

SUBDIVISION AND DEVELOPMENT APPEAL BOARD A G E N D A

DATE: September 23, 2026
TIME: 6:30 p.m.
LOCATION: Council Chambers
3rd Floor, 315 Jespersen Avenue

1. Call to Order
6:30 p.m.
2. Appeal Hearing - PLDPR202600625

Appellant/Applicant: Abdul Razeq, Kaloo Construction Ltd.

Refusal of Development Permit PLDPR202600625 to construct a secondary suite, located at 11 Eton Link, legally described as Plan 2221764; Block 3; Lot 28. The Development Permit Application was refused on August 26, 2026.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR202600625

Appellants/Applicants: Abdul Razeq, Kaloo Construction Limited

Civic Address	Legal Description
11 Eton Link	Plan 2221764; Block 3; Lot 28

Exhibit List

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DEVELOPMENT PERMIT PLDPR202600625

TIMELINES

Development Permit Application Received	June 15, 2026
Development Permit Application Decision Issued	August 26, 2026
Development Permit Appeal Period Expiry Date	September 15, 2026
Notice of Appeal Received	September 1, 2026
Notice of Hearing Sent to Appellant	September 9, 2026
Notice of Hearing Sent to Adjacent Property Owners	September 9, 2026
Notice of Hearing Advertised on City's Website	September 11, 2026
Notice of Hearing Advertised in Newspaper	September 11, 2026
Subdivision and Development Appeal Board Hearing	September 23, 2026

Planning Application					
Project Number PLDPR202600625	Master Project 11 Eton Link - Secondary suite	Type Development Permit - Residential	Status Under Appeal	Date Entered 06/15/2026	
Primary Contact KALOO CONSTRUCTION LTD, Address Section.2 Phone: (780) 264-7308		Primary Location 11 ETON LINK			
Department Planning Department	Project Lead Anshu Gupta	Proposed Use Residential - Single-Detached	Site Area (gross ha) (recommended)	Number of Lots	
Name To construct a secondary suite		Location Description 2221764,3,28			
Comments To construct a secondary suite					
Total Estimated Valuation \$0.00		Entered By Web Registered			
Type of Decision (DP only) Discretionary	Decision Deadline 08/29/2026	Appeal Deadline Date 09/15/2026	Advertised Date MM/dd/yyyy		
Expiration Date MM/dd/yyyy	Date Closed MM/dd/yyyy	Date Application Deemed Complete 07/20/2026	Date Submitted 09/15/2026		
Last Hearing Type		Last Hearing date MM/dd/yyyy	Last Hearing Result		
Public Notice Summary					
Inspector Notes					
I acknowledge that I have read and understood the Terms and Conditions as set out in the document provided in the link below. I am aware that by clicking the "Do you agree" button below, I am freely and voluntarily agreeing to those terms and conditions.					

Type	Status	Status Date	Approval Track
Additional Living Unit - Secondary Suite	Under Appeal	09/01/2026	Administrative

[Generate Fees and Submittals](#)

2 Locations + Add Location

Description	Type	Status	Property Alert	Primary	Display
11 ETON LINK	Address	Active	☒	☐	☐
2221764;3;28	Property	Active	☐	☐	☐

Temporary Location

[Add Related Parcels, Addresses and Owners](#) [Show Map](#)

5 Contacts + Add Contact

Description	Type	Contact Alert	Primary	Portal
Section.20 Address: 11 ETON LINK	Property Owner	☐	☐	☐
Section.20(1) Address: 11 ETON LINK	Property Owner	☐	☐	☐
Section 20(1) Address: 11 ETON LINK, Phone: Section.	Property Owner	☐	☐	☐
KALOO CONSTRUCTION LTD, Address: Section Phone: (780) 264-7308	Applicant	☒	☒	☐
KALOO CONSTRUCTION LTD, Address: Section.2 Phone: (780) 264-7308	Contractor	☐	☒	☐



315 Jespersen Avenue
Spruce Grove, AB T7X 3E8
Phone: (780) 962-7582
Fax: (780) 962-1062
Business Hours
8:30 a.m. - 4:30 p.m. (Mon - Fri)

Notice of Application Refusal

Application: **PLDPR202600625**
Date: August 26, 2026

KALOO CONSTRUCTION LTD
Section.20(1)

Project Information

Civic Address: 11 ETON LINK;
Legal: 2221764;3;28
Project: To construct a secondary suite

The application for the above noted development permit has been refused.

REASONS FOR REFUSAL:

Pursuant to Section 85(2) of the Land Use Bylaw C-824-12, a minimum of one (1) parking stall is required for a Secondary Suite.

The subject property is developed with a Single Detached Dwelling and a rear detached garage. The minimum requirement of two (2) parking stalls for the principal dwelling is satisfied through the provision of rear ~6.71 m x ~6.71 m rear detached garage.

The proposed development does not provide the additional parking stall required for the Secondary Suite and, therefore, does not comply with the minimum parking requirements of Section 85(2) of Land Use Bylaw C-824-12.

The Development Officer has considered whether a variance to the minimum parking requirement may be granted pursuant to Section 14 of Land Use Bylaw C-824-12. Section 14(5) provides that a variance shall be considered only in cases of hardship or practical difficulties particular to the use, character, or situation of the land or Buildings that are not common to other Sites in the same Land Use District.

The circumstances presented with the subject application do not demonstrate a hardship or practical difficulty particular to the subject property that would justify varying the minimum parking requirement. Accordingly, the Development Officer is not satisfied that the criteria for granting a variance under Section 14 of the Land Use Bylaw have been met, and the required parking standard has not been relaxed.

Therefore, the Development Permit application is refused.

Section.20(1)

Anshu Gupta
Development Officer

APPEAL PERIOD EXPIRY DATE: September 15, 2026

Important Notices

 If you wish to appeal the decision of the Development Officer, a completed form along with the appeal fee can be submitted in the following manner:

In person	By mail
City Hall 315 Jespersen Avenue Spruce Grove, AB	Clerk of the Subdivision and Development Appeal Board c/o City Clerk's Office City of Spruce Grove 315 Jespersen Avenue Spruce Grove, Alberta T7X 3E8

The request for appeal shall be submitted within the appeal expiry date.



315 Jespersen Ave, Spruce Grove, AB
Phone: 780-962-7615
Email: cityclerk@sprucegrove.org
Monday to Friday: 8:30 a.m. – 4:30 p.m.

NOTICE OF APPEAL TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Development or Subdivision Application No.:

PLDPR 202600625

Stop Order Dated:

aug - 26 - 2026

Appeal of the

☐

Approval

☐

Conditional approval

☒

Refusal

☐

Representing group List

☐

of names attached

APPELLANT - REQUIRED

Appellant Name:

Abdul Razeq

Home Phone No.:

Work Phone No.:

780 271 0444

Mailing address:

Section.20(1)

City:

Section.20(1)

Province:

Section.20(1)

Postal Code:

Section.20(1)

Signature:

Section.20(1)

Date:

Email:

info @ expertinstall.ca

APPELLANT'S REPRESENTATIVE

Appellant Name:

Abdul Razeq

Home Phone No.:

Work Phone No.:

780 271 0444

Mailing address:

Section.20(1)

City:

Section.20(1)

Province:

Section.20(1)

Postal Code:

Section.20(1)

Email:

info @ expertinstall.ca

ADDRESS OF SUBJECT SITE - REQUIRED

Suite:

Street Address:

Street Name:

11 Eton Link

Legal Description: Unit / Lot / Block / Plan

or Quarter / Section / Township / Range / Meridian

Lot 28 / block 3 / plan 2221764 /

REASON FOR APPEAL - REQUIRED

we have applied for a basement development Legal suit permit it is Rejected said There is only 2 parking and our garage build we can not make the third parking we can keep one parking for us - and one for Tenant

OFFICE USE ONLY

Appeal Period Expiry Date:

September 15, 2026

Date Appeal Received:

September 1, 2026

Receipt No.:

2487379

This information is being collected under the authority of section 4(c) the *Protection of Privacy Act* (POPA). It will be used to administer an appeal to the Subdivision and Development Appeal Board. The personal information provided will be protected in accordance with Part 1 of the Act. If you have any questions or concerns about the collect or use of your personal information, please email or call the Access and Privacy office at ATIA@sprucegrove.org or (780) 962-2611.



August 31, 2026

City Clerk's Office

NAME
ADDRESS
Spruce Grove, AB T7X XXX

To Whom It May Concern:

RE: NOTICE OF HEARING – SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Subdivision and Development Appeal Board has received the following appeal:

Refusal of Development Permit PLDPR202600625 to construct a secondary suite, located at 11 Eton Link, legally described as Plan 2221764; Block 3; Lot 28. The Development Permit Application was refused on August 26, 2026.

The Subdivision and Development Appeal Board (SDAB) will hold two appeal hearings on Wednesday, September 23, 2026. The hearing related to this appeal is scheduled to begin immediately following the close of the preceding appeal hearing, which is scheduled to commence at 6:30 p.m.

DATE:	Wednesday, September 23, 2026
TIME OF FIRST HEARING:	6:30 p.m.
TIME OF THIS APPEAL HEARING:	Immediately following the close of the first hearing
LOCATION:	City Hall 315 Jaspersen Avenue, Spruce Grove Council Chambers, 3rd Floor

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 30 meters of the development are notified of the hearing by way of this letter. In addition, the applicant of the development permit, and the person(s) who filed the appeal will also receive a copy of this letter.

Persons mentioned above and affected by this development have the right to submit a written, verbal, and/or visual submission to the Board. When making a submission, keep in mind that in

accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. For more information about the Board, Appeal and Hearing process, visit sprucegrove.org/SDAB.

If you wish to submit written material to the Board for inclusion in the hearing agenda package, it should be received by the Clerk by **Wednesday, September 16, 2026, at 12 noon** by email at cityclerk@sprucegrove.org, or by mail to SDAB Clerk, 315 Jespersen Avenue, Spruce Grove, AB, T7X 3E8. Visuals such as PowerPoint presentations, photos, or graphics are considered written submissions. If you are unable to meet this submission deadline, please bring 10 copies of the materials to the hearing and it will be distributed at the start of the hearing. Any written and/or visual material received will be made available to the public.

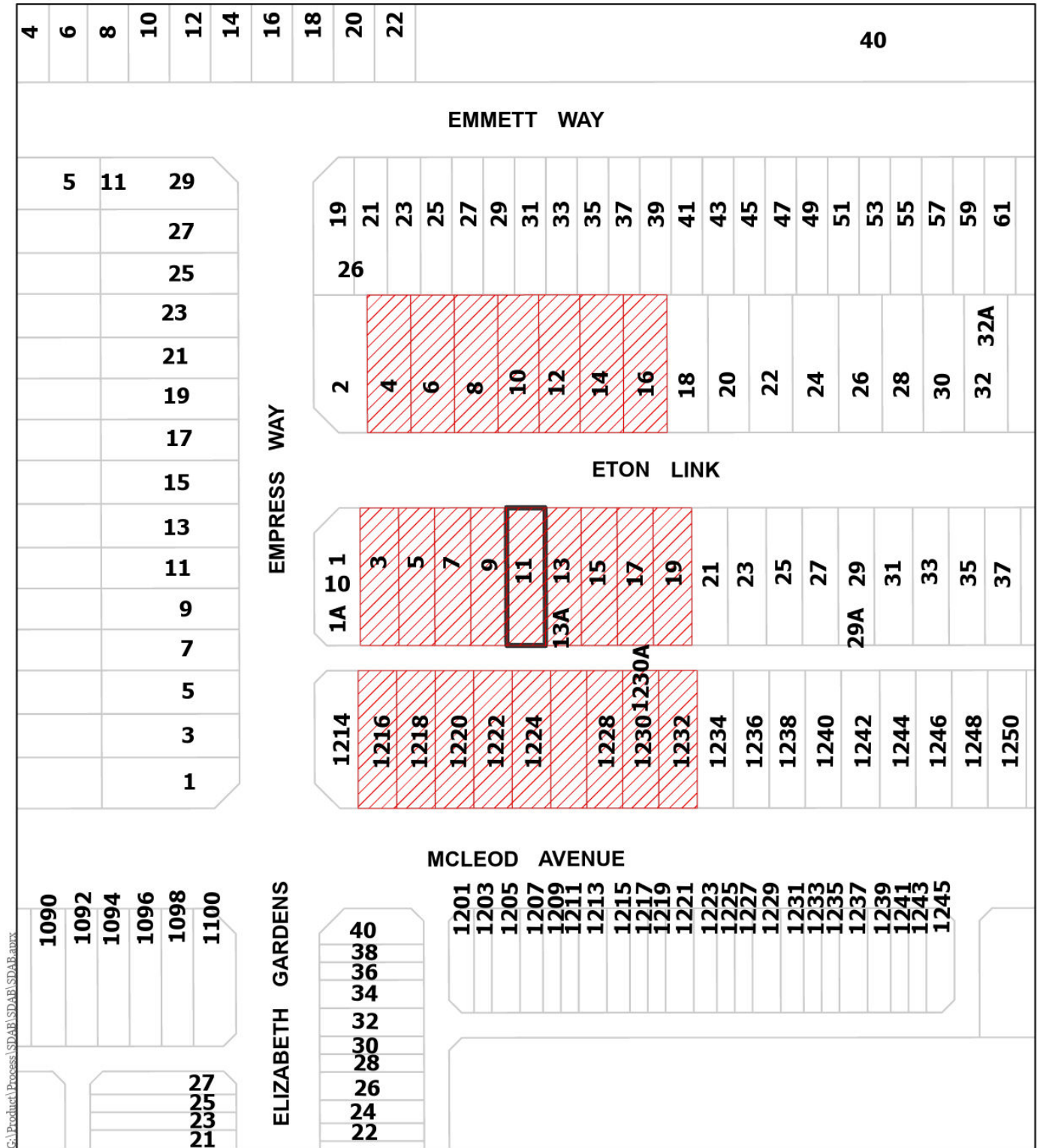
We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. A helpful Information Guide is available at sprucegrove.org/SDABAppeal. Please feel free to contact me at 780-962-7615 should you have any questions.

Kind regards,

Laura Hall
Clerk, Subdivision and Development Appeal
Board Email: cityclerk@sprucegrove.org
Phone: 780-962-7615

11 Eton Link

Notification letters sent to properties marked with 



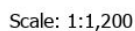
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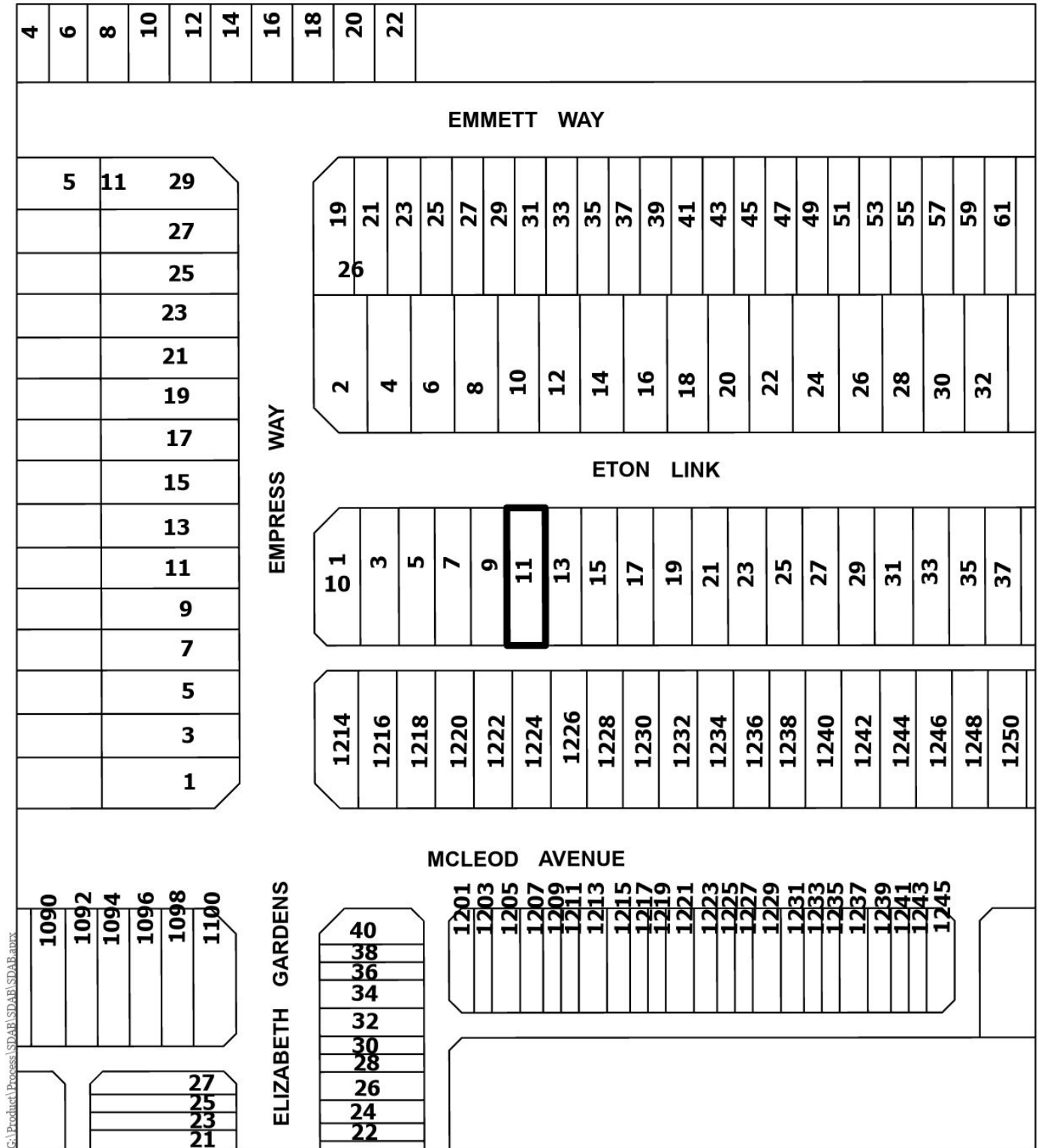
Information has been removed to be consistent with Section 20
of the *Access to Information Act*

Site Plan



11 Eton Link

Subject Site



Scale: 1:1,200





DEVELOPMENT OFFICER'S REPORT

File No: 2221764-3-28	Subject: An appeal against the refusal of Development Permit Application for a Secondary Suite at 11 Eton Link (Plan 2221764; Block 3; Lot 28).
Date of Report: September 11, 2026	
Date of Hearing: September 23, 2026	

I. BACKGROUND INFORMATION

On June 15, 2026, the applicant submitted a development permit application to construct a Secondary Suite in the basement of the existing Single Detached Dwelling at 11 Eton Link.

On August 26, 2026, the Development Authority issued a Notice of Administrative Refusal for Development Permit Application PLDPR202600625 to construct a Secondary Suite in the basement of the existing Single Detached Dwelling with an appeal deadline of September 15, 2026.

On September 1, 2026, the applicant subsequently filed an appeal to the Subdivision and Development Appeal Board (SDAB) prior to the statutory appeal expiry date of September 15, 2026.

Application Summary:

Development Permit Application:	PLDPR202600625
Date of Decision:	August 26, 2026
Statutory Appeal Expiry:	September 15, 2026
Date of Appeal Received:	September 1, 2026
Municipal Address:	11 Eton Link
Legal Land Description:	Plan 2221764; Block 3; Lot 28
Land Use District:	R1-Mixed Low to Medium Density Residential District
Proposed Development:	To construct a Secondary Suite in the basement of the existing Single Detached Dwelling
Municipal Development Plan Land Use:	Residential Neighbourhoods
Land Use Bylaw Relevant Sections:	Section 75(6) – Minimum number of parking stalls required for a Secondary Suites Section 85(2) – Number of On-Site Parking Stalls Required Section 14(5) – Variance

II. LAND USE BYLAW C-824-12 AND INFORMATION RELATING TO THE APPEAL

- Section 75(6) - Secondary Suite Parking Requirement: Specifies that a minimum of one (1) on-site parking stall must be provided for a Secondary Suite in addition to the required parking stalls for the Principal Dwelling.
- Section 85(2)- Minimum Parking Stall Count- Mandates minimum two (2) on-site parking stalls for a Single Detached Dwelling (Principal Use) and one (1) on-site parking stall for a Secondary Suite (Accessory Use), establishing a total of minimum on-site requirement of three (3) dedicated on-site parking stalls.
- Section 14(5) – Development Authority Variance Limitation: Limits the power of Development Authority to grant a variance only in the case of hardship or practical difficulties particular to the use, character or situation of land or buildings that are not common to other sites in the same land use district.

III. STAFF COMMENTS

During the review of Development Permit Application PLDPR202600625, the Development Authority had concerns regarding the minimum required on-site parking stall in accordance with Land Use Bylaw Sections 75(6) and 85(2), for the site to accommodate the secondary suite development at the subject property.

Nature of refusal & parking deficiency is explained below:

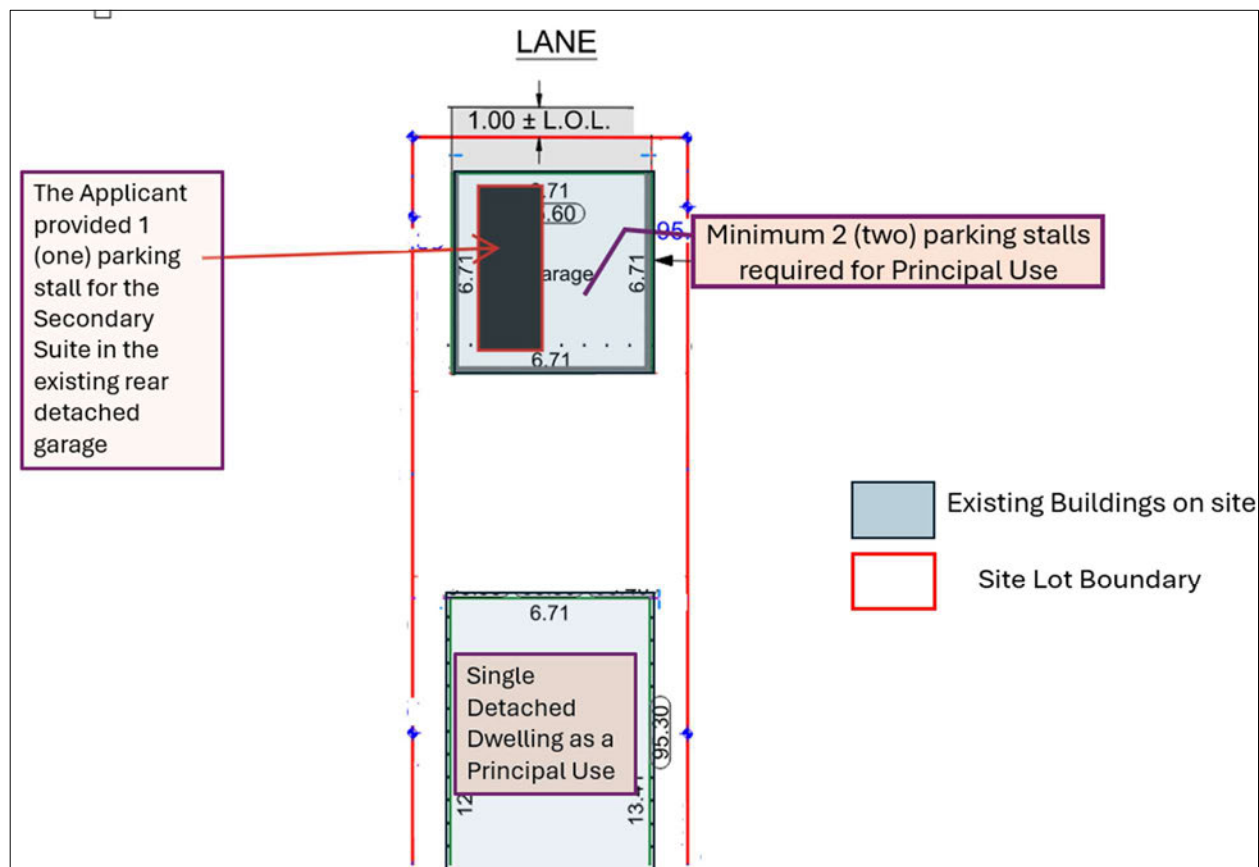
- Site Parking Capacity: The subject site contains a Single Detached Dwelling served by a double detached rear garage (6.71 m × 6.71 m) accessed via a 1.1 m driveway. The rear garage provides exactly two (2) parking stalls, which satisfies the statutory minimum requirement for the Principal Dwelling under Section 85(2).
- Deficiency Identified: The applicant proposes designating one (1) stall inside the detached garage for the proposed Secondary Suite. This reallocation reduces the dedicated parking for the Principal Dwelling to one (1) stall, resulting in a **one-stall deficiency** (33.3% variance request) for the combined site uses.

Development Authority Variance Threshold under Section 14(5):

- The Development Authority evaluated the site under Section 14(5) to determine if unique physical hardship or practical difficulties existed.
- The subject parcel is a standard interior residential lot within the R1 District. The physical site characteristics, lot geometry, and garage configuration are typical for the surrounding development pattern.
- Because the difficulty in accommodating a third parking stall stems from general site geometry rather than a unique physical constraint on the land, the Development Authority lacked the statutory discretion under Section 14(5) to grant the requested parking variance and subsequently issued a refusal.

An image of site plan depicting lack of additional third parking stall required for the secondary suite development is provided below.

Hence, Development Permit Application PLDPR202600625 was refused.



The above image depicts a portion of subject lot with buildings for principal use and the existing rear detached garage. The black rectangle indicates the proposed location of 1 (one) parking stall for the proposed secondary suite.

IV CONCLUSION AND RECOMMENDATION

Conclusion:

The Development Authority submits that the Administrative Refusal of Development Permit Application PLDPR202600625 should be upheld by the SDAB on the following statutory ground:

1. Non-Compliance with Land Use Bylaw: The proposed Secondary Suite does not meet minimum on-site parking requirement under LUB Section 85(2).

Primary Recommendation:

The Development Authority respectfully requests that the Subdivision and Development Appeal Board:

- **UPHOLD** the Development Officer's decision of refusal for Development Permit Application PLDPR202600625; and
- **REFUSE** the issuance of the Development Permit.

Alternative Recommendation:

Should the Subdivision and Development Appeal Board (SDAB) decide to allow the appeal and issue a Development Permit for Application PLDPR2026006257, the Development Authority respectfully requests that approval may be granted subject to conditions as per the respective attachment to mitigate potential planning, servicing, and operational impacts.

Report Attachment - Development Permit Conditions

1. The dwelling shall have its address number clearly displayed near the front door of the main entrance. This shall include the secondary suite addressing. The approved address for the secondary suite is 11A Eton Link.
2. The Secondary Suite shall be serviced from the main service valve and shall not be serviced through a separate service connection.
3. A Secondary Suite shall not be allowed within the same Site containing a Group Care Facility, Limited Group Home, Home Occupation-Major, Garden Suite or Garage Suite.
4. The secondary suite shall be operated as an accessory use only and shall not change the residential character of the principal dwelling involved.
5. The minimum floor area for the secondary suite shall be not less than 30m².
6. The floor area of the secondary suite shall not exceed the floor area of the first storey of the dwelling.



The City of
**SPRUCE
GROVE**

**Appeal of Decision of Application to
Development Permit No. PLDPR202600625
Address: 11 Eton Link**

September 23, 2026 / SDAB Hearing

Key Plan

Subject Site Context

Municipal Address: 11 Eton Link

Legal Description: Plan 222 1764; Block 3; Lot 28

District: R1-Mixed Low to Medium Density
Residential



Background Information



Application No.	Municipal Address	Date of Application Submission	Refusal Date	Statutory Appeal Expiry	Date of Appeal Received
PLDPR202600625	11 Eton Link	June 15, 2026	August 26, 2026	September 15, 2026	September 1, 2026

Application Summary

Date of Application Submission: June 15, 2026

Date of Decision: August 26, 2026, with an appeal deadline of September 15, 2026

Date of Appeal: September 1, 2026

Reason of Refusal

Non-Compliance with Land Use Bylaw C-824-12 (LUB):

- Section 85(2): Minimum On-Site parking requirement for a Secondary Suite
- Section 14(5): Development Authority Variance Limitation

Non-Compliance with Land Use Bylaw C-824-12 (LUB)

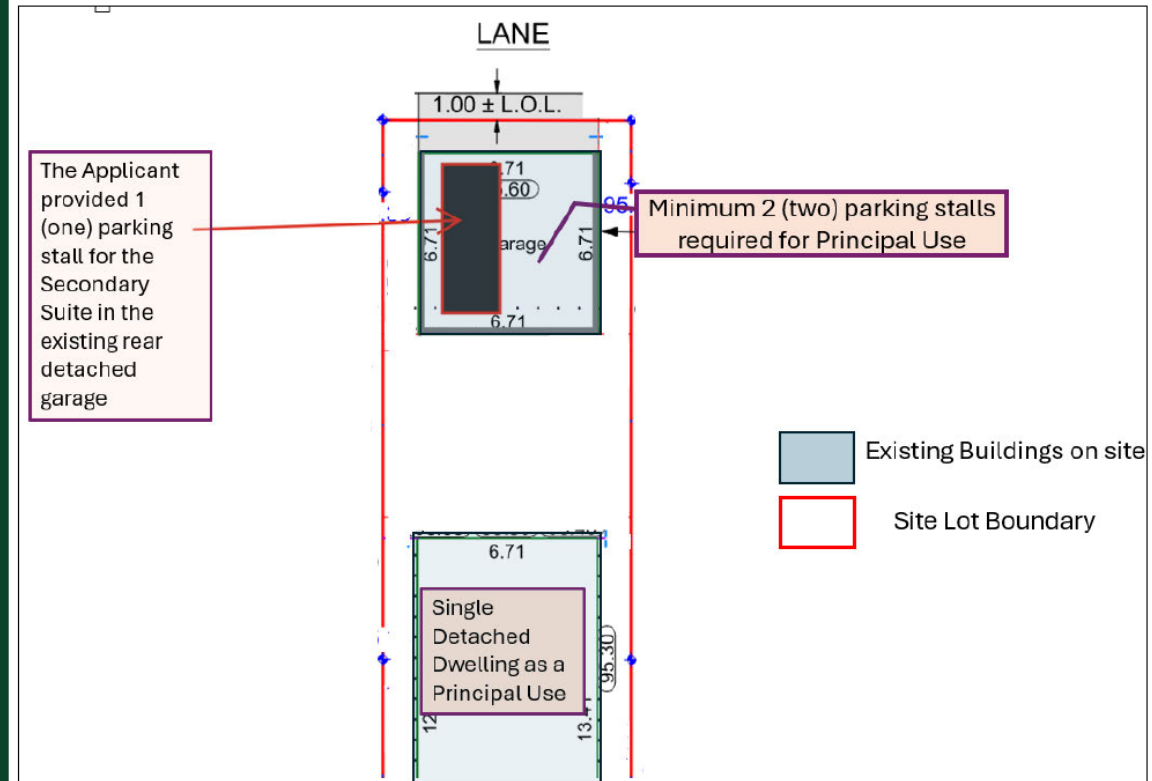


- Minimum on-site parking requirement for a Secondary Suite &
- Limitation of power of Development Authority to grant a variance on minimum on-site parking requirement

The proposal does not satisfy minimum one (1) on-site parking requirement for a Secondary Suite. Variance was not granted as the proposal does not demonstrate any hardship or practical difficulty.

Consequently, the application to construct a Secondary Suite within existing Single Detached Dwelling was refused.

Site Plan



The above image depicts a portion of subject lot with buildings for principal use and the existing rear detached garage. The black rectangle indicates the proposed location of 1 (one) parking stall for the proposed secondary suite.



Conclusion and Recommendations

Conclusion:

The Development Authority submits that the Administrative Refusal of Development Permit Application PLDPR202600625 should be **upheld** by the SDAB on the following statutory ground:

Non-Compliance with Land Use Bylaw: The proposed Secondary Suite does not meet minimum on-site parking requirement under LUB Section 85(2).



Conclusion and Recommendations

Primary Recommendation:

The Development Authority respectfully requests that the Subdivision and Development Appeal Board:

UPHOLD the Development Officer's decision of refusal for Development Permit Application PLDPR202600625; and

REFUSE the issuance of the Development Permit.

Alternative Recommendation:

Should the Subdivision and Development Appeal Board (SDAB) decide to **allow** the appeal and **issue** a Development Permit for Application PLDPR2026006257, the Development Authority respectfully requests that approval may be granted **subject to conditions** as per the respective attachment to mitigate potential planning, servicing, and operational impacts.



The City of
**SPRUCE
GROVE**

Thank You