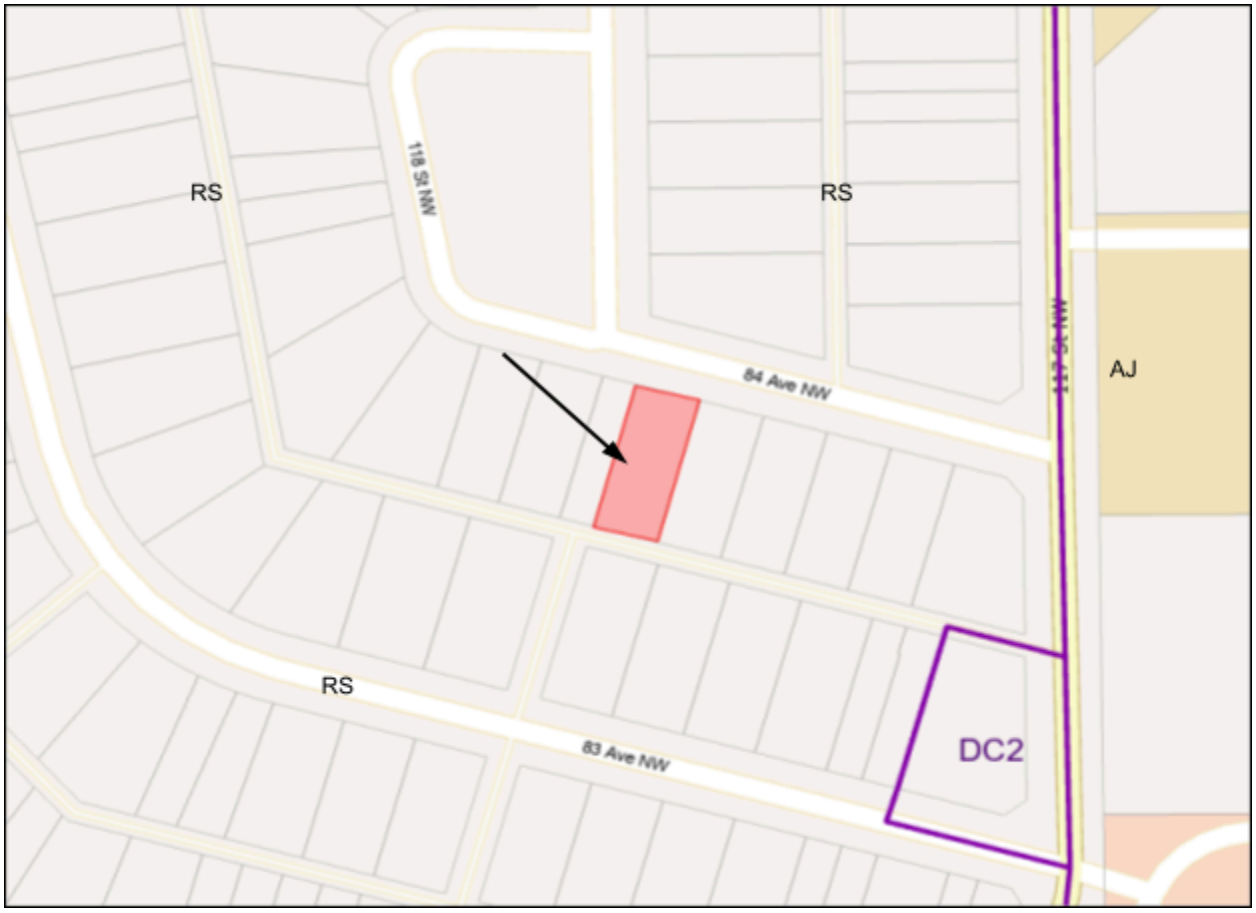
For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

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
Lot Grading Fee	$640.00	$640.00	085699000018519	Jan 29, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	085699000018519	Jan 29, 2026
Development Permit Inspection Fee	$575.00	$575.00	085699000018519	Jan 29, 2026
Dev. Application Fee # of dwelling units	$340.00	$340.00	085699000018519	Jan 29, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,595.00	$2,595.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-292

N

ITEM II: 10:30 A.M. FILE: SDAB-D-26-293

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	643496812-002
APPLICATION TO:	Construct a Residential Use building in the form of a Multi-unit Housing. Total of 18 Dwellings
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 18, 2026
DATE OF APPEAL:	October 5, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	13108 - 66 STREET NW
LEGAL DESCRIPTION:	Plan 6951MC Blk 19 Lot 11
ZONE:	RM - Medium Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Northeast District Plan

Grounds for Appeal

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

> I formally object to this development because of potential impacts on my property, including garbage, access, fire safety, drainage, sewer servicing, vibration and excavation. Please register this objection, circulate it to City

departments and EPCOR, and provide written findings and correction of deficiencies.

1. Protect my property, fence and foundations
Before demolition, excavation or vibration-producing work, please require a site-specific protection plan reviewed by qualified professionals. Please arrange a developer-funded condition survey of my house, foundation, fence and affected improvements, with my consent for entry and copies of dated photographs and findings.

Provide geotechnical recommendations and footing, foundation and excavation-support information, addressing excavation depth, boundary distances, soils, groundwater, building loads and protection against settlement or loss of support. Explain whether shoring, bracing or underpinning is necessary and who will inspect it.

Explain vibration controls and whether vibration and settlement monitoring are warranted. Where warranted, specify baseline readings, action limits, reporting and stop-work or corrective-action triggers. Identify the engineer, site and insurance/claims contacts, and damage investigation and repair process.

Survey the boundary and explain how fence posts and supporting soil will be protected. Identify any proposed fence removal, footing projection, shoring anchor or work across the boundary and its lawful basis. This letter gives no consent to entry, fence alteration or encroachment.

2. Garbage and alley access
Demonstrate compliance with Zoning Bylaw section 5.120. Provide container sizes, locations and collection arrangements addressing overflow, odour, pests and noise. Show how bins, doors, collection trucks, parking and deliveries will preserve lawful private access, safe alley movements, visibility and required emergency routes, including in winter. Identify any access easements relied upon.

3. EPCOR sewage and drainage
Provide the applicable servicing review confirming adequate sanitary sewer capacity for 18 dwellings and identifying necessary upgrades. Supply the accepted grading plan and stormwater calculations showing elevations, runoff routes and discharge controls. Explain how construction and final drainage will prevent harmful runoff onto my property, soil erosion, ponding, icing and damage to existing drainage routes.

4. Fire safety
My October 2 photographs show a Fire Prevention order concerning unsecured openings and unauthorized-entry fire risk at the existing house. Confirm its status and security measures until demolition. Provide

confirmation of reviewed fire access, adjacent-property protection, construction fire-safety planning, exits, fire separation and applicable alarms/sprinklers. Provide any required Infill Fire Protection Assessment and water/hydrant upgrades, or explain why no assessment was required.

5. Design and construction impacts
Confirm compliance with applicable height, floor area ratio, setbacks, landscaping and amenity requirements; disclose variances. Address privacy, lighting, mechanical/collection noise, dust, debris and delivery staging through appropriate measures and the Project Implementation Plan.

Provide the approved plans, conditions, site boundaries and associated building-permit numbers/status. Urgently confirm the decision-notice date, appeal eligibility and deadline. I understand this letter is not a Notice of Appeal and does not preserve an appeal deadline.

Please identify outstanding reviews, corrective measures and responsible authorities before the affected work proceeds.

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 2.40.2.2, a **Residential Use** is a **Permitted Use** in the **RM - Medium 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, **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.

Section 2.40.1 states that the **Purpose** of the **RM - Medium Scale Residential Zone** is:

To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: **643496812-002**
Application Date: JAN 14, 2026
Printed: October 1, 2026 at 3:17 PM
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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)
13108 - 66 STREET NW
Plan 6951MC Blk 19 Lot 11

Specific Address(es)

Suite:	101, 13108 - 66 STREET NW
Suite:	102, 13108 - 66 STREET NW
Suite:	103, 13108 - 66 STREET NW
Suite:	104, 13108 - 66 STREET NW
Suite:	105, 13108 - 66 STREET NW
Suite:	201, 13108 - 66 STREET NW
Suite:	202, 13108 - 66 STREET NW
Suite:	203, 13108 - 66 STREET NW
Suite:	204, 13108 - 66 STREET NW
Suite:	205, 13108 - 66 STREET NW
Suite:	206, 13108 - 66 STREET NW
Suite:	301, 13108 - 66 STREET NW
Suite:	302, 13108 - 66 STREET NW
Suite:	B1, 13108 - 66 STREET NW
Suite:	B2, 13108 - 66 STREET NW
Suite:	B3, 13108 - 66 STREET NW
Suite:	B4, 13108 - 66 STREET NW
Suite:	B5, 13108 - 66 STREET NW
Entryway:	13108 - 66 STREET NW
Building:	13108 - 66 STREET NW

Scope of Permit
To construct a Residential Use building in the form of a Multi-unit Housing. Total of 18 Dwellings.

Details

Development Category: Permitted Development	Gross Floor Area (sq.m.): 908.85
Lot Grading Needed?: Y	New Sewer Service Required: N/A
NumberOfMainFloorDwellings: 5	Overlay:
Site Area (sq. m.): 570.72	Statutory Plan:

Development Permit Decision
Approved

Issue Date: Sep 18, 2026 **Development Authority:** ANGELES, JOSELITO

Subject to the Following Conditions

GENERAL CONDITIONS:

Project Number: **643496812-002**
Application Date: JAN 14, 2026
Printed: October 1, 2026 at 3:17 PM
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Development Permit

This Development Permit authorizes the construction of a Residential Use building in the form of a Multi-unit Housing. Total of 18 Dwellings.

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

The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).

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

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

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

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

Outdoor Common Amenity Area(s) must include seating and lighting, and must be accessible by all residents of the site (Subsection 5.20.6).

Bike parking must be accessible from off-Site by a Hard Surfaced unobstructed path of travel that is separate from vehicle access and circulation with a minimum width of 1.5 m (Subsection 5.80.8.1.1)

Landscaping:

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 $12,639.56 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
- Cheque
- Irrevocable letter of credit
- Development bond

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

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

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

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

If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape

Development Permit

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).

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).

Applicants MUST adhere to the following:

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.

The City of Edmonton Public Tree Bylaw
https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158

Apply for the Public Tree Permit
https://www.edmonton.ca/treepermit

TRANSPORTATION PLANNING (SUBDIVISION) CONDITIONS:

1. Resident parking accessed from the alley is not proposed with this development. Any future proposed onsite parking or access will require the review and approval of Subdivision and Development Coordination.

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

3. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (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.

4. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:
a. the start/finish date of project;
b. accommodation of pedestrians and vehicles during construction;
c. confirmation of lay down area within legal road right of way if required; and
d. to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.
It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:
https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

5. Any 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.

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EPCOR WATER SERVICES CONDITIONS:

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

Subject to the Following Advisements

GENERAL ADVISEMENTS:

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

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

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

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

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

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

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

8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

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Development Permit

9. Signs require separate Development Permit applications.

TRANSPORTATION PLANNING (SUBDIVISION) ADVISEMENTS:

1. It is our understanding that Waste Services has concerns with the site submission as it relates to carts/bins. Any revisions to the design of the waste area will require recirculation to Subdivision and Development Coordination.

FIRE RESCUE SERVICES ADVISEMENTS:

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

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

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

Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

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

Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.
Reference: NBC(2023-AE) 3.2.4.8 Annunciator and Zone Indication
1)The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan
Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:
https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771

To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building
1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.
https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites

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Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:
Measures to mitigate fire spread to adjacent buildings
https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf

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

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

Kind regards,
Matthew McKellar
FSCO Group B, Level II
Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20 mm copper water service (N49557) located 4.6 m south of the north property line of Lot 11 off of the lane west of 66 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 150 mm water main along the lane west of 66 Street adjacent to the subject site.

3a. Note: connection to the 508 mm water transmission main along 66 Street will not be permitted.

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.

Development Permit

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. The water network capacity adjacent to the site is between 50 L/s and 100 L/s and the hydrant spacing adjacent to the site is approximately 198 m. This does not meet the requirements based on the City of Edmonton Design and Construction Standards Volume 4 (December 2024). Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

10. The IFPA (Infill Fire Protection Assessment) review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.

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 (April 2021).

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.

WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan "DP-01" dated 2025.12.17 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.

Edmonton

Project Number: **643496812-002**
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Development Permit

The property with 18 dwellings would receive Communal Collection. It requires 2.3 cubic yards of garbage service, 3.3 cubic yards of recycling service and 0.5 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.
Collection Location 1:
Garbage:
1 x 3 cubic yard container collected 1 time per week.
Recycle:
1 x 4 cubic yard container collected 1 time per week.
Food Scrap:
1 x 360 cubic litre container collected 2 times per week.
* Container sizes can be found at Edmonton Communal Collection - Bins and Carts Dimensions.
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.

LOT GRADING ADVISEMENT:

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/business_economy/lot-grading-commercial

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
Lot Grading Fee	$565.00	$565.00	099035000013974	Feb 20, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	099035000013974	Feb 20, 2026
Development Permit Inspection Fee	$575.00	$575.00	099035000013974	Feb 20, 2026
Dev. Application Fee # of dwelling units	$1,190.00	$1,190.00	099035000013974	Feb 20, 2026

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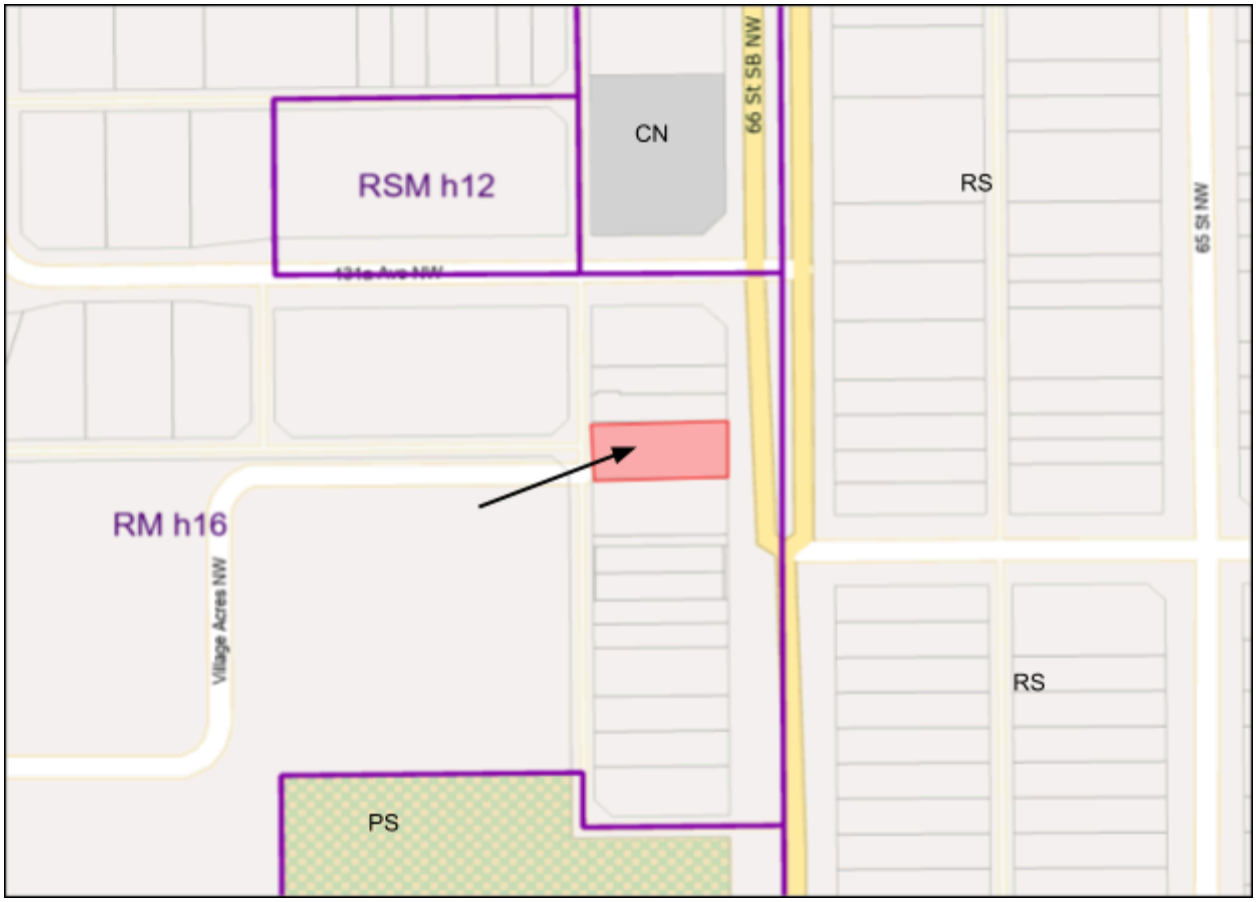
Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	$0.00			
Totals for Permit:	$3,370.00	$3,370.00		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-293

N

WITHDRAWN

ITEM III: 1:30 P.M. FILE: SDAB-D-26-294

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	664978810-002
APPLICATION TO:	Construct a Residential development (10 Row House buildings with a total of 60 Dwellings)
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 16, 2026
DATE OF APPEAL:	October 6, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	1009 - WEDGEWOOD BOULEVARD NW
LEGAL DESCRIPTION:	Plan 2520892 Blk 44 Lot 100
ZONE:	RM - Medium Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	West Edmonton District Plan

Grounds for Appeal

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

1 Decision appealed and jurisdiction

The Appellant appeals the Development Authority's approval of Development Permit 664978810- 002, described in the permit as Permitted

Development. The Appellant is a neighbourhood resident who considers herself affected by the development's access, circulation and interface with Wedgewood Park and the surrounding community. Especially noting that Wedgewood Heights has only one primary access into the neighbourhood.

The Appellant disputes the determination that the approved development complies with all applicable provisions of Zoning Bylaw 20001 without relaxation or variance. They rely on section 685(3) of the Municipal Government Act and allege misinterpretation of the applicable access and circulation requirements, and any resulting unidentified relaxation or variance, as particularized below.

The principal issue is whether the requirements were correctly applied to the final approved access and circulation configuration, rather than satisfied by reference to an earlier access concept. The Appellant acknowledges that the changed access location and the present absence of disclosure of the full permit file do not, by themselves, establish a Bylaw misinterpretation or non-compliance.

These grounds are based on the issued permit, the available 2024 Transportation Impact Assessment (relied upon to approve the development) and information presently available about the site plan. The complete stamped drawings and underlying review record have not yet been available. The Appellant requests an opportunity, subject to the Board's directions, to provide more precise particulars and supporting evidence after disclosure.

2 Vehicle access and transportation consultation

The Appellant alleges that section 5.80.1.1 was misinterpreted or improperly applied if approval of the final vehicle access was treated as supported by consultation concerning a materially different access location, without transportation-planning consultation addressing the location actually approved. Section 5.80.1.1 requires approval of vehicle-access locations and curb crossings by the Development Planner in consultation with the City department responsible for transportation planning.

The available Transportation Impact Assessment, prepared by Scheffer Andrew Ltd. and dated August 2024, prepared for the Wedgewood Heights Surplus School Site assumed access directly opposite Weber Gate. It stated that the final access location would be confirmed through the development-permit process. Its traffic assignment, intersection analysis and access recommendations were developed using the Weber Gate configuration.
The issued permit now requires, in Condition 10(a), construction of a 9.2 m commercial crossing to Wedgewood Boulevard approximately 5.4 m from the east property line. Condition 10(b) requires removal, relocation or replacement of a street light conflicting with that access. On the

information presently available, the approved entrance is between Weber Close and the Wedgewood Boulevard –184 Street intersection, rather than directly opposite Weber Gate.

The available 2024 TIA does not demonstrate an assessment of that final location. The permit's transportation conditions indicate that transportation-related review occurred; the Appellant does not allege that no consultation occurred. They dispute whether the consultation and approval addressed the final location and its relationship to the adjacent intersection, crossings and park circulation.

Relevant particulars include driveway and intersection spacing and offsets; actual sight distances; turning movements and possible queuing near 184 Street; pedestrian and cycling crossings; parking-related visibility and manoeuvres; and the traffic-control arrangements appropriate to the final location. The Appellant seeks the final Transportation referral response, any revised access analysis and the approved access drawings to determine how the applicable requirements were interpreted and satisfied.

The Appellant questions whether section 5.80.1.1 was correctly applied to the entrance location actually approved. The Appellant is not claiming that this section automatically required a new full traffic study or a specific distance between the entrance and nearby intersections. If they later rely on a transportation standard as a mandatory requirement, they will identify that standard and explain the legal or Bylaw provision that makes it applicable.

3 Applicable housing classification and circulation rules

The permit describes 10 Row House buildings on one site. The Appellants request determination of the development's correct classification for section 5.80, including whether it constitutes Cluster Housing under section 8.20 because multiple principal residential buildings share roadways, parking, pathways or amenity areas.

Section 5.80.2.1 identifies housing forms governed by the small-scale circulation rules. Section 5.80.3.1 applies to other development. The Appellants allege a potential misinterpretation if the development was assessed as individual small-scale buildings when the applicable provisions required consideration of the shared arrangement and circulation of the site as a whole.

If section 5.80.3.1.1 applies, the Appellant disputes whether the final design satisfies its requirements for safe and clearly defined vehicle, pedestrian and active-mobility circulation, and connectivity to adjacent sites where possible. If section 5.80.2 instead applies, the Appellants seek review under its applicable pathway and driveway requirements. The Board must first determine which circulation requirements apply to this

development, and then decide whether the approved design complies with those requirements.

The circulation concerns relate to the development's sole principal vehicle access, pedestrian routes between dwellings and shared facilities, vehicle and pedestrian conflict points, and connections to the surrounding park and active-mobility network. The Appellant seeks the classification analysis and dimensioned drawings to particularize any deficiency.

4 Parking activity and the shared use path

The Appellant does not allege a breach merely because the development may provide fewer ordinary residential or visitor parking spaces than they consider desirable. They recognize that the current Bylaw does not generally impose a conventional minimum for those spaces in the RM zone. Any requirements for parking-space design, accessibility or bicycle parking must nevertheless be applied where applicable.

The limited visitor parking and the single-garage configuration of a number of the larger fourbedroom units create a reasonably foreseeable potential for resident and visitor parking demand and conflict with the limited on street parking available for Wedgewood park users.

Parking is raised as part of the access and circulation grounds. Resident and visitor vehicles, pick- up and drop-off activity, deliveries and service vehicles may interact with pedestrians and cyclists at the entrance and with existing park-user traffic and parking.

The Appellant does not allege that the number of parking spaces itself constitutes a Zoning Bylaw deficiency. Rather, the potential for on-street parking generated by the development, and its effect on vehicle, pedestrian and active-mobility circulation in the vicinity of the approved access, are matters to be determined on the evidence.

The Appellant seeks review of the approved parking and pedestrian layout against the applicable provisions of section 5.80, including section 5.80.5.1 concerning obstructions and vehicle overhang where relevant. Permit Condition 9 expressly addresses wheel stops adjacent to pathways and other features. Specific dimensions and any alleged departures will be particularized following receipt of the plans.

Transportation Advisement 5 states that the existing shared-use path and park sign at 1009 Wedgewood Boulevard will be relocated by the City, anticipated in spring 2027. This makes the final path alignment relevant to the approved access and circulation arrangement. The Appellant seeks the relocation design, crossing treatment, timing and any interim arrangements relied upon in finding the development compliant.

The Appellant disputes whether compliance was determined using the existing path alignment, an approved future alignment, or an assumed relocation whose design had not been settled.

Deferral of work does not itself establish a breach; the issue is whether the development approved, together with any valid conditions, satisfies the applicable requirements.

5 Site specific compatibility and park operations

The Appellant acknowledges that residential development is permitted under the present zoning.

They dispute whether this particular development complies with the applicable regulations in its physical and operational setting.

The parcel originated as part of an integrated school and park site and is physically embedded within the Wedgewood Park recreational environment. Its history is relied upon as context for the present unusual relationships among the development, park facilities, public pathways, crossings and surrounding streets.

The proposed development introduces permanent large family residential occupancy, resident and visitor vehicle movements, parking activity and servicing into a setting where public recreation and active travel occur concurrently. The Appellant’s concerns include unsafe conflicts at the vehicle entrance and pathways, visibility affected by buildings, fences or landscaping, and effects on access to the remaining recreational facilities.

Residential occupancy during evenings, weekends and summer may also interact with field sports, playground activity and other recreational use of the surrounding park. The significance of those interactions is a matter for evidence and is raised in relation to the approved site's circulation and interface with the surrounding park, rather than as a general objection to residential development adjacent to park space.

This operational context supports the access and circulation grounds above. Any additional allegation involving landscaping, amenity areas, lighting or other development standards will identify the applicable provision and the particular deficiency in the approved design, rather than rely on a general objection to neighbourhood compatibility.

If jurisdiction is established and the Board determines that a variance from the Zoning Bylaw is required, the Appellant opposes the granting of any such variance that does not satisfy the requirements of section 687(3)(d) of the Municipal Government Act. The Appellants intend to present evidence concerning the impacts of any required variance on the amenities of the

neighbourhood and, where applicable, the use and enjoyment of neighbouring parcels of land.

Section 687(3)(d) is relied upon in relation to any variance identified by the Board, and not as an independent basis for jurisdiction under section 685(3).

6 Disclosure and further particulars

The Appellant requests access to the complete stamped plan set; the zoning-compliance and housing-classification analysis; final Transportation comments and any analysis of the approved access; the shared-use-path relocation design and related referrals; and departmental comments and conditions concerning parking, pathways, landscaping and servicing.

The Appellant expects the Development Authority's permit record to become available through the appeal process. They request a reasonable opportunity to review that record and provide further particulars and supporting evidence before the Board determines jurisdiction. If relevant documents are missing from the appeal record, the Appellants may request further disclosure and appropriate procedural directions.

The absence of disclosure is not alleged to be an independent ground for setting aside the permit.

The Appellant requests permission to amend or supplement particulars as the record becomes available, subject to the Board's procedures and fairness to the other parties. This request does not extend the filing deadline or guarantee acceptance of additional grounds.

7 Relief requested

The Appellant respectfully request that the Board:

1. Determine jurisdiction under section 685(3) of the Municipal Government Act on the particular Bylaw errors and any relaxations or variances established by the evidence.
2. Provide procedural directions allowing access to the relevant permit record and a reasonable opportunity to submit particulars and evidence addressing jurisdiction and, if jurisdiction is established, the merits.
3. If jurisdiction and the alleged non-compliance are established, allow the appeal and revoke the development permit as approved, or vary the decision or permit within the Board's statutory powers to address the deficiencies established by the evidence.
4. If any relaxation is proposed, apply section 687(3)(d), considering the proven effects on neighbourhood amenities and neighbouring parcels, and decline a relaxation that does not satisfy that test.

5. Grant such other relief as the Board is authorized to grant on the evidence and submissions.

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 2.40.2.2, a **Residential Use** is a **Permitted Use** in the **RM - Medium 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, **Row Housing** means:

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

Under section 8.20, **Dwelling** means:

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

Section 2.40.1 states that the **Purpose** of the **RM - Medium Scale Residential Zone** is:

> To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a

larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: **664978810-002**
Application Date: JUL 03, 2026
Printed: October 1, 2026 at 2:42 PM
Page: 1 of 8

Development Permit

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

Applicant

Property Address(es) and Legal Description(s)
1009 - WEDGEWOOD BOULEVARD NW
Plan 2520892 Blk 44 Lot 100

Specific Address(es)

Building:	1, 1009 - WEDGEWOOD BOULEVARD NW
Building:	14, 1009 - WEDGEWOOD BOULEVARD NW
Building:	20, 1009 - WEDGEWOOD BOULEVARD NW
Building:	26, 1009 - WEDGEWOOD BOULEVARD NW
Building:	32, 1009 - WEDGEWOOD BOULEVARD NW
Building:	38, 1009 - WEDGEWOOD BOULEVARD NW
Building:	44, 1009 - WEDGEWOOD BOULEVARD NW
Building:	49, 1009 - WEDGEWOOD BOULEVARD NW
Building:	55, 1009 - WEDGEWOOD BOULEVARD NW
Building:	7, 1009 - WEDGEWOOD BOULEVARD NW

Scope of Permit
To construct a Residential development (10 Row House buildings with a total of 60 Dwellings).

Details

Development Category: Permitted Development
Lot Grading Needed?: Y
NumberOfMainFloorDwellings: 60
Site Area (sq. m.): 11325.29
Gross Floor Area (sq.m.): 10465.16
New Sewer Service Required: N
Overlay:
Statutory Plan:

Development Permit Decision
Approved

Issue Date: Sep 16, 2026 **Development Authority:** BACON, KIRK

Subject to the Following Conditions

1) This Development Permit authorizes the construction of a Residential development (10 Row House buildings with a total of 60 Dwellings). The development shall be constructed in accordance with the stamped and approved drawings.

2) 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).

3) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of $6300.00.

4) 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).

5) All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the

Development Permit

architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).

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

7) The onsite Parking Areas and drive aisles must be Hard Surfaced (Subsection 5.80.5.7).

8) Surface Parking Lots must be designed to include stormwater drainage facilities or provide stormwater retention or detention facilities, where applicable (Subsection 5.80.4.1.2).

9) 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 0.1m in Height and located 0.6m from the front of the parking space (Subsection 5.80.5.1.2).

Transportation:
10) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into an Agreement with the City for the following improvements:
a) Construction of a 9.2m commercial crossing access to Wedgewood Boulevard NW, located approximately 5.4m from the east property line; and
b) Removal / relocation / replacement of a street light that conflicts with the proposed access to Wedgewood Boulevard NW.

Please email development.coordination@edmonton.ca to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.
This Agreement requires a Security Deposit of $43,000.00. In accordance with the City's "Guidelines for Establishing Security in Servicing Agreements," the City reserves the right to adjust security requirements based on the developer's performance history. Should the Agreement remain unexecuted for more than one year following permit issuance, the deposit amount may be adjusted to ensure it reflects 100% of the current estimated cost of construction.
The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019, to arrange for a pre-construction meeting 72 hours prior to removal or construction within City road right-of-way.

11) Further to Condition 10.b, all costs associated with permanent street light installations, relocations, removals, replacement, and/or any other related work on street light infrastructure is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To Initiate the Engineering Drawing review process, please contact Development.Coordination@Edmonton.ca. Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements.

12) Urban Forestry supports retention of existing trees as much as possible. The existing trees on-site are covered under the Corporate Tree Management Policy (C456C) while the titled parcel remains City of Edmonton owned. This policy and the Public Tree Bylaw 18825 apply until ownership is transferred to private and any tree work prior to this is to be managed by Urban Forestry.
Three (3) trees have been identified in conflict with the proposed access within the Wedgewood Boulevard road right-of-way. As per the Corporate Tree Management Policy (C456C) the estimate to remove these trees is approximately $15,000. This includes asset value, operational removal and stump grinding costs, as well as administrative fees. The estimate above includes contingency hydro-vac costs in the event that underground utilities require daylighting prior to stump grinding. In addition, costs have been included in the event that a wildlife sweep will be required.
As per the Live Tree Removal Guidelines, the proponent is required to complete notification of the tree removal to the surrounding community prior to the removal of trees. This notification is required to occur a minimum of 10 business days prior to removal of the trees and all outstanding concerns must be alleviated. The type and level of this notification will be determined by the Urban Forester.
Forestry will schedule and carry out all required tree work involved with this project. Tree work must be scheduled a minimum of 6 weeks in advance of the construction start date. Contact can be made by calling 311.

Development Permit

For all remaining trees, a full Tree Preservation plan will be required for this project as part of the public tree permit. If a Tree Preservation Plan is not applied for 4-6 weeks prior to the construction start date, this could result in construction or work being delayed until a Tree Preservation Plan and Public Tree Permit can be approved. Information on Tree Preservation Plans can be found online under the City of Edmonton's Public Tree Permit Webpage.

Please note that the tree preservation plan can also be developed and reviewed at the Development Permit stage as design is finalized. All trees within 5 meters of construction are required to be included in the plan.

Please note that the removal of vegetation has the potential to impact birds and bird habitat. Protection of migratory and non-migratory birds is legislated both provincially and federally. The onus is on the individual or company conducting habitat disturbance or construction activities to ensure that due diligence has been exercised to avoid harm to migratory and non-migratory birds. Individuals or companies that do not avoid harm to most wildlife species risk prosecution under the Wildlife Act and, in some cases, the Species at Risk Act. In the case of migratory birds, prosecution under the Migratory Birds Convention Act is also possible.

13) Permanent objects including concrete steps, ramps, 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.

14) Any sidewalk or boulevard damage occurring as a result of construction traffic and/or construction activity must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction. In Trevor's absence, please contact developmentinspections@edmonton.ca.

Epcor Water:

15) 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.

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

16) The applicant/owner is required to enter into a Work Authorization Agreement with EPCOR Water Services to construct new water infrastructure along Wedgewood Boulevard and/or along Weber Gate at their expense. Please reach out to Mackenzie Reeves at MReeves@epcor.com to initiate the Work Authorization Agreement.
OR,
the applicant can accommodate the required infrastructure improvement in an Agreement with the City. Please email development.coordination@edmonton.ca to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

Edmonton Fire Rescue Services:

17) Edmonton Fire Rescue Services (EFRS) has calculated a Required Fire Flow ("RFF") of 189 L/s for the proposed developments. However, the Available Fire Flow ("AFF") provided by the nearest hydrants is unable to achieve this flow rate. To reduce the RFF or increase the AFF appropriately, EFRS conditions the following:

1. The installation of new water main and hydrants as specified in the EPCOR Water enclosure DP664978810-002_1009 Wedgewood Boulevard NW-enclosure. Coordination with EPCOR Water is required (WaterDTInfrastructure@epcor.com).

-OR

2. Each building to be sprinklered throughout to the appropriate NFPA 13 Standard.

18) Conformance with either of the above conditions renders a fire fighting water supply which is functionally compliant with the municipal standard for firefighting water supply.

Landscaping:

19) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must

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pay a Development Permit Inspection Fee of $575.00 (this can be paid by phone with a credit card - 780-442-5054).

20) 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 $57,668.19 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:
-- Cheque
-- Irrevocable letter of credit
-- Development bond
Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

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

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

23) 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.

24) 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).

25) 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).

26) 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.

27) 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.

The City of Edmonton Public Tree Bylaw
https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158

Apply for the Public Tree Permit
https://www.edmonton.ca/treepermit

Waste Services:
28) A minimum of 7.5m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

29) 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.

Subject to the Following Advisements

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1) Signs require separate Development Applications.

2) A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.

3) 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 or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Lot Grading:
4) City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

Transportation:
5) Relocation of the existing shared use path (SUP) and park sign located at 1009 Wedgewood Boulevard will be completed by the City of Edmonton and is anticipated to occur in Spring 2027.

6) There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

Epcor Water:
8) 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.

9) The site is currently not serviced with water and there is no existing water infrastructure adjacent to the site. New water infrastructure along Wedgewood Boulevard and/or along Weber Gate is required to provide water servicing to the subject site.

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10) 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.

11) For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.
a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.

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

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

14) 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.

15) 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.

16) The water network capacity adjacent to the site is between 100 L/s and 150 L/s and the hydrant spacing adjacent to the site is 189 m. This does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).

17) 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.

18) 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).

19) 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.

20) 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.

Fire Rescue Services:
21) 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).

22) Review and comply to Section 5.6 of NFC(AE) 2023, Construction and Demolition Sites including but not limited to:
A fire safety plan conforming to Section 2.8 of the National Fire Code (Alberta Edition - 2023) shall be prepared, kept on site, and made available to a Fire Safety Codes Officer upon request.
Reference: NFC(2023-AE) 5.6.1.3.(1) Fire Safety Plan

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"A fire safety plan conforming to Section 2.8. shall be prepared"
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.
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

23) To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.
https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites
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"
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

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

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

26) 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.

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

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

29) 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.

30) This property with 60 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 120 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.

31) If you require any further clarifications, please contact us at wasteplanning@edmonton.ca

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
Lot Grading Fee	$6,300.00	$6,300.00	002034000002375	Sep 02, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	013987000009295	Jul 13, 2026
Development Permit Inspection Fee	$575.00	$575.00	002034000002375	Sep 02, 2026

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Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee # of dwelling units	$4,760.00	$4,760.00	013987000009295	Jul 13, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$12,675.00	$12,675.00		

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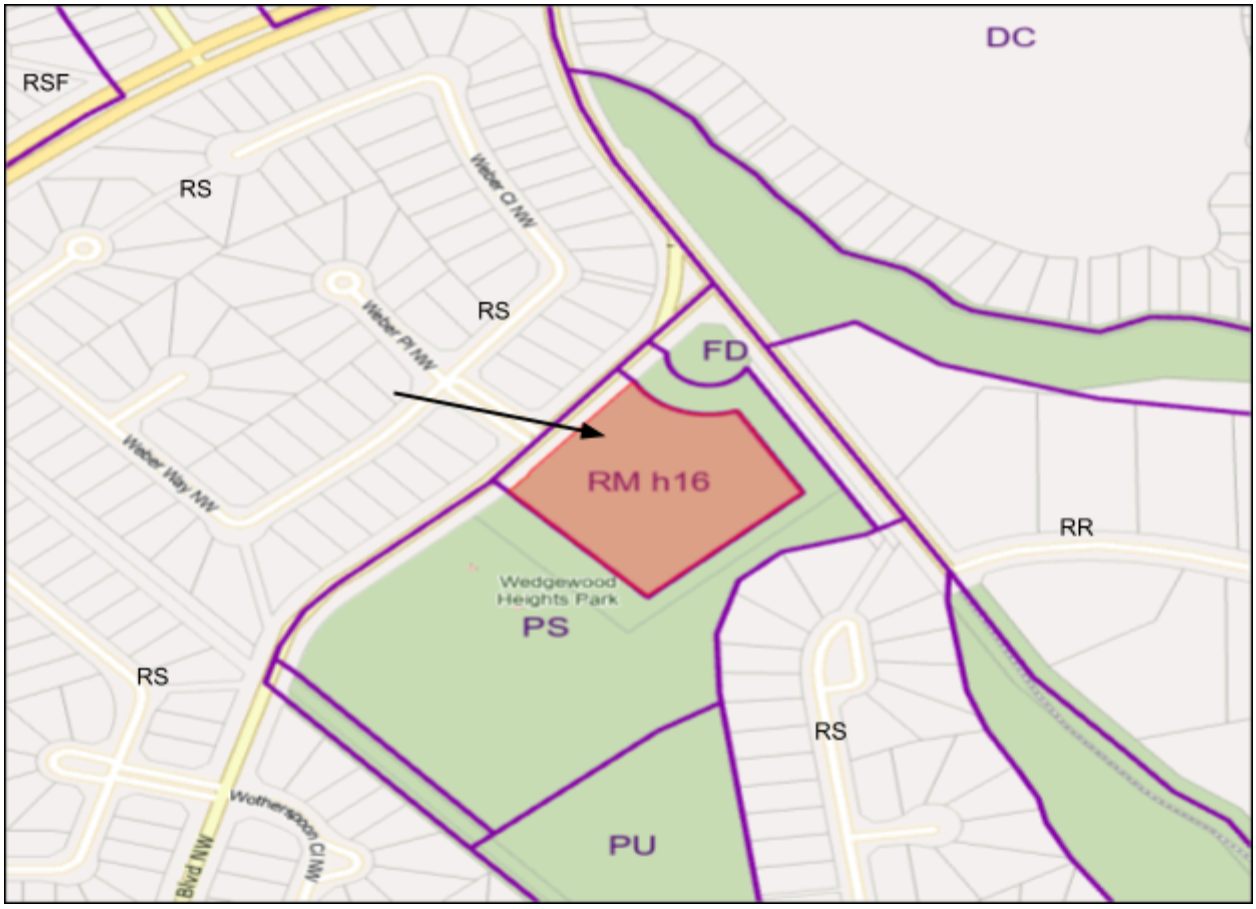

SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-294

N