

**SUBDIVISION**  
**AND**  
**DEVELOPMENT APPEAL BOARD**  
**AGENDA**

**Wednesday, 9:00 A.M.**  
**April 8, 2026**

**Virtual Hearings**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
VIRTUAL HEARINGS**

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I 9:00 A.M. SDAB-D-26-073

To construct exterior alterations to a Residential Use building (Driveway extensions, left 1.1 m x 7.0, right 3.6 m x 7.0 m), existing without permits

6419 - 174 Avenue NW  
Project No.: 629282735-002

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II 10:00 A.M. SDAB-D-26-074

To construct exterior alterations to a Residential Use building (Driveway extensions, 2.2m x 8.0m and 1.2m x 8.0m)

830 - Crystallina Nera Way NW  
Project No.: 631823238-002

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III 11:00 A.M. SDAB-D-26-075

To change the use of a Minor Industrial Use to a Liquor Store and construct interior alterations

8520 - 106A Avenue NW  
Project No.: 646180089-002

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**NOTE:** *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 629282735-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extensions, left 1.1 m x 7.0, right 3.6 m x 7.0 m), existing without permits.

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 20, 2026

DATE OF APPEAL: March 12, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 6419 - 174 Avenue NW

LEGAL DESCRIPTION: Plan 1520589 Blk 15 Lot 3

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN: McConachie Neighbourhood Structure Plan  
Pilot Sound Area Structure Plan

DISTRICT PLAN: Northeast District Plan

***Grounds for Appeal***

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

1.I bought this house in Nov 2024 ,old owner made this existing driveway,they said to me on that time they had a permit for that .Now i ask

the permit from them but they could not show me. i respect all the rules but i was unaware for this extention.

2.I have two my owns cars and 1 car from my business and i have two my renters cars,if we park over the street then it creating difficulty for city garbage truck.

3.My neighbor on right side 6411 174 ave nw edmonton got permit for 2.44 by 7.98 meter if you allow the permit for the the same size then i remove rest of concrete .

4.I have all neighbors support they do not have any problem with my driveway,i have all letter of suport will show yor on date time.

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

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

...

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

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,
    - (A) within 21 days after the date on which the written decision is given under section 642, or
    - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
  - or
  - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and Decision**

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

- ...
- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
  - (i) the proposed development would not
    - (A) unduly interfere with the amenities of the neighbourhood, or
    - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
  - and
  - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the Zoning Bylaw 20001:**

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

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

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

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

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

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

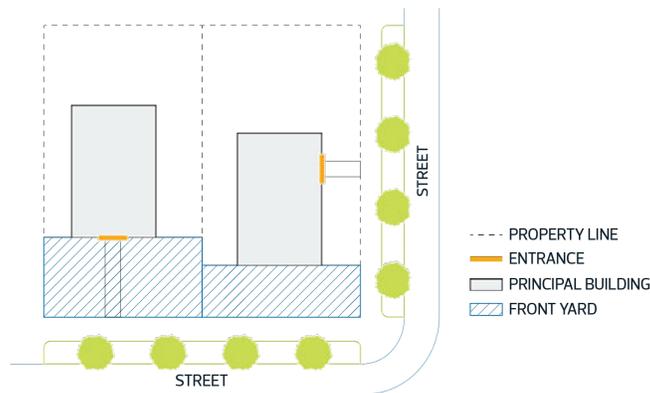
Under section 8.20, **Driveway** means:

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



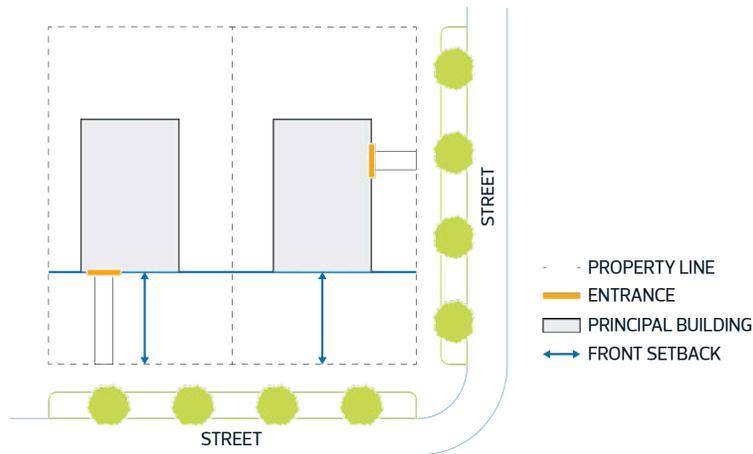
Under section 8.20, **Front Yard** means:

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



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

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



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

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

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

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

***Site Circulation and Parking Regulations for Small Scale Residential Development***

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

**Site Circulation**

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal

Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

- 2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.
- 2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

### **Driveways**

- 2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.
- 2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.**
- 2.1.5 A Driveway provided from a Street must comply with the following:
  - 2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the width of the Garage or Parking Area, whichever is less, except:
    - 2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.
  - 2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:**
    - 2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied

by 3.7 m, whichever is less.

**2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:**

**2.1.6.1. a Front Yard;**

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

**Development Planner's Determination**

**1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4.)**

**Proposed: Driveway extensions do not lead to the Garage.**

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

**Maximum width: 6.7 m**

**Proposed: 11.5 m**

**Exceeds by: 4.8 m**

**3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.6.1.).**

**Proposed: Driveway extensions are located within the Front Yard.**

[unedited]

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**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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	<h2 style="margin: 0;">Application for Driveway Extension Permit</h2>				Project Number: <b>629282735-002</b> Application Date: SEP 14, 2025 Printed: February 20, 2026 at 10:41 AM Page: 1 of 2									
This document is a Development Permit Decision for the development application described below.														
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 6419 - 174 AVENUE NW Plan 1520589 Blk 15 Lot 3													
<b>Scope of Application</b> To construct exterior alterations to a Residential Use building (Driveway extensions, left 1.1 m x 7.0, right 3.6 m x 7.0 m), existing without permits.														
<b>Details</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                     Development Category:                      Site Area (sq. m.): 393.23                 </td> <td style="width: 50%; border: none;">                     Overlay:                      Statutory Plan:                 </td> </tr> </table>					Development Category: Site Area (sq. m.): 393.23	Overlay: Statutory Plan:								
Development Category: Site Area (sq. m.): 393.23	Overlay: Statutory Plan:													
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Feb 20, 2026 <b>Development Authority:</b> FOLKMAN, JEREMY <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1. Driveway - A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Subsection 5.80.2.1.4.)                      Proposed: Driveway extensions do not lead to the Garage.</li> <li>2. Driveway Width - The maximum Driveway width is equal to the width of the Garage. (Subsection 5.80.2.1.5.2.)                      Maximum width: 6.7 m                      Proposed: 11.5 m                      Exceeds by: 4.8 m</li> <li>3. Parking Spaces - Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within a Front Yard (Subsection 5.80.2.1.6.1.).                      Proposed: Driveway extensions are located within the Front Yard.</li> </ol> <b>Rights of Appeal</b> 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.														
<b>Building Permit Decision</b> No decision has yet been made.														
<b>Fees</b> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: center;">Fee Amount</th> <th style="text-align: center;">Amount Paid</th> <th style="text-align: center;">Receipt #</th> <th style="text-align: center;">Date Paid</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Development Application Fee</td> <td style="text-align: center;">\$190.00</td> <td style="text-align: center;">\$190.00</td> <td style="text-align: center;">042592001001718</td> <td style="text-align: center;">Sep 14, 2025</td> </tr> </tbody> </table>						Fee Amount	Amount Paid	Receipt #	Date Paid	Development Application Fee	\$190.00	\$190.00	042592001001718	Sep 14, 2025
	Fee Amount	Amount Paid	Receipt #	Date Paid										
Development Application Fee	\$190.00	\$190.00	042592001001718	Sep 14, 2025										
<b>THIS IS NOT A PERMIT</b>														
P0702003														



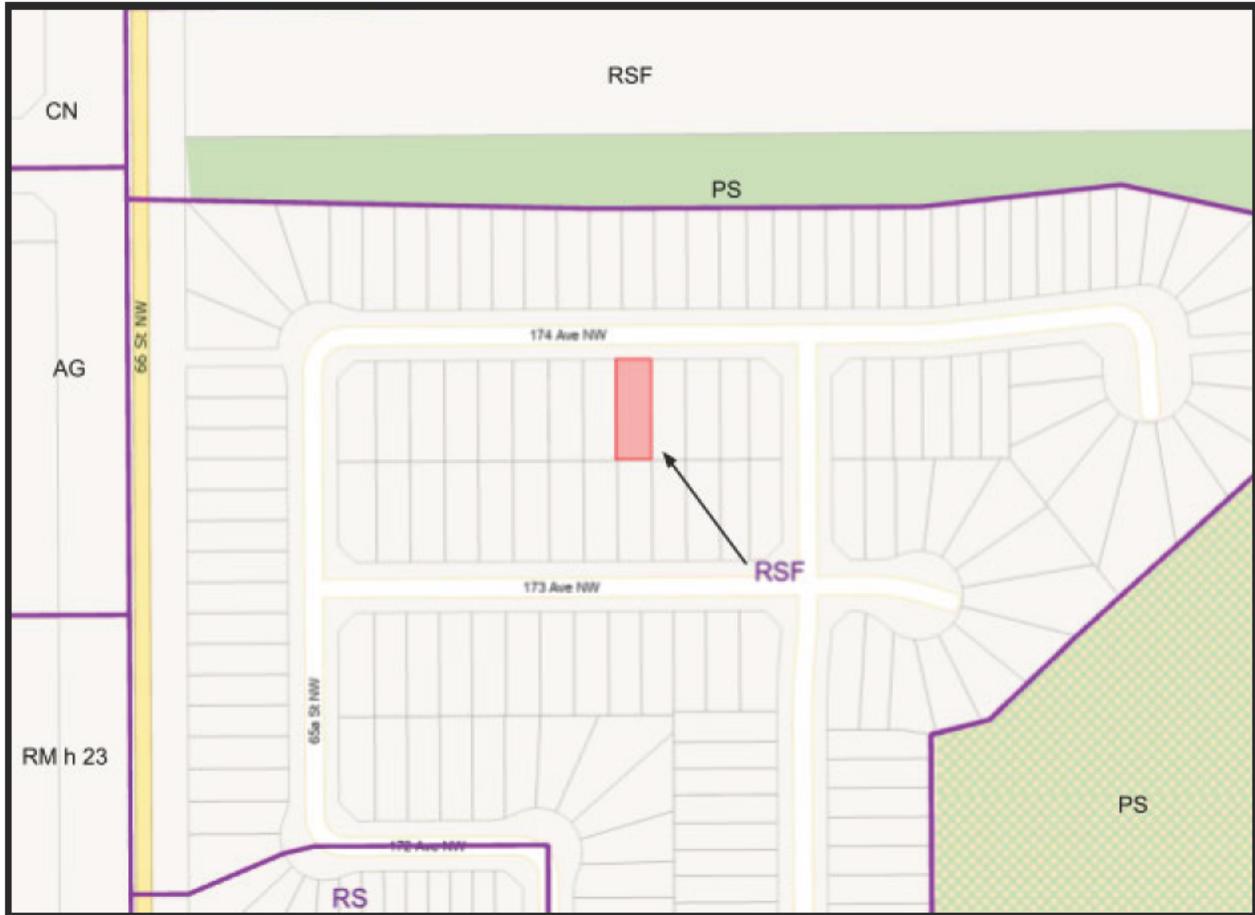
## Application for Driveway Extension Permit

Project Number: **629282735-002**  
Application Date: SEP 14, 2025  
Printed: February 20, 2026 at 10:41 AM  
Page: 2 of 2

### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Total GST Amount:	\$0.00			
Totals for Permit:	\$190.00	\$190.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

**Site Location** ←      **File: SDAB-D-26-073**      ▲  
**N**

ITEM II: 10:00 A.M.

FILE: SDAB-D-26-074

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 631823238-002

APPLICATION TO: Construct exterior alterations to a Residential Use building (Driveway extensions, 2.2m x 8.0m and 1.2m x 8.0m)

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 23, 2026

DATE OF APPEAL: March 13, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 830 - Crystallina Nera Way NW

LEGAL DESCRIPTION: Plan 1822602 Blk 5 Lot 165

ZONE: RSF - Small Scale Flex Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Crystallina Nera West Neighbourhood Structure Plan  
Edmonton North Area Structure Plan

DISTRICT PLAN: Northeast District Plan

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***Grounds for Appeal***

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

I respectfully request reconsideration of the refusal of the driveway extension. The current driveway configuration does not negatively impact

neighbouring properties, pedestrian access, or traffic safety, and it continues to provide safe access to the property while maintaining clear visibility from the street. The layout is consistent with other residential properties in the area and does not interfere with public infrastructure or nearby driveways. The design helps accommodate the needs of our household, which includes multiple full-time working family members and senior grandparents. Having sufficient space on the property allows vehicles to be parked safely rather than relying on street parking, which is especially important during winter when vehicles need to be plugged in. For elderly family members, repeatedly crossing the street to access parked vehicles can be difficult and unsafe in icy conditions. The reduced landscaping area also helps ensure the property can be maintained properly given our households work schedules. For these reasons, we believe the driveway extension is reasonable, compatible with the character of the neighbourhood, and we respectfully request that the decision be reconsidered. No neighbouring properties are negatively affected by the driveway layout.

<i>General Matters</i>
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**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).

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**(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,
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**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;

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- (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
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and

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

**General Provisions from the Zoning Bylaw 20001:**

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

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

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

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

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

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

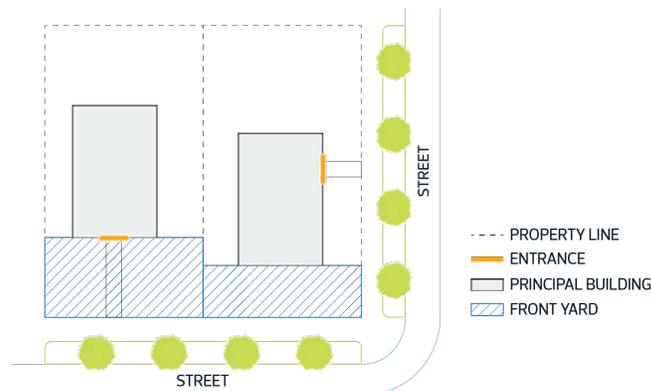
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Under section 8.20, **Front Yard** means:

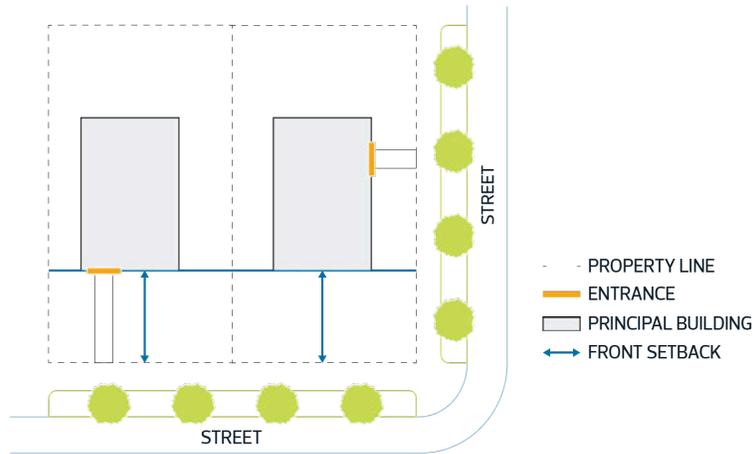
means the portion of a Site Abutting the Front Lot Line extending across the full width of the Site, between the Front Lot Line and the nearest wall of the principal building, not including projections.



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

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

Front Yard.”



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

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

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

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

***Access to Sites***

Section 5.80.1.1 states:

**All vehicle access locations and curb crossings require the approval of the Development Planner in consultation with the City department responsible for transportation planning.**

**Development Planner's Determination**

**1) All vehicle access locations and curb crossings require the approval of the Development Planner in consultation with the City department responsible for transportation planning.**

**Transportation does not approve the driveway extensions.**

[unedited]

***Site Circulation and Parking Regulations for Small Scale Residential Development***

Section 5.80.2.1 states:

Single Detached Housing, Duplex Housing, Semi-detached Housing, Backyard Housing, and Row Housing, and Multi-unit Housing with 8 Dwellings or less must comply with the following:

**Site Circulation**

2.1.1 1 or more Pathways with a minimum unobstructed width of 0.9 m must be provided from all main entrances of principal Dwellings directly to an Abutting sidewalk or to a Driveway, except that:

2.1.1.1 A handrail on 1 side is permitted to project a maximum of 0.1 m into the Pathway.

2.1.2 For Multi-unit Housing, Row Housing and Cluster Housing a Pathway with a minimum unobstructed width of 0.9 m must connect main entrances of Dwellings to shared waste collection areas and Parking Areas, where provided.

**Driveways**

2.1.3. Where vehicle access is permitted from a Street, a maximum of 1 Driveway with Street access is permitted for each ground-oriented principal Dwelling.

**2.1.4. A Driveway must lead directly from the Street or Alley to the Garage or Parking Area.**

2.1.5 A Driveway provided from a Street must comply with the following:

2.1.5.1 Where a Garage or Parking Area has 1 vehicle parking space, the maximum Driveway width is 4.3 m, or the

width of the Garage or Parking Area, whichever is less, except:

2.1.5.1.1 Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 1 vehicle parking space, the combined maximum width of the Driveway and Abutting Pathways is 4.3 m.

**2.1.5.2. Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less, except:**

2.1.5.2.1. Where 1 or more Pathways Abut and run parallel to a Driveway that leads to a Garage or Parking Area with 2 or more vehicle parking spaces, the combined maximum width of the Driveway and Abutting Pathways is the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less.

**2.1.6. Vehicle parking spaces, other than those located on a Driveway or Parking Area, must not be located within:**

**2.1.6.1. a Front Yard;**

2.1.6.2. a Flanking Side Yard; or

2.1.6.3 a Flanking Side Setback.

2.1.7. For Zero Lot Line Development, a Parking Area must not encroach on the easement area.

**Development Planner's Determination**

**2) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Section 5.80.2.1.4)**

**Proposed: The driveway does not lead directly from the roadway to the garage.**

**3) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle**

**parking spaces multiplied by 3.7 m, whichever is less. (Section 5.80.2.1.5.2)**

**Proposed: The driveway is 9.5 m wide.**

**Garage Width: 6.10 m**

**4) Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Section 5.80.2.1.6.1)**

**Proposed: The additional concrete provides vehicle parking space in the front yard.**

[unedited]

<b><i>Minimum Soft Landscaping Area</i></b>
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Section 5.60.3.2 states:

A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for:

3.2.1. all development within the RS and RSF Zones;

Under section 8.20, **Soft Landscaping** means:

Landscape materials that allow water infiltration and absorption into the ground to reduce stormwater runoff and to be capable of supporting living plants, such as trees, shrubs, flowers, grass, or other perennial ground cover. This does not include materials that prevent water infiltration or materials such as artificial turf, decking, bricks, and pavers.

**Development Planner's Determination**

**5) A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development within the RS and RSF Zones. (Section 5.60.3.2)**

**Proposed: less than 30% soft landscaping on lot.**

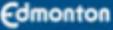
[unedited]

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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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	Project Number: <b>631823238-002</b> Application Date: OCT 03, 2025 Printed: February 23, 2026 at 3:01 PM Page: 1 of 2		
<h2 style="margin: 0;">Application for Driveway Extension Permit</h2>			
This document is a Development Permit Decision for the development application described below.			
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 830 - CRYSTALLINA NERA WAY NW Plan 1822602 Blk 5 Lot 165		
<b>Scope of Application</b> To construct exterior alterations to a Residential Use building (Driveway extensions, 2.2m x 8.0m and 1.2m x 8.0m).			
<b>Details</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">                     Development Category:                      Site Area (sq. m.): 401.08                 </td> <td style="width: 50%; padding: 5px;">                     Overlay:                      Statutory Plan:                 </td> </tr> </table>		Development Category: Site Area (sq. m.): 401.08	Overlay: Statutory Plan:
Development Category: Site Area (sq. m.): 401.08	Overlay: Statutory Plan:		
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Feb 23, 2026 <b>Development Authority:</b> SAHL, RAMANJYOT <b>Reason for Refusal</b> <ol style="list-style-type: none"> <li>1) All vehicle access locations and curb crossings require the approval of the Development Planner in consultation with the City department responsible for transportation planning.                       Transportation does not approve the driveway extensions.</li> <li>2) A Driveway must lead directly from the Street or Alley to the Garage or Parking Area. (Section 5.80.2.1.4)                       Proposed: The driveway does not lead directly from the roadway to the garage.</li> <li>3) Where a Garage or Parking Area has 2 or more vehicle parking spaces, the maximum Driveway width is equal to the width of the Garage or Parking Area, or the number of side-by-side vehicle parking spaces multiplied by 3.7 m, whichever is less. (Section 5.80.2.1.5.2)                       Proposed: The driveway is 9.5 m wide.                      Garage Width: 6.10 m</li> <li>4) Vehicle parking spaces, other than those located on a Driveway, must not be located within a Front Yard (Section 5.80.2.1.6.1)                       Proposed: The additional concrete provides vehicle parking space in the front yard.</li> <li>5) A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided for all development within the RS and RSF Zones. (Section 5.60.3.2)                       Proposed: less than 30% soft landscaping on lot.</li> </ol>			
<b>THIS IS NOT A PERMIT</b>			
P0702003			



Project Number: **631823238-002**  
Application Date: OCT 03, 2025  
Printed: February 23, 2026 at 3:01 PM  
Page: 2 of 2

## Application for Driveway Extension Permit

### Rights of Appeal

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

### Building Permit Decision

No decision has yet been made.

### Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Existing Without Permit Dev Application Penalty Fee	\$190.00	\$190.00	08828F001001318	Oct 21, 2025
Development Application Fee	\$190.00	\$190.00	00101F001001978	Oct 03, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$380.00</u>	<u>\$380.00</u>		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-074

▲  
**N**

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 646180089-002

APPLICATION TO: Change the use of a Minor Industrial Use to a Liquor Store and construct interior alterations

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: February 26, 2026

DATE OF APPEAL: March 16, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8520 - 106A Avenue NW

LEGAL DESCRIPTION: Plan 708HW Blk 8 Lot 3

ZONE: MU - Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: Stadium Station Area Redevelopment Plan

DISTRICT PLAN: Central District Plan

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***Grounds for Appeal***

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

Please accept this letter as an expression of our intent to appeal the Development Permit (DP) decision (refusal) for DP 646180089-002. The purpose of this DP application was a change of use from Minor Industrial

to Liquor Store and to construct interior alterations. The property is zoned MU h23 f3 – Mixed Use Zone, where a Liquor Store is a Permitted Use. The Development Planner refused this DP application based on one Zoning Bylaw deficiency:

- Subsection 6.70.1.1: A Liquor Store must be located to provide minimum separation distances to another Liquor Store.

The rationale for this Appeal is three-fold:

1. If one were to consider the functional travel distance (i.e., walking or driving), the proposed Liquor Store would be further than 500m from the existing Liquor Store.
2. There are additional factors that further mitigate the impact of this deficiency, including visibility, physical barriers, building orientation, and access.
3. The use, enjoyment and amenities of the neighbourhood will not be impacted by a Liquor Store being approved at the proposed location.

We look forward to the opportunity to make our case further through the process and at the hearing.

<b><i>General Matters</i></b>
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**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

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

...

**(2)** In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a

development authority may appeal the decision in accordance with subsection (2.1).

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

### **Appeals**

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

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

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

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

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

or

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

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

### **Hearing and Decision**

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

...

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

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

- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
  - (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
  - ...
  - (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
  - (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
    - (i) the proposed development would not
      - (A) unduly interfere with the amenities of the neighbourhood, or
      - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the Zoning Bylaw 20001:**

Under section 2.80.2.12, a **Liquor Store** is a **Permitted Use** in the **MU - Mixed Use Zone**.

Under section 8.10, **Liquor Store** means “a development where the primary purpose is to sell alcoholic drinks and other related products for off-Site consumption.”

Section 2.80.3.10 states “Liquor Stores must comply with Section 6.70.”

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

To allow for varying scales of mixed use development that enables the growth and development anticipated in the Nodes and Corridors as directed by Statutory Plans. This Zone allows for a range of Uses and

supports housing, recreation, commerce, and employment opportunities. Site and building design in this Zone promotes development that enhances the public realm and publicly accessible amenities to create vibrant, walkable destinations at a scale inviting to pedestrians.

***Section 6.70 - Liquor Stores***

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

**Table 1. Minimum Separation Distance**

Subsection	From approved or existing:	500 m (store to store)	100 m ( <u>Site</u> to <u>Site</u> )
1.1.	<u>Liquor Stores</u>	x	
1.2.	<u>Schools</u> , limited to primary and secondary		x
	From <u>Sites</u> <u>Zoned</u> :		
1.3.	<u>PS</u> , <u>PSN</u> , or <u>A</u>		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 Liquor Store to the closest point of another Liquor Store.

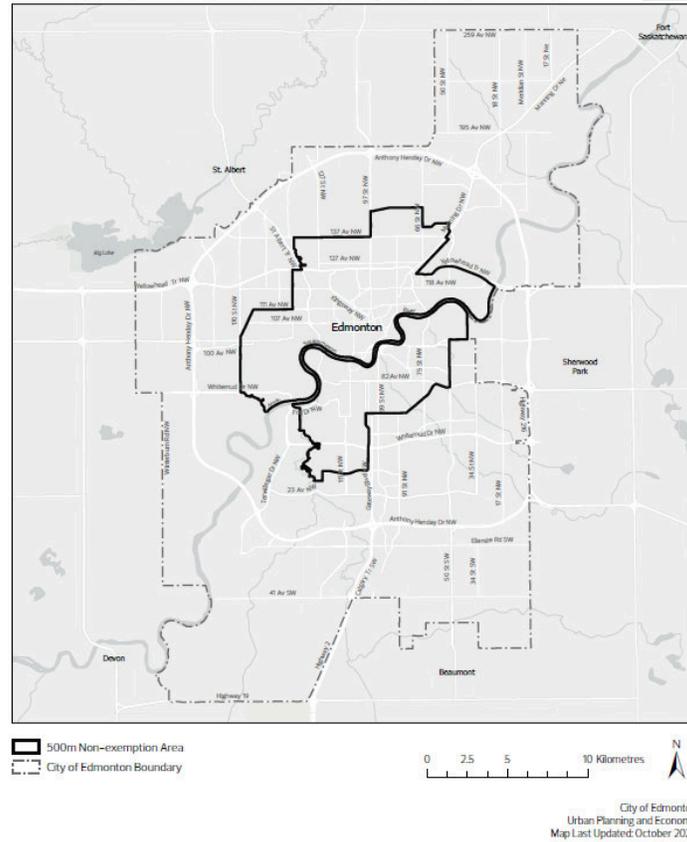
**Diagram for Subsection 2**



3. Despite Subsection 1.1, the minimum separation distance required between Liquor Stores does not apply to Sites located outside of the boundary shown in Appendix I, if:
  - 3.1 at least 1 Liquor Store is located on a Site greater than or equal to 2.5 ha that is Zoned CG, CB, MU, or Direct Control; and
  - 3.2 the Liquor Stores are located on separate Sites.
4. Despite Subsections 1.2 and 1.3, the minimum separation distance required between a Liquor Store and Schools, or between a Liquor Store and the PS, PSN, or A Zones, does not apply where the Liquor Store is located on a Site that is greater than 2.0 ha in size and zoned either MU, CG, or Direct Control.
5. No variance to Subsection 1 is permitted, except that, at the discretion of the Development Planner, the minimum separation distance to another Liquor Store may be varied to accommodate the temporary relocation of an approved Liquor Store within 500 m of its original location, where:
  - 5.1 the temporary location is not within 500 m of any other Liquor Store with a valid Development Permit;
  - 5.2 the Floor Area of the temporary location is not more than 50.0 m<sup>2</sup> larger than the total Floor Area of the original Liquor Store;
  - 5.3 the Development Permit is issued for a duration of 5 years or less; and
  - 5.4 the Development Permit expires upon the relocation of the existing approved Liquor Store back to its original location.

### Appendix I

Appendix I: Liquor Stores  
Non-exemption Area to 500m Separation Distance



#### Development Planner’s Determination

**1. Subsection 6.70.1.1 - a Liquor Store must be located to provide minimum separation distances to another Liquor Store**

**9119 Stadium Road NW**

**Required Separation Distance: 500m**

**Proposed Separation Distance: 327m**

**Deficient by 173m**

[unedited]

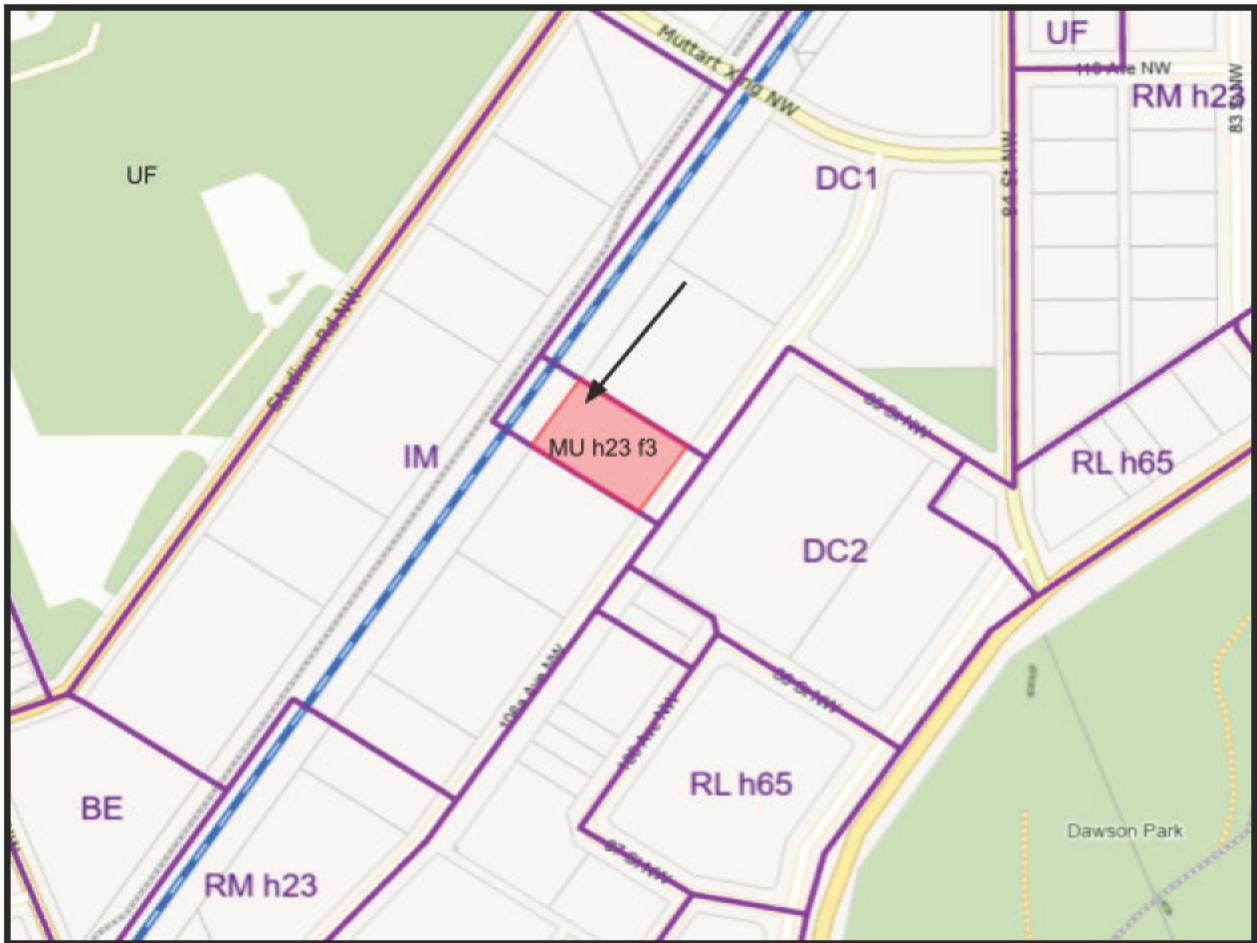
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#### Notice to Applicant/Appellant

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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	<h2 style="margin: 0;">Application for Development Permit</h2>	Project Number: <b>646180089-002</b> Application Date: FEB 04, 2026 Printed: February 26, 2026 at 11:52 AM Page: 1 of 1																				
This document is a Development Permit Decision for the development application described below.																						
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 8520 - 106A AVENUE NW Plan 708HW Blk 8 Lot 3  <b>Specific Address(es)</b> Suite: 8520 - 106A AVENUE NW Entryway: 8520 - 106A AVENUE NW Building: 8520 - 106A AVENUE NW																					
<b>Scope of Application</b> To change the use of a Minor Industrial Use to a Liquor Store and construct interior alterations.																						
<b>Details</b>																						
Development Category: Lot Grading Needed?: N NumberOfMainFloorDwellings: Site Area (sq. m.):	Gross Floor Area (sq. m.): New Sewer Service Required: Overlay: Statutory Plan:																					
<b>Development Application Decision</b> Refused <b>Issue Date:</b> Feb 26, 2026 <b>Development Authority:</b> ZHANG, LAILAI  <b>Reason for Refusal</b> 1. Subsection 6.70.1.1 - a Liquor Store must be located to provide minimum separation distances to another Liquor Store  9119 Stadium Road NW Required Separation Distance: 500m Proposed Separation Distance: 327m Deficient by 173m  <b>Rights of Appeal</b> 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.																						
<b>Fees</b> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right; width: 15%;">Fee Amount</th> <th style="text-align: right; width: 15%;">Amount Paid</th> <th style="text-align: left; width: 10%;">Receipt #</th> <th style="text-align: left; width: 10%;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$415.00</td> <td style="text-align: right;">\$415.00</td> <td>058826000011450</td> <td>Feb 17, 2026</td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td><b>Totals for Permit:</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$415.00</b></td> <td style="text-align: right; border-top: 1px solid black;"><b>\$415.00</b></td> <td></td> <td></td> </tr> </tbody> </table>				Fee Amount	Amount Paid	Receipt #	Date Paid	Major Dev. Application Fee	\$415.00	\$415.00	058826000011450	Feb 17, 2026	Total GST Amount:	\$0.00				<b>Totals for Permit:</b>	<b>\$415.00</b>	<b>\$415.00</b>		
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THIS IS NOT A PERMIT																						
P0702003																						



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-26-075

▲  
**N**