

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 - PLDPR202600626

Appellant: Michael Yaremchuk
Applicant: Rick Gerhardt

Conditional Approval of Development Permit PLDPR202600626 to operate a group home, limited, located at 78 Marlboro Drive, legally described as Plan 7521495; Block 8; Lot 25. The Development Permit Application was approved with conditions on August 10, 2026.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR2026000626

Appellant: Michael Yaremchuk

Applicant: Rick Gerhardt

Civic Address	Legal Description
78 Marlboro Drive	Plan 7521495; Block 8; Lot 25

Exhibit List

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DEVELOPMENT PERMIT PLDPR202600626

TIMELINES

Development Permit Application Received	September 15, 2026
Development Permit Application Decision Issued	August 10, 2026
Development Permit Appeal Period Expiry Date	August 31, 2026
Notice of Appeal Received	August 27, 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	Master Project	Type	Status	Date Entered	
PLDPR202600626	MP2026004790	Development Permit - Residential	Under Appeal	06/15/2026	
Primary Contact			Primary Location		
Rick Gerhardt, Address Section.20(1)			78 MARLBORO DR, SPRUCE GROVE, AB T7X2N8		
Planning Application Details					
Department	Project Lead	Proposed Use	Site Area (gross ha)	Number of Lots	
Planning Department	Anshu Gupta	Commercial	(recommended)		
Name		Location Description			
To operate an Indigenous group home My home will be leased for a Federal Indigenous Governance Board Children's Group Home. There will be 6 children or less living in the home at a time. There will be 2-3 staff at the home 24 hours per day 7 days per week.		7521495;8,25			
Comments					
To operate a Group Homes, Limited					
Total Estimated Valuation		Entered By			
\$0.00		Web Registered			
Type of Decision (DP only)	Decision Deadline	Appeal Deadline Date		Advertised Date	
Discretionary	08/04/2026	08/31/2026		08/14/2026	
Expiration Date	Date Closed	Date Application Deemed Complete		Date Submitted	
MM/dd/yyyy	MM/dd/yyyy	06/25/2026		06/15/2026	
Last Hearing Type	Last Hearing date	Last Hearing Result			
	MM/dd/yyyy				
Public Notice Summary					
Inspector Notes					

1 Application Types + Add Application Type

Type	Status	Status Date	Approval Track
Additional Use - Group Home	Under Appeal	08/28/2026	Administrative

Generate Fees and Submittals

2 Locations + Add Location

Description	Type	Status	Property Alert	Primary	Display
78 MARLBORO DR, SPRUCE GROVE, AB T7X2N8	Address	Active		☒	☐
7521495;8;25	Property	Active		☐	☐

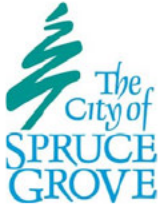
Temporary Location

Add Related Parcels, Addresses and Owners Show Map

2 Contacts + Add Contact

Description	Type	Contact Alert	Primary	Portal
GERHARDT, RICHARD, Address: 78 MARLBORO DRIVE	Property Owner		☐	☐
Rick Gerhardt, Address: Section.20(1)	Applicant		☒	☒

Update Owner



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)

Development Permit Decision

Application: **PLDPR202600626**
Date: August 10, 2026

Rick Gerhardt

Section.20(1)

Project Information

Civic Address: 78 MARLBORO DR, SPRUCE GROVE, AB T7X2N8;
Legal: 7521495;8;25
Project Type: Development Permit - Residential
Project Details: To operate a Group Homes, Limited

Status: **Approved w/Conditions**
Decision: **Discretionary**

CONDITIONS OF APPROVAL

- 1 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.
- 2 Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic for the area.
- 3 The number of residents shall no more than six (6), exclusive of staff or family members residing in the dwelling. This Use does not include active treatment centers such as drug or alcohol treatment or housing facilities for convicts or ex-convicts.
- 4 The dwelling shall retain the appearance and function of a residential dwelling, and the residential character of the building shall remain intact. No signage associated with the use is allowed.
- 5 All vehicles associated with the use by staff and vehicle for transport shall be parked on hard-surfaced parking areas within the private property.
- 6 If, at any time, any of the requirements for the use has not been complied with, the Development Officer may suspend or cancel this development permit.
- 7 The development shall operate only as a Limited Group Home in accordance with the definition of the Land Use Bylaw.

Section.20(1)

Anshu Gupta
Development Officer

APPEAL PERIOD EXPIRY DATE: August 31, 2026

Important Notices

- ✍ **THIS IS NOT A BUILDING PERMIT (must be obtained separately). A Building Permit may be required, please contact the Planning and Development Department for more information.**
- ✍ **A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement, bylaw, regulation (municipal or provincial) or instrument affecting a building or land.**
- ✍ **Any development carried out prior to the appeal expiry date is at the sole risk of the applicant.**
- ✍ **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.

For Information Purposes

1) POSTING OF THE DEVELOPMENT OFFICER'S DECISION

Where there is a right of appeal, by anyone other than the applicant, from a decision on an application, posting on the site may be required. Such a posting must be on the site as may be required by the Development Officer, describing the proposed development and the Development Officer's decision, and advising of the right of appeal to the Subdivision and Development Appeal Board. The notice shall be of durable material, and shall be at least one (1) foot by two (2) feet in size.

2) REFERENCES TO THE MUNICIPAL GOVERNMENT ACT RSA 2000 Chapter M-26 AS AMENDED

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).

(1.1) A decision of a development authority must state whether an appeal lies to a subdivision and development appeal board or to the Land and Property Rights Tribunal.

(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).

(2.1) An appeal referred to in subsection (1) or (2) may be made

(a) to the Land and Property Rights Tribunal

- (i) unless otherwise provided in the regulations under section 694(1)(h.2)(i), where the land that is the subject of the application
 - (A) is within the Green Area as classified by the Minister responsible for the Public Lands Act,
 - (B) contains, is adjacent to or is within the prescribed distance of a highway, a body of water, a sewage treatment or waste management facility or a historical site,
 - (C) is the subject of a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission, or
 - (D) is the subject of a licence, permit, approval or other authorization granted by the Minister of Environment and Parks,

or

(ii) in any other circumstances described in the regulations under section 694(1)(h.2)(ii),

or

(b) in all other cases, to the subdivision and development appeal board.

(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).

(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

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.

(1.1) Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board, if

(a) in the case of a person referred to in subsection (1), the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal, or

(b) in the case of a person referred to in subsection (2), the person files the notice with the wrong board 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.

(2) The board hearing an appeal referred to in subsection (1) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

(3) The board hearing an appeal referred to in subsection (1) must give at least 5 days' notice in writing of the hearing

(a) to the appellant,

(b) to the development authority whose order, decision or development permit is the subject of the appeal, and

(c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.

(4) The board hearing an appeal referred to in subsection (1) must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including

(a) the application for the development permit, the decision and the notice of appeal, or

(b) the order under section 645.

(4.1) Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).

(5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

Hearing and decision

687(1) At a hearing under section 686, the board hearing the appeal must hear

(a) the appellant or any person acting on behalf of the appellant,

(b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,

(c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and

(d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.

(2) The board hearing the appeal referred to in subsection (1) must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

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

- (a) repealed 2020 c39 s10(52);
- (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 clauses (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;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (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.

(4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

3) PERMIT VALIDITY

- (a) A development permit is effective for a period of one year from the date the Notice of Decision is given unless specified otherwise in the permit conditions. If the development permit cannot be fulfilled within the one year period an extension may be granted, by a Development Officer, if requested in writing prior to the expiry date and if substantial development has occurred on the site, in the opinion of the Development Officer.
- (b) A development once commenced is not to be discontinued or suspended for a period or periods totaling more than six months unless the Development Officer has notified the developer in writing that such discontinuance or suspension may be continued. If the notification of extension has not been obtained the development permit shall be considered to have lapsed.
- (c) In the case of an appeal the decision of the Subdivision and Development Appeal Board, to approve the development permit or amend any conditions, is effective for a period of one year from the date of the written notification. If the decision of the Subdivision and Development Appeal Board cannot be fulfilled within the one year period an extension may be granted, by a Development Officer, if requested in writing prior to the expiry date.



315 Jespersen Ave, Spruce Grove, AB

Phone: 780-962-2611

M-F: 8:30 a.m. – 4:30 p.m.

NOTICE OF APPEAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Development or Subdivision Application No.:

PLDPR2026000626

Stop Order Dated:

Appeal of the

- ☐ Approval
☐ Conditional approval
☐ Refusal

☐ Representing group

☐ List of names attached

APPELLANT – REQUIRED

Appellant Name:

MICHAEL YAREMCHUK

Mailing address:

Section.20(1)

Signature:

Section.20(1)

Email

Section.20(1)

Home Phone No.:

Section.20(1)

Work Phone No.:

Section.20(1)

City:

SPRUCE GROVE

Province:

AB

Postal Code:

Section.20(1)

Date:

August 27 / 2026

APPELLANT'S REPRESENTATIVE

Appellant Name:

Home Phone No.:

Work Phone No.:

Mailing address:

City:

Province:

Postal Code:

Email

ADDRESS OF SUBJECT SITE – REQUIRED

Suite:

Street Address:

Street Name:

78

MARLBORO DRIVE

Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian

7521495 / 8 / 25. /

REASON FOR APPEAL – REQUIRED

No consultation w/ neighbours. Home owner does not live in home and will be using the premises for a "for profit" business. Lack of parking, proper maint. of grounds, potential safety concern w/ location of creek and pathways.

OFFICE USE ONLY

Appeal Period Expiry Date:

August 31, 2026

Date Appeal Received:

August 27, 2026

Receipt No.:

2485122

This information is being collected under the authority of section 33(c) the Freedom of Information and Protection of Privacy (FOIP) Act. 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 2 of the Act. If you have any questions regarding the collection, use and disclosure of personal information, please contact the FOIP Coordinator at 780-962-2611.

Letter of Appeal / Objection Regarding Proposed Group Home at 78 Marlboro Drive

Subject

Proposed conversion of 78 Marlboro Drive into a for-profit group home for multiple residents and assumed staff.

Introduction

I am a nearby resident and wish to formally register my concerns regarding the proposed operation of a for-profit group home at the above-noted property. I request that the application be thoroughly reviewed and that approval not be granted until all public safety, supervision, operational, and neighborhood compatibility issues have been fully addressed.

Key Concerns

- Lack of consultation with neighboring residents.
- Uncertainty regarding staffing, supervision, training, emergency response procedures, and operating plans.
- Potential safety risks associated with nearby natural areas, including a creek, wooded lands, and direct access to the Heritage Trail system.
- Compatibility with the existing neighborhood character, which is a mature and quiet residential area.
- Potential increases in calls for service, emergency response activity, traffic, and parking demands.
- Questions regarding licensing, qualifications, insurance, and regulatory oversight.

Specific Site Safety Concerns

The property is located approximately 50 meters from a creek and heavily wooded area. The rear yard is separated by an approximately four-foot fence, which may not be sufficient to deter unsupervised departures. The nearby Heritage Trail system could create additional challenges related to supervision, elopement, or running away. I request more detailed information regarding risk assessments, supervision ratios, fencing, security measures, and emergency response procedures. Current residents do not maintain the sidewalks in the winter and have neglected the yard and grounds in recent years.

Operator Qualifications and Experience

Based on information available to neighbors, the property owner does not reside at the residence and there has been no public information provided regarding experience, professional credentials, training, certifications, or organizational capacity associated with operating a group home. Before any approval is considered, I request disclosure of the

proposed operator's qualifications, staffing plan, training standards, policies, and regulatory compliance framework.

Neighborhood Impact

Residents should be provided with information regarding staffing levels, overnight supervision, visitor policies, parking management, complaint handling procedures, and methods for addressing disruptive incidents. Existing residents selected this area because of its quiet residential character, and any proposed change should demonstrate that neighborhood safety, enjoyment of property, and quality of life will be preserved.

Requests

1. A public consultation process.
2. Require a detailed operational and safety plan.
3. Require evidence of licensing, approvals, insurance, staff qualifications, and training.
4. Require a site-specific risk assessment addressing the creek, wooded area, and trail system.
5. Require clear neighbor complaints and incident response procedures.
6. Delay or deny approval until all concerns have been satisfactorily addressed.

Conclusion

I respectfully request that this application receive a comprehensive review and that the concerns outlined above be given full consideration before any approval is granted. My concerns are based on land-use compatibility, supervision, public safety, operational transparency, and neighborhood impacts. Thank you for your attention to this matter.

Michael Yaremchuk

Section.20(1)



September 9, 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:

Conditional Approval of Development Permit PLDPR202600626 to operate a group home, limited, located at 78 Marlboro Drive, legally described as Plan 7521495; Block 8; Lot 25. The Development Permit Application was approved with conditions on August 10, 2026.

The Subdivision and Development Appeal Board (SDAB) will hold an appeal hearing to hear the appeal as follows:

DATE: Wednesday, September 23, 2026
TIME: 6:30 p.m.
LOCATION: City Hall
315 Jespersen 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.

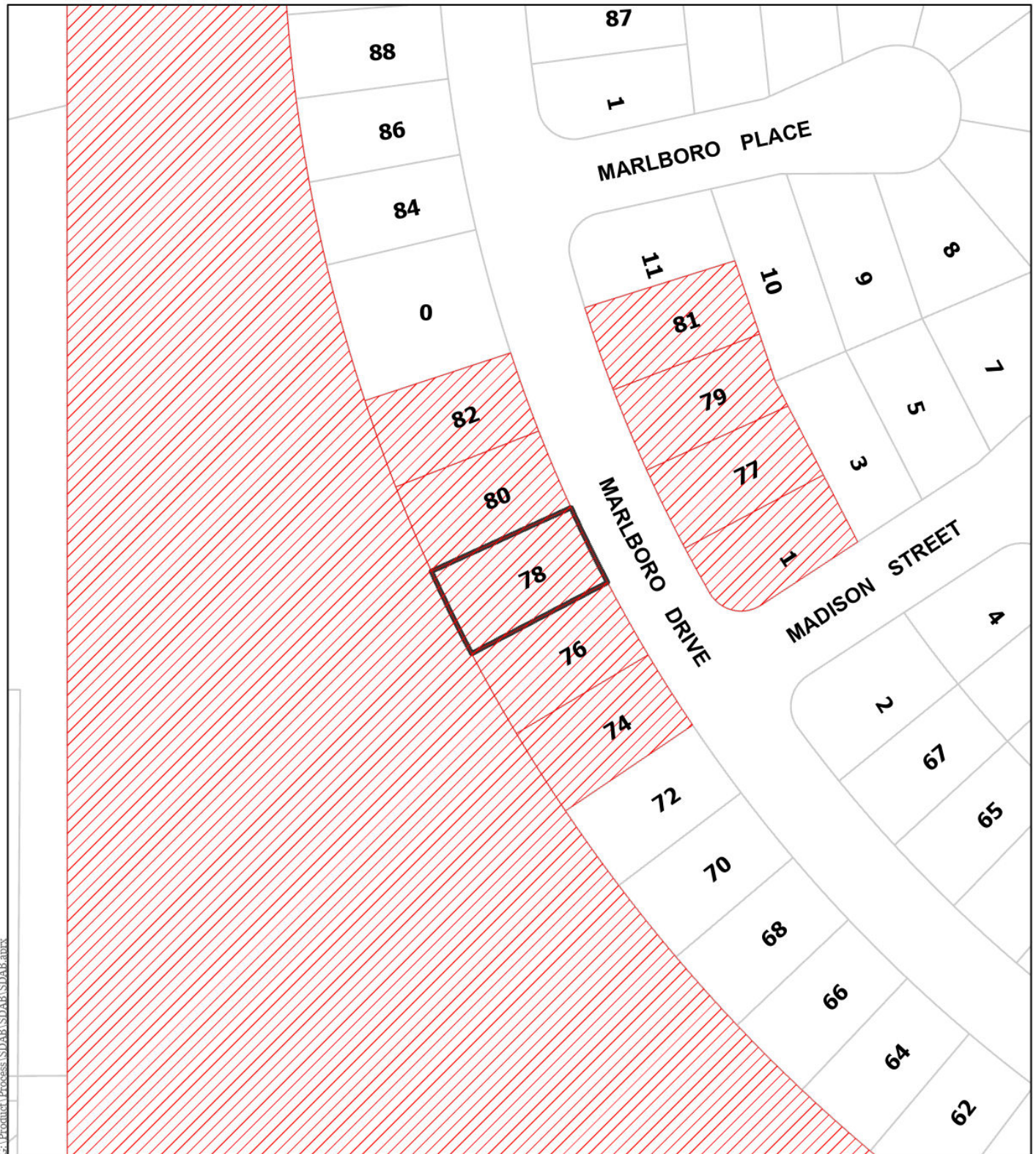
We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. A helpful Information Guide is available at sprucegrove.org/SDABAppeal. Please feel free to contact me at 780-962-7615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

Kind regards,

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

78 Marlboro Drive

Notification letters sent to properties marked with 



G:\Product\Process\SDAB\SDAB\SDAB.aprx



Scale: 1:1,200



PAGE REMOVED

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

Subject Site

Subject Site



Scale: 1:1,200



78 Marlboro Drive

Subject Site



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Scale: 1:1,200





DEVELOPMENT OFFICER'S REPORT

File No: 7521495-8-25	Subject: An appeal against the approval of Development Permit Application for a Group Home, Limited at 78 Marlboro Dr. (Plan 7521495; Block 8; Lot 25).
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 for a Change of Use from the existing Single Detached Dwelling to a Group Home, Limited at 78 Marlboro Dr.

On August 10, 2026, the Development Authority issued a Development Permit PLDPR202600626 for a Change of Use from the existing Single Detached Dwelling to a Group Home, Limited with an appeal deadline of August 31, 2026.

On August 27, 2026, an appeal was filed to the Subdivision and Development Appeal Board (SDAB) prior to the statutory appeal expiry date of August 31, 2026.

Application Summary:

Development Permit Application:	PLDPR202600626
Date of Decision:	August 10, 2026
Statutory Appeal Expiry:	August 31, 2026
Date of Appeal Received:	August 27, 2026
Municipal Address:	78 Marlboro Drive
Legal Land Description:	Plan 7521495; Block 8; Lot 25
Land Use District:	RE1-Established Neighbourhood Residential District 1
Proposed Development:	Change of Use from the existing Single Detached Dwelling to Group Home, Limited
Municipal Development Plan Land Use:	Residential Neighbourhoods
Land Use Bylaw Relevant Sections:	Section 118 (1) – Group Homes, Limited as a Discretionary Use Section 69 – Group Care Facilities and Limited Group Homes Section 7(1)- Definition of Group Home, Limited Section 85(2)-On-street Parking Requirements

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

Part 11 Land Use District Regulations

Section 118 (1)- RE1- Established Neighbourhood Residential District 1 where, 'Group Home, Limited' is a Discretionary Use.

Part 7- Special Regulations

Section 69- Group Care Facilities and Limited Group Homes: Specifies development regulations for a 'Group Home, Limited'. The following regulations apply to the subject Use.

1. The Development Officer shall establish the maximum number of residents allowed in a Group Care Facility or Limited Group Home, on a case specific basis with attention given to the district in which the Use is located and the type of facility seeking approval.
2. Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic for the area.
3. A Site containing a Group Care Facility or Limited Group Home shall not contain a Secondary Suite, Garage Suite or Garden Suite.

Part 2- Interpretation and Definitions

Section 7(1) – Group Home, Limited is defined as

"A residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, for disabled persons or persons with physical, mental, social or behavioural problems. The facility may provide for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. This Use does not include active treatment centers such as drug or alcohol treatment or housing facilities for convicts or ex-convicts (see Group Care Facility)."

Part 9- Parking Regulations

Section 85 (2)- Number of Onsite Parking Stalls Required: On-site parking for a Group Home, Limited is at the discretion of the Development Officer.

III. STAFF COMMENTS

The property at 78 Marlboro Drive is districted RE1- Established Neighbourhood Residential District 1.

Group Homes, Limited is a Discretionary Use in RE 1 District.

In reviewing the application, the Development Authority took into consideration the following factors including, but not limited to available parking on site, number of residents, details on how the use will operate with respect to requirement of staffs for 24/7 supervision, number of visitors, and the residents as per the definition of Use.

As per the information provided, the maximum number of residents is six (6). The residents will be under 24/7 supervision by 2-3 staff.

There is enough parking available within the attached garage (two parking stalls) and the front driveway (two- three parking stalls) to accommodate parking for staff and visitors. Additionally, a small SUV sized vehicle is used for transportation of residents. With that being said, it is the opinion of Development Authority that the pedestrian and vehicular traffic for Group Homes, Limited would not be in excess of what is characteristic of the neighbourhood.

The development meets the definition of Group Home, Limited and applicable regulations. Therefore, the Development Authority conditionally approved the Group Home, Limited at 78 Marlboro Drive. Attachment 1 provides Development Permit conditions with rationale and notes for reference.

Below is the site photo depicting enough parking requirement to operate Group Home, Limited.



Site Photo: Minimum two parking stalls for 24/7 staffs, one parking stall for small sized transport (Toyota Siena), and one- two parking stall for a visitor is required.

The front attached garage provides space for two parking stalls. The wide, hard-surfaced (paved/concrete) driveway highlighted in orange, directly in front of the garage provides additional on-site capacity to comfortably park two to three (2-3) vehicles side-by-side or tandem without encroaching on landscaped areas or public sidewalks.

Source: Google Street View

Development Officer's Report Attachment - Development Permit Conditions and Note

The Development Authority issued the Development Permit with specific conditions to:

- Ensure that the approved development complies with relevant provincial legislation, if applicable, and specific regulations delineated in the Land Use Bylaw C-824-12; and
- Safeguard against any undue interference with the amenities of the neighborhood or significant adverse effects on the use, enjoyment, or values of nearby properties.

The justification for the following conditions is detailed in Table # 1.

The Development Permit conditions are as follows:

1. 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.
2. Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic for the area.
3. The number of residents shall no more than six (6), exclusive of staff or family members residing in the dwelling. This Use does not include active treatment centers such as drug or alcohol treatment or housing facilities for convicts or ex-convicts.
4. The dwelling shall retain the appearance and function of a residential dwelling, and the residential character of the building shall remain intact. No signage associated with the use is allowed.
5. All vehicles associated with the use by staff and vehicle for transport shall be parked on hard-surfaced parking areas within the private property.
6. If, at any time, any of the requirements for the use has not been complied with, the Development Officer may suspend or cancel this development permit.
7. The development shall operate only as a Limited Group Home in accordance with the definition of the Land Use Bylaw.

A few of important notices are as follows:

- A person applying for, or in possession of a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement, bylaw, regulations (municipal or provincial) or instrument affecting a building or land.

Development Officer's Report Attachment - Table 1

Condition #	Condition	Rationale
1.	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.	By adding this condition to the permit, the owner is legally required to close down or avoid using any secondary suite on the property. This stops them from running the group home on the main floor while renting out a basement or backyard suite to a separate tenant at the same time—which would create an unapproved development.
2.	Pedestrian and vehicular traffic shall not be generated in excess of what is characteristic for the area.	In an established residential neighbourhood, roads, sidewalks, and parking spaces are designed for low-density residential traffic. A Group Home, Limited operates within a residential setting, but can naturally attract additional trips from staff shift changes, visiting specialists, delivery trucks, and family visitors. The rationale behind this condition is to ensure the facility continues to blend seamlessly into the residential neighbourhood without functioning like a commercial or institutional site.
3.	The number of residents shall be no more than six (6), exclusive of staff or family members residing in the dwelling. This Use does not include active treatment centres such as drug or alcohol treatment or housing facilities for convicts or ex-convicts.	This rule sets a strict limit on resident numbers and clearly states who can live there. Setting a maximum of six residents makes sure the home runs like a regular large family house. It also rules out rehab centers and halfway houses, drawing a clear line between a standard neighbourhood care home and busier institutional facilities that need special planning approvals.
4.	The dwelling shall retain the appearance and function of a residential dwelling, and the residential character of the building shall remain intact. No signage associated with the use is allowed.	While the internal function changes to accommodate a Group Home, Limited, the external site must remain visually identical to surrounding homes. This condition ensures the facility operates discreetly within the residential context without introducing commercial features, institutional building modifications, or advertising.
5.	All vehicles associated with the use by staff and vehicle for transport shall be parked on hard-surfaced parking areas within the private property.	A Group Home operation generates scheduled vehicular traffic, including overlap during staff shift changes, visiting specialists, and dedicated resident transport vehicles (e.g., passenger vans). Requiring all operational and transport vehicles to park on hard-surfaced spaces within the private lot

		ensures the facility contains its own parking footprint on-site rather than spilling over into the surrounding street
6.	If, at any time, any of the requirements for the use has not been complied with, the Development Officer may suspend or cancel this development permit.	Because a Group Home, Limited operates within an established residential neighbourhood, nearby residents rely on the permit conditions (such as traffic limits, parking restrictions, resident caps, and appearance standards) to protect their quality of life. This clause ensures that the permit is conditional, not absolute meaning the operator maintains the privilege to operate only as long as they adhere to the rules set by the municipality.
7.	Parking shall be provided as per the approved parking plan. The parking area shall be clearly marked, entirely hard surfaced, adequately graded and drained to the satisfaction of the Development Authority.	This is a standard condition of the development permit. A comprehensive parking plan showing minimum parking stalls for operating the use fulfil the minimum hard surfaced parking required for the 2 staff members, transport of small size and visitor. Additionally, the proposed parking space must not have an adverse effect on the site's drainage system. Please see the site plan shown on SDAB Report.
8.	The development shall operate only as a Limited Group Home in accordance with the definition of the Land Use Bylaw.	This condition is to control the scale, operational nature, and intensity within the residential districts.
Note	The developer shall comply with Provincial legislation affecting this development as may be required, including but not limited to the Safety Codes Act, such as obtaining a building permit.	This is a standard note for all development permits. The developer is obligated to adhere to all relevant provincial legislation if applicable to this specific development. This includes, but not limited to, requirement of all safety code permits including a building permit if any and renewal of a business licence.



The City of
**SPRUCE
GROVE**

**Appeal of Decision of Application to
Development Permit No. PLDPR202600626
Address: 78 Marlboro Drive**

September 23, 2026 / SDAB Hearing

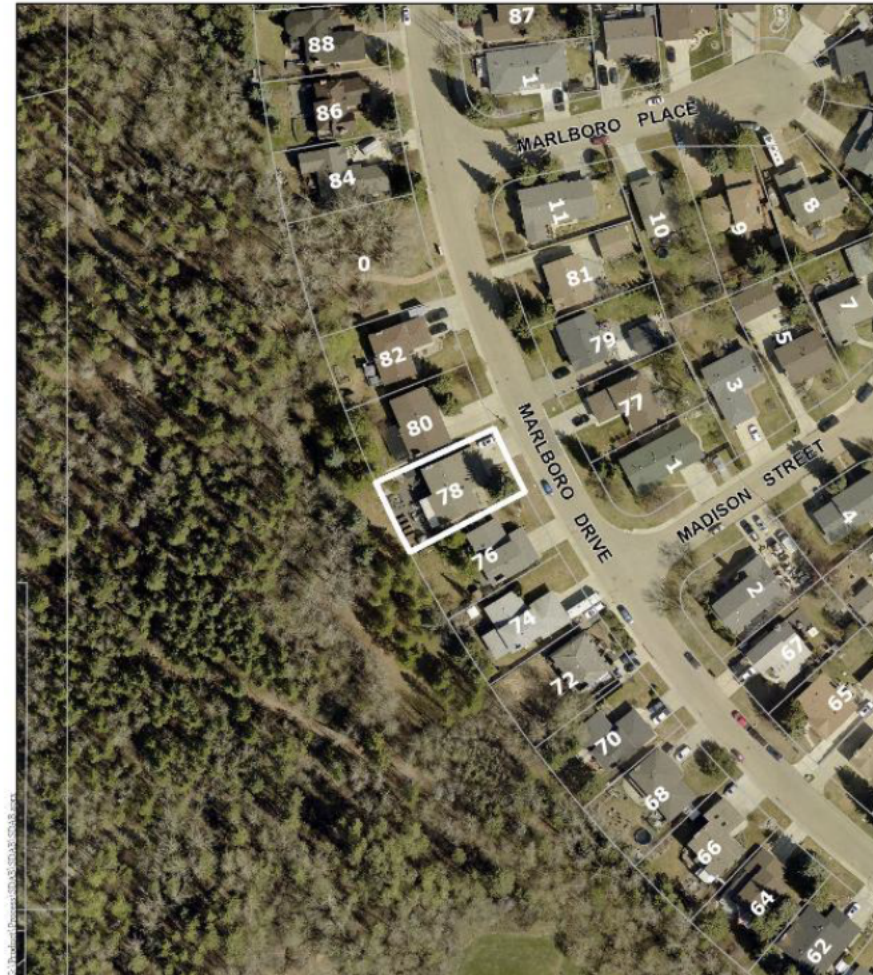


Key Plan

Subject Site Context

Municipal Address: 78 Marlboro Drive
Legal Description: Plan 7521495; Block 8; Lot 25
District: RE1-Established Neighbourhood
Residential District 1

78 Marlboro Drive
Subject Site



Background Information



Application No.	Municipal Address	Date of Application Submission	Approval Date	Statutory Appeal Expiry	Date of Appeal Received
PLDPR202600626	78 Marlboro Dr	June 15, 2026	August 10, 2026	August 31, 2026	August 27, 2026

Application Summary

Date of Application Submission: June 15, 2026

Date of Decision: August 10, 2026, with an appeal deadline of August 31, 2026

Date of Appeal: August 27, 2026

Reason of Approval

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

- Section 118(1): Group Homes, Limited a prescribed Discretionary Use.
- Section 69: Development regulation for Group Homes, Limited
- Section 7(1)- Definition of Group Homes, Limited
- Section 85(2): Minimum on-site parking requirements

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



- Definition of Group Homes, Limited
- Development Regulations for the proposed Use
- Minimum on-site parking requirement

Site Photo

Compliance with On-Site Parking Requirements

- 2-3 Staffs
- One small transport vehicle
- 1-2 visitors



Site Photo: Minimum two parking stalls for 24/7 staff, one parking stall for small sized transport (Toyota Siena), and one- two parking stall for a visitor.

Source: Google Street View

Development Permit Conditions



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2.	Pedestrian and vehicular traffic shall not be generated <u>in excess of</u> what is characteristic for the area.	In an established residential neighbourhood, roads, sidewalks, and parking spaces are designed for low-density residential traffic. A Group Home, Limited operates within a residential setting, but can naturally attract additional trips from staff shift changes, visiting specialists, delivery trucks, and family visitors. The rationale behind this condition is to ensure the facility continues to blend seamlessly into the residential neighbourhood without functioning like a commercial or institutional site.
3.	The number of residents shall no more than six (6), exclusive of staff or family members residing in the dwelling. This Use does not include active treatment centres such as drug or alcohol treatment or housing facilities for convicts or ex-convicts.	This rule sets a strict limit on resident numbers and clearly states who can live there. Setting a maximum of six residents makes sure the home runs like a regular large family house. It also rules out rehab centers and halfway houses, drawing a clear line between a standard neighbourhood care home and busier institutional facilities that need special planning approvals.
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Thank You