SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Friday, 1:30 P.M.
November 13, 2026

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

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3

TO BE RAISED

I 1:30 P.M. SDAB-D-26-307

Construct a Residential Use development in the form of two 4 Dwelling Row House with 3 Secondary Suites and 1 Basement development (NOT to be used as an additional Dwelling). (Total of 14 Dwellings)

12203 - 52 STREET NW, 5108 - 122 AVENUE NW
Project No.: 663680382-002

TO BE RAISED

ITEM I: 1:30 P.M. FILE: SDAB-D-26-307

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:	
APPLICATION NO.:	663680382-002
APPLICATION TO:	Construct a Residential Use development in the form of two 4 Dwelling Row House with 3 Secondary Suites and 1 Basement development (NOT to be used as an additional Dwelling). (Total of 14 Dwellings)
DECISION OF THE DEVELOPMENT AUTHORITY:	Approved with Conditions
DECISION DATE:	September 15, 2026
DATE OF APPEAL:	October 4, 2026
RESPONDENT:	
MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:	12203 - 52 STREET NW, 5108 - 122 AVENUE NW
LEGAL DESCRIPTION:	Plan 2645KS Blk 79 Lot 21, Plan 2645KS Blk 79 Lot 22
ZONE:	RS - Small Scale Residential Zone
OVERLAY:	N/A
STATUTORY PLAN:	N/A
DISTRICT PLAN:	North Central District Plan

Grounds for Appeal

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

I am writing to appeal the approval of Development Permit 663680382-002 concerning development at 5108 - 122 Avenue NW.

Historical Context

This property was previously the subject of SDAB-D-26-113, decided June 17, 2026. The previous Development Permit, Project 637957774-002, concerned property identified by the Board as Plan 2645KS, Block 79, Lots 21 and 22 and authorized a residential use in the form of cluster housing with two row houses and a total of 14 dwellings.

The Board allowed the previous appeal, revoked the decision of the Development Authority and refused the development. The Board ultimately determined that inconsistencies in the application called into question the correctness of the information relied upon by the Development Authority and concluded that the proper remedy was for the applicant to furnish a complete application with correct information for consideration by the Development Authority.

Grounds for New Appeal

I am appealing Development Permit 663680382-002 on the basis that there are outstanding questions regarding whether the Development Authority relaxed, varied or misinterpreted provisions of Zoning Bylaw 20001 in approving the new development.

In particular, there is currently insufficient information available to affected property owners to determine:

• the precise lands and site or sites covered by the new development permit;
• the precise form and configuration of the development approved;
• whether the development consists of two row houses and, if so, how those buildings and the underlying lands are being treated for purposes of the zoning bylaw;
• whether the development constitutes cluster housing or another development configuration;
• whether the applicable site, landscaping, site coverage, setback, amenity and other requirements have been correctly applied; and
• whether the deficiencies identified by the Board in SDAB-D-26-113, particularly concerning soft landscaping and the reliability and consistency of the approved information, have been fully corrected.

There is also an outstanding concern regarding the accuracy of the development notice posted at the property. The posted signage does not indicate that the development involves two row houses. Clarification has been requested from the City as to whether the signage accurately

describes the development approved under Development Permit 663680382-002.

Clarification has been requested from the City of Edmonton regarding the new permit and signage accuracy - as of October 5, 2026, this request remains outstanding and the city has provided an update that the matter is under investigation, however they are presently experiencing "high seasonal volume".

The previous permit expressly described the development as cluster housing with two row houses. At this time, however, I do not presume that development permit 663680382-002 covers the same lands, uses the same site configuration, or authorizes the same form of development.

This appeal is therefore being filed within the applicable appeal period while these material matters remain outstanding.

I respectfully request that the appeal be accepted and scheduled for hearing. I am asking for coordination on the hearing scheduling, as I am away from work for a substantial period between October 7 and December 18, including periods out of country.

I further request the opportunity to provide a detailed written submission and supporting evidence once the complete approved plans and documentation for development permit 663680382-002 are available and the City has responded to the outstanding inquiries.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on October 8, 2026:

> **"That the appeal hearing be scheduled for the afternoon of November 13, 2026."**

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

Grounds for Appeal

685(1) If a development authority

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

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

(c) issues an order under section 645,

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

…

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

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

Appeals

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

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

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

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

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

or

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

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

Hearing and Decision

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

…

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

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

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

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

…

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

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

(i) the proposed development would not

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

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

and

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

General Provisions from the *Zoning Bylaw 20001:*

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

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

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

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

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

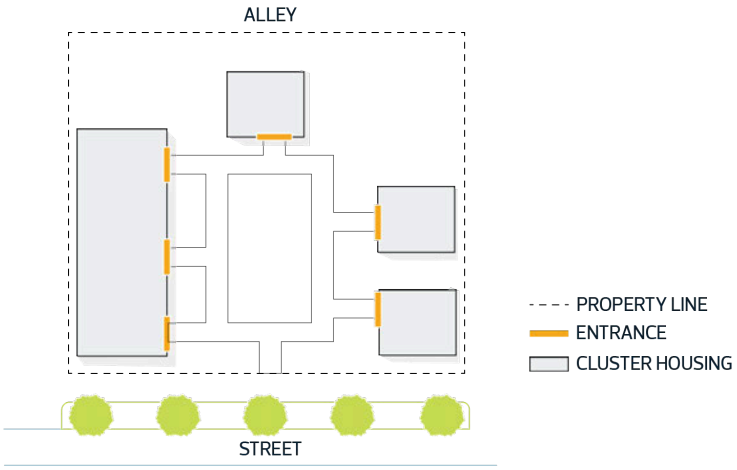
a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

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

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

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

a housing arrangement consisting of 2 or more principal residential buildings, other than Backyard Housing, on a Site that includes common property, such as communal Parking Areas, private roadways, Pathways, Amenity Areas, or maintenance areas that are shared.



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.

Previous Subdivision and Development Appeal Board Decision

Application Number	Description	Decision
SDAB-D-26-113	To construct a Residential Use development in the form of a Cluster Housing with 2 Row Houses (each Row Housing has 4 principal Dwellings, 3 Secondary Suites and 1 basement development). Total of 14 Dwellings.	June 17, 2026; The appeal is **ALLOWED** and the decision of the Development Authority is **REVOKED**. The development is **REFUSED**.

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: **663680382-002**
Application Date: JUN 23, 2026
Printed: September 15, 2026 at 9:12 AM
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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)

12203 - 52 STREET NW
Plan 2645KS Blk 79 Lot 21
5108 - 122 AVENUE NW
Plan 2645KS Blk 79 Lot 22

Specific Address(es)

Suite:	12203 - 52 STREET NW
Suite:	12205 - 52 STREET NW
Suite:	12207 - 52 STREET NW
Suite:	12209 - 52 STREET NW
Suite:	5108 - 122 AVENUE NW
Suite:	5110 - 122 AVENUE NW
Suite:	5112 - 122 AVENUE NW
Suite:	5114 - 122 AVENUE NW
Suite:	BSMT, 12203 - 52 STREET NW
Suite:	BSMT, 12207 - 52 STREET NW
Suite:	BSMT, 12209 - 52 STREET NW
Suite:	BSMT, 5108 - 122 AVENUE NW
Suite:	BSMT, 5110 - 122 AVENUE NW
Suite:	BSMT, 5114 - 122 AVENUE NW
Entryway:	12203 - 52 STREET NW
Entryway:	12205 - 52 STREET NW
Entryway:	12207 - 52 STREET NW
Entryway:	12209 - 52 STREET NW
Entryway:	5108 - 122 AVENUE NW
Entryway:	5110 - 122 AVENUE NW
Entryway:	5112 - 122 AVENUE NW
Entryway:	5114 - 122 AVENUE NW
Building:	12203 - 52 STREET NW
Building:	5108 - 122 AVENUE NW

Scope of Permit

To construct a Residential Use development in the form of two 4 Dwelling Row House with 3 Secondary Suites and 1 Basement development (NOT to be used as an additional Dwelling). (Total of 14 Dwellings)

Details

Development Category: Permitted Development
Lot Grading Needed?: Y
NumberOfMainFloorDwellings: 8
Gross Floor Area (sq.m.): 1395
New Sewer Service Required: N/A
Overlay:

P0702003

Edmonton

Project Number: **663680382-002**
Application Date: JUN 23, 2026
Printed: September 15, 2026 at 9:12 AM
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Development Permit

Details

Site Area (sq. m.): 1078.91 | Statutory Plan:

Development Permit Decision
Approved

Issue Date: Sep 15, 2026 **Development Authority:** CHAN, MANDY

Subject to the Following Conditions

Zoning Conditions:

1. This Development Permit authorizes the construction of a Residential Use development in the form of two 4 Dwelling Row House with 3 Secondary Suites and 1 Basement development (NOT to be used as an additional Dwelling). (Total of 14 Dwellings)

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. 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. 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).

6. 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).

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

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

9. 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).

10. 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)

11. Vehicular access from 122 Avenue is not permitted. PRIOR TO BUILDING OCCUPANCY, the existing Driveway off 122 Avenue must be removed in accordance with Curb Crossing Permit 637957774-005 (Subsection 2.10.6.1). Failure to complete this work prior to building occupancy is an offence (Subsection 7.200.2.3).

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

13. 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

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Development Permit

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).

14. 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).

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

16. 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).

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

18. Any increase in the number of Sleeping Units / Dwellings requires separate development approval.

19. The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

20. A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

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

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

23. The proposed basement development(s) must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.

24. 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 8.20).

25. The proposed wet bar must only be used by the household that uses the principal kitchen on the main floor.

26. There may be an inspection in the future to ensure that an illegal suite has not been developed.

27. 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.

28. 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, the applicant or property owner must pay a Development Permit Inspection Fee of $575.00 (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 $30,605.54 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

Transportation Conditions:

1. The existing approximate 5.6 m wide residential crossing to 122 Avenue located approximately 1.5 m from the east property line, must be removed with reconstruction of the monolithic sidewalk and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

As this residential crossing is shared with the adjacent alley, the removal of the driveway access will result in the requirement for the construction of the alley flare on the west side of the adjacent north-south alley crossing to 122 Avenue. This alley flare must be constructed to meet the City of Edmonton Complete Streets Design and Construction Standards.

A permit is required to remove and fill in the access. Note that a curb crossing permit (663680382-005) has been issued for the title lot 5108 122 Avenue NW.

Development Permit

2. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m.

3. The existing connector sidewalk to the City sidewalk on 122 Avenue must be removed and restored with grassed boulevard to the south property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

4. 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.

5. 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.

6. 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.

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

8. Any alley, 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.

EPCOR Conditions:

1. There is a 250 mm PVC water main 1.2 m east of the east property line of Lots 21 and 22 in the lane east of 52 Street adjacent to the subject site. 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.

Development Permit

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

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

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

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

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

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

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

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

10. The vehicle access must maintain a minimum clearance of 1.5 m from all surface utilities. The applicant or property owner is responsible for the location of all underground and above ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of surface utilities must be at the expense of the applicant or property owner.

Transportation 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 parking/waste area will require recirculation to Subdivision and Development Coordination.

Drainage Services Advisements:

Edmonton

Project Number: **663680382-002**
Application Date: JUN 23, 2026
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Development Permit

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 5108 - 122 AVENUE NW(Plan 2645KS Blk 79 Lot 21;Newton), subject to the following conditions:

APPLICABLE ASSESSMENTS
CONDITIONS

Development Assessments

APPLICABLE ASSESSMENTS
Permanent Area Contribution (PAC)
Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

Expansion Assessment (EA)
Expansion Assessment charge is being paused the end of the Dec 2026.(exact date to be determined by the SSSF Oversight Committee); therefore EAis deferred for this DP.
EA may apply at the time of the future application of subdivision, development
permit or servicing connection application.

Arterial Roadway Assessment (ARA)
Arterial Roadway Assessment are not applicable since the property is not within any active PAC basin.

Sanitary Sewer Trunk Charge (SSTC)
SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the Dec 2026. (exact date to be determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP.
SSTC may apply at the time of the future application of subdivision, development permit or servicing connection application.

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

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

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

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

Additional Notes
The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.
Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.
In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
More information about the above charges can be found on the City of Edmonton's website:
Permanent Area Contributions
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx
Sanitary Servicing Strategy Expansion Assessment

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

EPCOR Advisements:

1. Servicing for the two lots for the subject site:

1a. Lot 22, 5108 122 AVENUE NW is serviced by a 20 mm copper water service (N36355) located 9.4 m north of the north property line of 122 Avenue off of the lane east of 52 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.

1b. Lot 21, 12207 52 STREET NW is not currently serviced with water.

1c. 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. 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 250 mm water main along the lane east of 52 Street adjacent to the subject site.

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

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

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

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

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

8. The proposed development encompasses 2 separately titled lots (Lots 21 & 22). 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. Each lot must be provided with a separate and individual service, or the lots must be consolidated under one title. Serviced buildings must be contained within one lot and cross lot servicing will not be permitted. This will be confirmed at service application.

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.

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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.

Fire Rescue Services Advisements:

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

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

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

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

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

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

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

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

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

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

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

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

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

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

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

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

Kind regards,
Kelly Willis
FSCO Group B, Level II

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

Waste Services Advisements:

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

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 22/06/26 and has no concerns to identify during this review.

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

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

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

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

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

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 14 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 21 carts: 14 x 240 L for garbage and 7 x 240 L for food scraps.

Please note:
Residents would be required to share their food scraps carts.

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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.

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	$1,000.00	$1,000.00	10363532	Jun 29, 2026
Major Dev. Application Fee	$1,040.00	$1,040.00	10363532	Jun 29, 2026
Development Permit Inspection Fee	$575.00	$575.00	10363532	Jun 29, 2026
Dev. Application Fee # of dwelling units	$850.00	$850.00	10363532	Jun 29, 2026
Total GST Amount:	$0.00			
Totals for Permit:	$3,465.00	$3,465.00		

SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-307

N