SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
November 5, 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-26-299	Change the use of an Indoor Sales and Service to a Cannabis Retail Store, and to construct interior alterations 5514 - 134 AVENUE NW Project No.: 673104094-002
II	10:30 A.M.	SDAB-D-26-300	Convert a Residential Use Building in the form of Multi-Unit Housing into a Child Care Service for up to 69 children and to construct exterior alterations (Outdoor Play Area and Parking Pad) 5003 - 13 AVENUE NW Project No.: 641418608-002
III	1:30 P.M.	SDAB-D-26-301	Construct a Residential Use building in the form of a 2-Storey 8 Dwelling Multi-unit Housing building with unenclosed front porches 3 - EKOTA CRESCENT NW Project No.: 648979648-002

ITEM I: 9:00 A.M. FILE: SDAB-D-26-299

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	673104094-002
APPLICATION TO:	Change the use of an Indoor Sales and Service to a Cannabis Retail Store, and to construct interior alterations
DECISION OF THE DEVELOPMENT AUTHORITY:	Refused
DECISION DATE:	October 7, 2026
DATE OF APPEAL:	October 8, 2026
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	5514 - 134 AVENUE NW
LEGAL DESCRIPTION:	Plan 2676MC Blk 13 Lot 23
ZONE:	BE - Business Employment 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:

REASONS FOR APPEAL

Proposed Cannabis Retail Store 5508 134 Avenue NW, Edmonton

I am appealing the Development Authority's decision to refuse the proposed Cannabis Retail Store at 5508 134 Avenue NW, Edmonton, based on the following grounds:

1. Nature of the Surrounding PSN-Zoned Properties

The refusal identifies two PSN-zoned properties within the required 100-metre separation distance: 5509 134 Avenue NW (64 metres) and Robert Brett Park (82 metres).

I respectfully request that the Board consider the actual use, physical characteristics, accessibility, and relationship of these properties to the proposed development when evaluating potential impacts.

2. Limited Impact on Surrounding Properties

The proposed Cannabis Retail Store would operate entirely within an existing commercial premises, with no outdoor consumption or activities associated with cannabis use.

The business would operate under strict provincial regulations established by the Alberta Gaming, Liquor and Cannabis Commission (AGLC), including age restrictions, security requirements, surveillance, and responsible retail practices.

3. Compatibility With the Surrounding Neighbourhood

The proposed development is intended to operate as a professionally managed retail establishment. I submit that the nature of the business, its regulated operations, and its proposed commercial setting should be considered when assessing its compatibility with surrounding properties.

4. Review of Separation Distance Requirements

I acknowledge that the Development Authority has identified deficiencies under Section 6.30.1.8 of Edmonton Zoning Bylaw 20001.

However, I respectfully request that the Board review the applicable zoning classifications, property boundaries, separation-distance measurements, and relevant legislative provisions to determine whether the refusal was correctly applied.

5. Request for Reconsideration

I respectfully request that the Subdivision and Development Appeal Board review the Development Authority's decision, consider the evidence

presented regarding the surrounding properties and proposed operations, and determine whether there are lawful grounds to overturn the refusal and approve the proposed development.

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 2.120.2.6, a **Cannabis Retail Store** is a **Permitted Use** in the **BE - Business Employment Zone**.

Under section 8.10, a **Cannabis Retail Store** means:

> a development where a business sells Cannabis to be consumed off-Site as permitted by Provincial or Federal legislation. This may include sales of Cannabis accessories. This Use does not include Cannabis Production and Distribution.

Under section 2.120.3.5.2 states "Cannabis Retail Stores must comply with Section 6.30."

Under section 8.20, **Site** means "an area of land consisting of 1 or more Abutting Lots."

Section 2.120.1 states that the **Purpose** of the **BE - Business Employment Zone** is:

> To allow for light industrial and a variety of small commercial businesses with a higher standard of design that carry out their operations in a manner where no Nuisance is created or apparent outside an enclosed building. This Zone is intended to be compatible with any Abutting non-industrial Zone, while also serving as a transition Zone to buffer medium and heavy industrial Zones. This Zone is generally located on the periphery of industrial areas, Abutting Arterial and Collector Roads, or along mass transit routes.

Cannabis Retail Stores

Section 6.30 states the following with respect to **Cannabis Retail Stores**:

1. **At the time a Development Permit application is submitted, a Cannabis Retail Store must be located to provide minimum separation distances in compliance with Table 1:**

Table 1. Minimum Separation Distance

Subsection	**From approved or existing:**	**200 m (from store to store)**	**200m (from Site to Site)**	**100 m (from Site to Site**
1.1.	Cannabis Retail Stores	x		
1.2.	Libraries		x	
1.3.	Schools		x	
1.4.	Community recreation facilities			x
1.5.	Provincial Health Care Facilities			x
1.6.	Sites designated as School Reserves			**x**
1.7.	Sites designated as Municipal and School Reserves			x
	From Sites zoned:			
1.8.	**PS, PSN, or A**			**x**

2. For the purposes of Subsection 1, when measuring separation distances:

   2.1. from Site to Site, the distance is measured from the closest point of the subject Site boundary to the closest point of another Site boundary, and not Zone boundaries; and

   2.2. from store to store, the distance is measured from the closest point of the Cannabis Retail Store to the closest point of another Cannabis Retail Store.

Diagram for Subsection 2

3. For the purposes of Subsection 1:

   3.1. the term "School" means a school as defined in subsection 1(1)(x)(i) to (iv) and (vi) of the Education Act;

   3.2. the term “community recreation facilities” means indoor municipal facilities used primarily by members of the public to participate in recreational activities conducted at the facilities, as defined by the Municipal Government Act; and

   3.3. the term “Provincial Health Care Facility” means a provincial health care facility as defined in Subsection 105(1)(e) of the Gaming, Liquor and Cannabis Regulation.

4. The Development Planner may vary the minimum separation distance in Subsection 1.1 by up to 20.0 m. No other variance to Subsection 1 is permitted.

5. For Sites greater than 2.0 ha that are Zoned CG, CB, MU, or a Direct Control Zone, and do not contain a Library at the time a Development Permit application for a Cannabis Retail Store is submitted:

   5.1. Subsection 1.1 does not apply; and

   5.2. the distances specified in Section 105(3) of the Gaming, Liquor and Cannabis Regulation are expressly varied to 0 m.

6. Section 105(3) of the Gaming, Liquor and Cannabis Regulation is expressly varied by Subsections 1.3, 1.5, 1.6, 1.7, 2, and 5.2.

Development Planner's Determination

1. The proposed location does not meet the minimum separation distance of 100 metres from surrounding Public Service Zone (PSN) sites (Section 6.30.1.8):

- Distance to 5509 134 Ave (PSN zone): 64m
- Distance to Robert Brett Park (PSN zone): 82m

2. No variance is permitted to Section 6.30.1.8 (Section 6.30.4).

[unedited]

Notice to Applicant/Appellant

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

Edmonton

Project Number: **673104094-002**
Application Date: SEP 08, 2026
Printed: October 7, 2026 at 2:30 PM
Page: 1 of 1

Application for Development Permit

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

Applicant

Property Address(es) and Legal Description(s)
5514 - 134 AVENUE NW
Plan 2676MC Blk 13 Lot 23

Specific Address(es)
Suite: 5508 - 134 AVENUE NW
Entryway: 5508 - 134 AVENUE NW
Building: 5514 - 134 AVENUE NW

Scope of Application
To change the use of an Indoor Sales and Service to a Cannabis Retail Store, and to construct interior alterations.

Details

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

Development Application Decision
Refused

Issue Date: Oct 07, 2026 **Development Authority:** LI, CINDY

Reason for Refusal
1. The proposed location does not meet the minimum separation distance of 100 metres from surrounding Public Service Zone (PSN) sites (Section 6.30.1.8):

- Distance to 5509 134 Ave (PSN zone): 64m
- Distance to Robert Brett Park (PSN zone): 82m

2. No variance is permitted to Section 6.30.1.8 (Section 6.30.4).

Rights of Appeal
The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	$415.00	$415.00	017626000013198	Sep 17, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$415.00	$415.00		

THIS IS NOT A PERMIT

P0702003

SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-299

N

ITEM II: 10:30 A.M. FILE: SDAB-D-26-300

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	641418608-002
APPLICATION TO:	Convert a Residential Use Building in the form of Multi-Unit Housing into a Child Care Service for up to 69 children and to construct exterior alterations (Outdoor Play Area and Parking Pad)
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 15, 2026
DATE OF APPEAL:	October 7, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	5003 - 13 AVENUE NW
LEGAL DESCRIPTION:	Plan 7722531 Blk 34 Lot 1
ZONE:	RM - Medium Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Mill Woods and Meadows District Plan

Grounds for Appeal

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

We reside at 5019 13 Avenue NW and are appealing the approval to convert the fourplex at 5003 13 Avenue NW into a Child Care Service for up to 69 children, including an outdoor play area and parking pad.

Our concerns relate to restricted vehicle access, congestion, parking, pedestrian safety, and the potential impact on access to our garage and neighbouring properties.

Restricted alley access

The rear of the proposed development is accessible only through a dead-end alley. This same alley provides the only vehicle access to our garage.

Vehicles using the alley for drop-offs and pick-ups would need to turn around and leave through the same entrance. We are concerned that vehicles stopping, waiting, reversing, or manoeuvring during peak periods could obstruct the alley and prevent residents from entering or leaving their garages.

Reliable access to our property is a central concern. We ask the Board to consider whether the proposed arrangements provide sufficient space for vehicles to enter, turn around, and exit while keeping the alley and neighbouring garage entrances unobstructed.

Lack of front parking

There is no parking directly in front of the fourplex because the adjacent roadway is used as a turning or through lane. Families would therefore need to use the proposed parking area or find parking elsewhere.

We are concerned this could increase reliance on the rear alley and nearby residential parking, or lead to vehicles stopping in the traffic lane during drop-offs and pick-ups.

Traffic and pedestrian safety

The development is situated along busy 50 Street. The combination of traffic on that street, the lack of front parking, and restricted rear access raises concerns about safe movement between vehicles and the building.

In particular, children and caregivers accessing the site from the rear could encounter vehicles reversing or turning within the confined alley. We ask the Board to examine how pedestrian access would be accommodated safely alongside these vehicle movements.

Capacity and site suitability

The approved capacity of up to 69 children, together with staff parking needs, raises concerns about whether this site can accommodate the proposed use without recurring congestion or interference with neighbouring properties.

We request a review of the proposed parking pad, staff parking, drop-off and pick-up arrangements, and vehicle turnaround space. That review should address how the site would function during peak arrival and departure periods while maintaining safe pedestrian access and unobstructed access to neighbouring garages.

Requested outcome

We respectfully request that the Board overturn the approval and refuse the development permit.

Our objection concerns the suitability of this particular site for the proposed childcare capacity. The dead-end alley, lack of front parking, and location along busy 50 Street create significant concerns about vehicle circulation, safe drop-offs and pick-ups, and continued access to our property.

We intend to provide photographs showing the alley configuration, neighbouring garage access, and the lack of front parking in support of our appeal.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(c) issues an order under section 645,

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

…

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

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

Appeals

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(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 2.40.2.10, a **Child Care Service** is a **Permitted Use** in the **RM - Medium Scale Residential Zone.**

Under section 8.10, a **Child Care Service** means:

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

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

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

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.

RM Zone - Building Design Regulations

Section 2.40.5.2 states:

> To promote pedestrian interaction and safety, Ground Floor non-Residential Facades must comply with the following:
>
> 5.2.1. Where a Facade faces a Street, a minimum of 50% of the Facade area between 1.0 m and 2.0 m above ground level must be windows.

Under section 8.20, **Ground Floor** means "Ground Floor means the first Storey."

Under section 8.20, **Facade** means "any exterior outward face of a building measured from corner to corner."

Development Planner's Determination

> **Facade Glazing - The street-facing facade has 25% of the area between 1.0m and 2.0m above ground level as windows rather than 50%. (2.40.5.2.1)**
>
> [unedited]

Notice to Applicant/Appellant

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

Edmonton

Project Number: **641418608-002**
Application Date: DEC 22, 2025
Printed: October 1, 2026 at 2:27 PM
Page: 1 of 7

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)
5003 - 13 AVENUE NW
Plan 7722531 Blk 34 Lot 1

Specific Address(es)
Suite: 5003 - 13 AVENUE NW
Entryway: 5003 - 13 AVENUE NW
Building: 5003 - 13 AVENUE NW

Scope of Permit
To convert a Residential Use Building in the form of Multi-Unit Housing into a Child Care Service for up to 69 children and to construct exterior alterations (Outdoor Play Area and Parking Pad).

Details

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

Development Permit Decision
Approved

Issue Date: Sep 15, 2026 **Development Authority:** ZAZULA, NICKOLAS

Subject to the Following Conditions
Zoning Conditions:

1. This Development Permit authorizes the conversion of a Residential Use Building in the form of Multi-Unit Housing into a Child Care Service for up to 69 children and the construction of exterior alterations (Outdoor Play Area and Parking Pad).

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

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

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

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

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

7. Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).

8. 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).

Edmonton

Project Number: **641418608-002**
Application Date: DEC 22, 2025
Printed: October 1, 2026 at 2:27 PM
Page: 2 of 7

Development Permit

9. Surface Parking Lots, and loading spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

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

11. Bike parking must be provided in accordance with Subsection 5.80.8.
A minimum of 6 Bike Parking Spaces must be provided, 6 of which must be Short Term Bike Parking Spaces. A minimum of 1 Short Term Bike Parking Spaces must be Inclusive Bike Parking Space,

12. 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).

13. 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).

14. 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).

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

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

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

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

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

20. Fencing in the Front Yard must not exceed 1.3m in height (5.100.2.2.1).

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

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for $23,208.8 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.

Development Permit

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

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

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

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

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

Applicants MUST adhere to the following:

8. 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.

9. 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%. All parking stalls (pickup and drop off stalls) perpendicular to the alley must be a minimum length of 5.5 m.

2. The existing connector walk on the south side of 13 Avenue must be removed from the south of the public sidewalk to the north property line of the site within the road right-of-way with restoration of the grassed boulevard to the City of Edmonton Landscaping Standards.

3. The proposed 1.8 m connector walk from the north property line to south of the existing public sidewalk is acceptable to Subdivision Planning. The connector walk must maintain a minimum of 0.75 m separation distance from the existing street light cabinet and a minimum of 3.0 m from the existing boulevard trees.

4. The City Of Edmonton has 7 Boulevard trees at this address, 5 of them are along 50 street the other 2 are along 13 ave .

All costs associated with the removal, replacement, pruning, remediation or transplanting of trees shall be covered by the Proponent

Development Permit

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

Forestry has concerns with the impact that construction will have on the root systems of the trees adjacent to the proposed construction. Field adjustments will need to be made to accommodate trees and their root systems. Contractors are to work with Urban Forestry to mitigate root conflicts and damages to the trees within the scope of work. Any areas with excavation within 3m of a City tree may require air-spading prior to mechanical excavation to determine root conflicts and how to proceed. This will be determined by the Forester.

If the project comes into conflict with tree roots 2 inches or greater in diameter during excavation, Urban Forestry must be notified for further consultation. Roots 2" or greater in diameter play an integral role in tree structure, stability as well as health, and the removal of them could have a negative impact on the tree. The significance of that impact will be determined by the Forester as well as if any compensation will be required from the proponent.

The project will be required to submit a tree preservation plan as part of their public tree permit application as there is planned ground disturbance within 5m of City trees.

Please be advised that Forestry must receive a Tree Preservation Plan from the project in time for review and approval before any tree work can commence. 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.

No new above-ground permanent structure shall be placed in such a way to limit a tree's structural root plate or the structural integrity of any tree that is existing within the intended construction work zone. A minimum distance of 3 metres must be initiated and maintained from any existing tree in relation to the placement of any above-ground permanent structure, which includes ground disturbance for installation and sidewalk connectors.

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

5. Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.

6. 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.

7. 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.

8. 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:

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

9. 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. 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.

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

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

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

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

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

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

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

9. Signs require separate Development Permit applications.

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

11. The City of Edmonton does not collect waste from non-Residential (Child Care Services) developments. The Child Care

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Service provider or property owner is responsible for managing their waste collections through the private commercial waste collection agencies. The business operator or property owner is advised to ensure that they have adequate waste disposal services to serve the development.

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:

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.

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

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

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Kind regards,
Matthew McKellar
FSCO Group B, Level II

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

Variances

Facade Glazing - The street-facing facade has 25% of the area between 1.0m and 2.0m above ground level as windows rather than 50%. (2.40.5.2.1)

Rights of Appeal

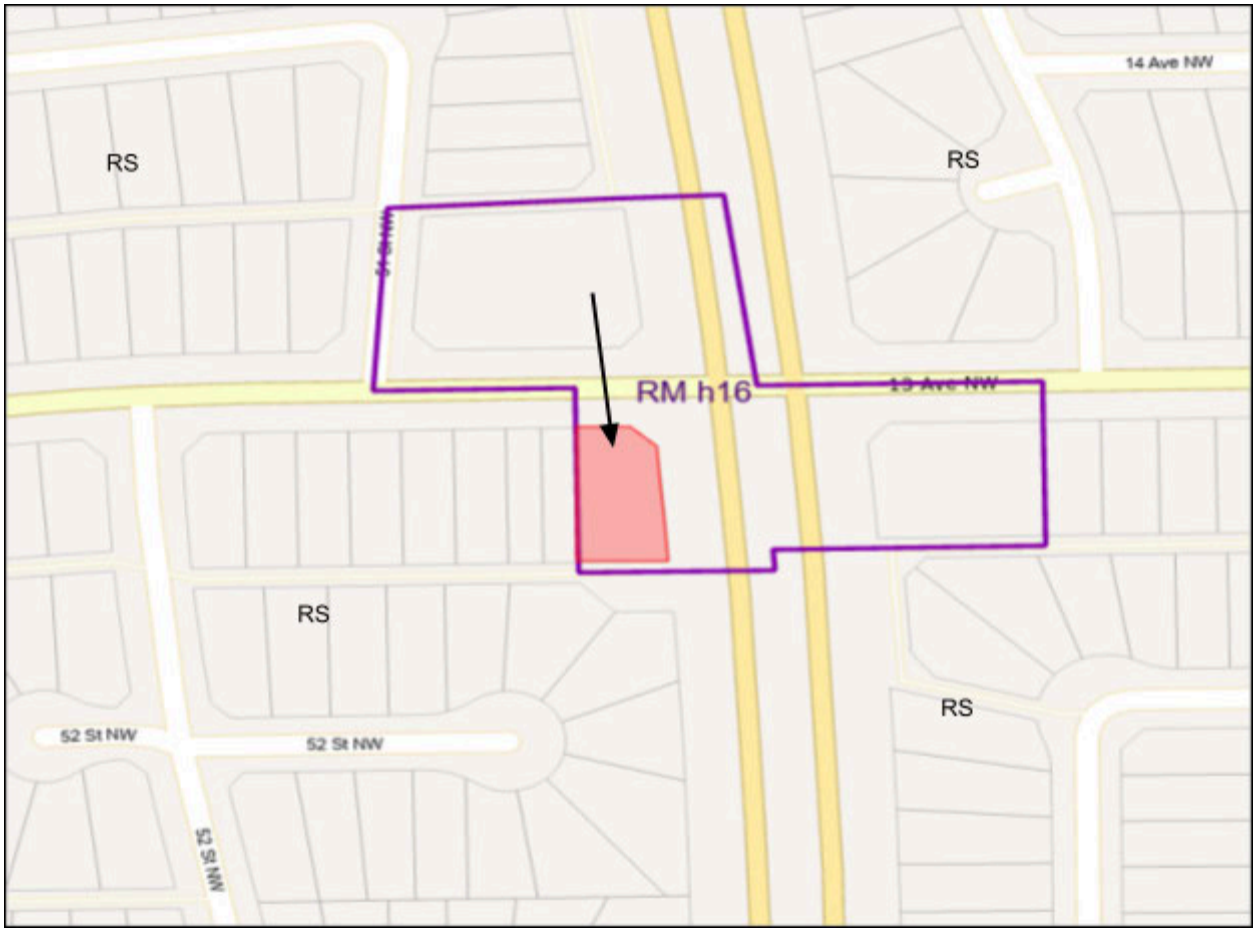
This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Notice Period Begins: Sep 22, 2026 **Ends:** Oct 13, 2026

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	$490.00	$490.00	10126942	Feb 20, 2026
Major Dev. Application Fee	$410.00	$410.00	10085422	Jan 19, 2026
Development Permit Inspection Fee	$560.00	$560.00	10085422	Jan 19, 2026
Variance Fee	$102.50	$102.50	02646I000010179	Sep 14, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$1,562.50	$1,562.50		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-300

N

ITEM III: 1:30 P.M. FILE: SDAB-D-26-301

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	648979648-002
APPLICATION TO:	Construct a Residential Use building in the form of a 2-Storey 8 Dwelling Multi-unit Housing building with unenclosed front porches
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 24, 2026
DATE OF APPEAL:	October 8, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	3 - EKOTA CRESCENT NW
LEGAL DESCRIPTION:	Plan 5262TR Blk 22 Lot 49
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	Mill Woods and Meadows District Plan

Grounds for Appeal

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

> I am appealing the development permit issued on September 24, 2026, for a two-storey, eight-unit residential development at 3 Ekota Crescent NW (File 648979648-002).

1. Potential Impact on Neighbouring Property Values

My primary concern is the potential impact of this development on the value, use and enjoyment of surrounding residential properties.

The development would replace a single-family home with eight dwelling units on a 643.498 m lot. This represents a substantial increase in density within an established residential neighbourhood.

Research presented to Edmonton City Council, examining approximately 12,000 single-family home sales and 111 multi-unit developments, identified an association between proximity to multi-unit infill and lower sale prices for homes within 50 metres. While this research does not establish causation, it raises concerns about the potential financial impact on neighbouring homeowners. City Council has since requested further analysis of these impacts.

I also attended a recent infill meeting in the Knottwood community, attended by more than 300 residents. Concerns raised included the impacts of higher-density infill on neighbouring properties, drainage, privacy, parking, waste management and construction. The level of community participation demonstrates how significant these concerns are to residents of established neighbourhoods.

Section 687(3)(d) of Alberta's Municipal Government Act recognizes the potential effect of development on the use, enjoyment and value of neighbouring properties when considering certain developments that do not comply with the land use bylaw. I request that these impacts be considered to the extent permitted by the Board's jurisdiction.

2. Recent Provincial Direction on Residential Infill

On October 8, 2026, the Government of Alberta announced its intention to require Edmonton to return to its pre-2024 density and height regulations, along with changes addressing parking and infrastructure considerations.

This announcement reflects concerns about the impacts of higher-density infill development on established neighbourhoods and surrounding properties.

I request clarification on whether any provincial regulations or directions arising from this announcement affect this permit, including transitional provisions applicable to recently approved developments.

3. Development Plans and Compliance Review

I have been advised by the City of Edmonton that I cannot access the approved development plans and supporting documentation until an appeal has been submitted.

Consequently, I have not been able to verify whether the development complies with all applicable Zoning Bylaw requirements, including setbacks, building height, site coverage, parking, drainage and other relevant considerations.

I request that the Board determine whether any provisions of the Zoning Bylaw were relaxed, varied or misinterpreted in approving this development.

I am submitting this appeal based on the information currently available and request the opportunity to supplement or amend my appeal grounds, subject to the Board's procedures, once I have received and reviewed the approved plans and supporting documentation.

4. Requested Outcome

I recognize the need for additional housing and am not opposed to infill development. However, increasing density should be balanced with consideration of the impacts on existing residential properties.

I respectfully request that the Board review the approval for compliance with applicable legislation and the Zoning Bylaw, consider the potential impacts on neighbouring properties where legally permitted, and determine whether the development permit should be upheld, varied or overturned.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

(c) issues an order under section 645,

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

…

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

…

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

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

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

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

…

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

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

(i) the proposed development would not

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

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

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

> a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Multi-unit Housing** means:

means a building that contains:

a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or

b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Dwelling** means:

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

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.

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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)
3 - EKOTA CRESCENT NW
Plan 5262TR Blk 22 Lot 49

Specific Address(es)

Suite:	3 - EKOTA CRESCENT NW
Suite:	5 - EKOTA CRESCENT NW
Suite:	7 - EKOTA CRESCENT NW
Suite:	9 - EKOTA CRESCENT NW
Suite:	BSMT, 3 - EKOTA CRESCENT NW
Suite:	BSMT, 5 - EKOTA CRESCENT NW
Suite:	BSMT, 7 - EKOTA CRESCENT NW
Suite:	BSMT, 9 - EKOTA CRESCENT NW
Entryway:	3 - EKOTA CRESCENT NW
Entryway:	5 - EKOTA CRESCENT NW
Entryway:	7 - EKOTA CRESCENT NW
Entryway:	9 - EKOTA CRESCENT NW
Building:	3 - EKOTA CRESCENT NW

Scope of Permit

To construct a Residential Use building in the form of a 2-Storey 8 Dwelling Multi-unit Housing building with unenclosed front porches.

Details

Development Category: Permitted Development
Lot Grading Needed?: Y
NumberOfMainFloorDwellings: 4
Site Area (sq. m.): 645.4
Gross Floor Area (sq.m.): 267.8
New Sewer Service Required: N
Overlay:
Statutory Plan:

Development Permit Decision

Approved

Issue Date: Sep 24, 2026 **Development Authority:** CHAN, MANDY

Subject to the Following Conditions

A. Zoning Conditions:

1. This Development Permit authorizes the construction of a Residential Use building in the form of a 2-Storey 8 Dwelling Multi-unit Housing building with unenclosed front porches.

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

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

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4. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).

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

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

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

8. 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).

9. Vehicular access from Ekota Crescent NW is not permitted (Subsection 2.10.6.1).

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

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

12. The minimum length of a Parking Space is 5.5m. Parking is not permitted on a Driveway less than 5.5m in length (Subsection 5.80.5.1.3.1).

13. 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).

14. 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).

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

16. The development must NOT be used as a Lodging House. A Lodging House means a Dwelling containing 3 or more Sleeping Units that are rented out individually.

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

B. Landscaping Conditions:

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

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for $14,209.28 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

Development Permit

Cheque
Irrevocable letter of credit
Development bond
Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

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

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

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

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

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

Applicants MUST adhere to the following:

8. 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.

9. 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

C. 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. 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/)

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(1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

4. 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.

5. Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:
a. the start/finish date of project;
b. accommodation of pedestrians and vehicles during construction;
c. confirmation of lay down area within legal road right of way if required;
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

D. Drainage Services Conditions:

This advice identifies the development assessments applicable to the property at 7 Ekota Crescent NW, Plan 5262TR, Blk 22 Lot 49, Ekota.
APPLICABLE ASSESSMENTS
1. Permanent Area Contribution (PAC)
· Storm and sanitary PACs are not applicable, since the property is not within any active PAC basin.
2. Expansion Assessment (EA)
? Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
? Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
· SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2026. Therefore, SSTC is deferred for this development permit application, DP#648979648-002.
SSTC may be applied for at the time of a future subdivision, development permit, or servicing connection application.
For informational purposes, the following SSTC rates apply to the year 2026. SSTC rate depends on the type of development:
1 – Industrial / Commercial / Institution: $8,818 per hectare
2 – One or two Dwelling Residential (no secondary, garden, or garage suite): $1,764 per dwelling
3 – Two Dwellings Residential (one secondary, garden, or garage suite): $1,764 per dwelling
for secondary garden or garage suite $781
4 – Multi-Family Residential: $1,259 per dwelling
The SSTC charge should be paid when the development permit or sanitary services connection application is made.

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

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate when the applicant/owner makes a payment.
Additional Notes
· The above assessment is based on information currently available to our department. If such information changes, a new assessment may be made.
· In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
· More information about the above charges can be found on the City of Edmonton's website:
Permanent Area Contributions
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

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

E. EPCOR Conditions:

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

F. Waste Services Conditions:

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

Waste Services has reviewed the proposed plan "LANDSCAPING PLAN" dated 29 FEB, 2026 and has no concerns to identify during this review.

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

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

Additional information about waste service at your proposed development:
Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.
Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.
To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:
Access to containers and removal of obstructions.
Container set out, and
The responsibility for wear and tear or damages.
The green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 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.
If you require any further clarifications, please contact us.

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Sincerely,
Bryce Kalenith
Development Planning Assessor

Subject to the Following Advisements

A. Zoning Advisements:

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

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

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

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

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

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

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

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

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

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

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

11. The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The

Development Permit

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

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

B. Transportation Advisements:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

2. 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.

C. EPCOR Advisements:

1. The site is currently serviced by a 20 mm copper water service (S40797) located 7.9 m north of the south property line of Lot 49 off of Ekota Crescent. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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

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

3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along Ekota Crescent adjacent to the subject site.

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

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

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

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

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

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

9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

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

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

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

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

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

D. 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

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:

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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.

Kind regards,
Matthew McKellar
FSCO Group B, Level II

Please send ALL FRS DP review inquiries to cmsfpts@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	$500.00	$500.00	07714G000006917	Mar 10, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	07714G000006917	Mar 10, 2026
Development Permit Inspection Fee	$575.00	$575.00	07714G000006917	Mar 10, 2026
Dev. Application Fee # of dwelling units	$340.00	$340.00	07714G000006917	Mar 10, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$2,455.00	$2,455.00		

SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-301

N