SUBDIVISION AND DEVELOPMENT APPEAL BOARD
A G E N D A

DATE: **Monday, November 9, 2026**
TIME: **6 p.m.**
LOCATION: **Council Chambers**
3rd Floor, 315 Jespersen Avenue

1. Call to Order
   6 p.m.

2. Appeal Hearing: PLDPR202600829

   Appellant/Applicant:

   William Drobot

   Against the Refusal of Development Permit PLDPR202600829 to permit a Variance to the minimum parking requirements for the Secondary Suite, located at 1 Eton Link, legally described as Plan 2221764; Block 3; Lot 23. The Development Permit Application was refused on September 28, 2026.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR202600829
Appellant/Applicant: William Drobot

Civic Address	Legal Description
1 Eton Link	Plan 2221764; Block 3; Lot 23

Exhibit List

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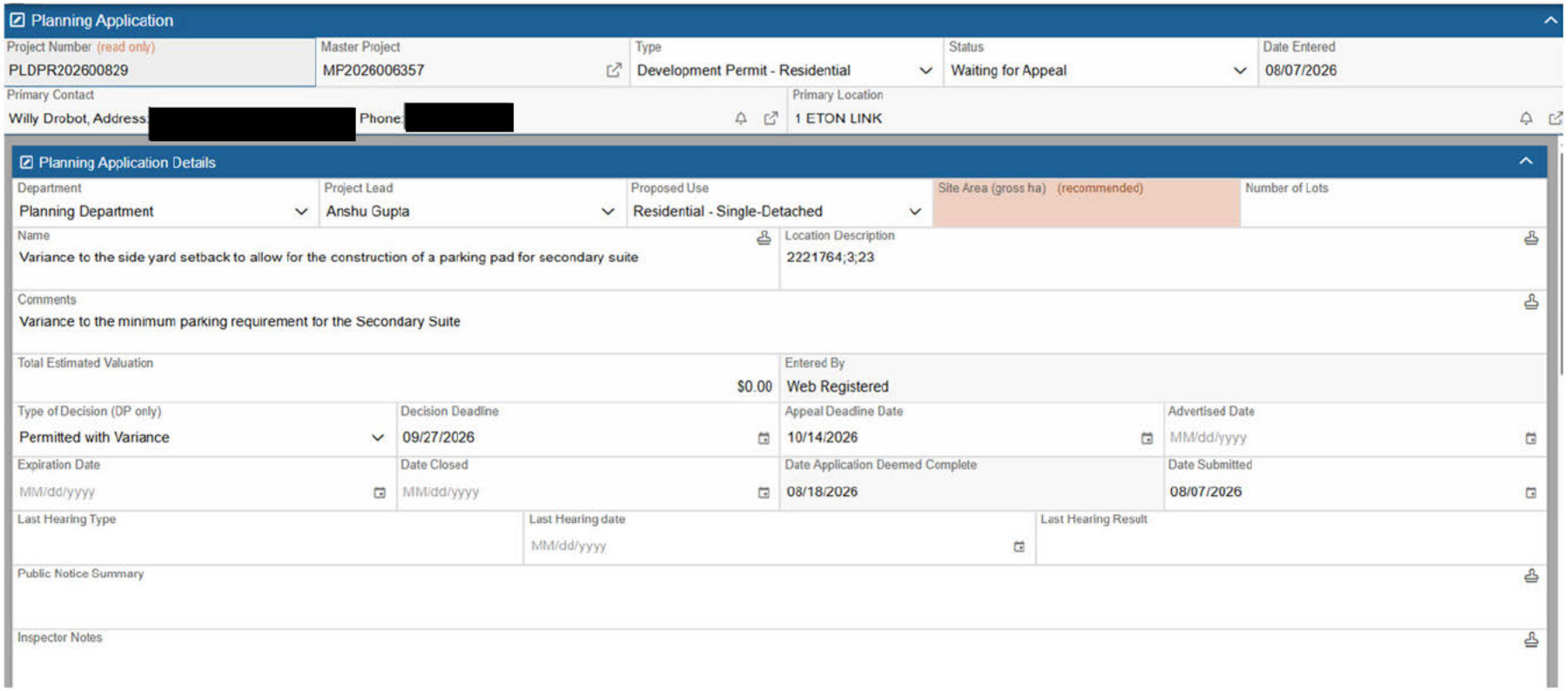
EXHIBIT 1

DEVELOPMENT PERMIT PLDPR202600829

TIMELINES

Development Permit Application Received	August 7, 2026
Development Permit Application Decision Issued	September 28, 2026
Development Permit Appeal Period Expiry Date	October 19, 2026
Notice of Appeal Received	October 14, 2026
Notice of Hearing Sent to Appellant	October 22, 2026
Notice of Hearing Sent to Adjacent Property Owners	October 22, 2026
Notice of Hearing Advertised on City's Website	October 23, 2026
Notice of Hearing Advertised in Newspaper	October 23, 2026
Subdivision and Development Appeal Board Hearing	November 9, 2026

EXHIBIT 2


Planning Application
Project Number (read only)
PLDPR202600829
Master Project
MP2026006357
Type
Development Permit - Residential
Status
Waiting for Appeal
Date Entered
08/07/2026
Primary Contact
Willy Drobot, Address: [redacted] Phone: [redacted]
Primary Location
1 ETON LINK
Planning Application Details
Department
Planning Department
Project Lead
Anshu Gupta
Proposed Use
Residential - Single-Detached
Site Area (gross ha) (recommended)
Number of Lots
Name
Variance to the side yard setback to allow for the construction of a parking pad for secondary suite
Location Description
2221764;3;23
Comments
Variance to the minimum parking requirement for the Secondary Suite
Total Estimated Valuation
$0.00
Entered By
Web Registered
Type of Decision (DP only)
Permitted with Variance
Decision Deadline
09/27/2026
Appeal Deadline Date
10/14/2026
Advertised Date
MM/dd/yyyy
Expiration Date
MM/dd/yyyy
Date Closed
MM/dd/yyyy
Date Application Deemed Complete
08/18/2026
Date Submitted
08/07/2026
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.

Do You Agree?

☑

1 Application Types + Add Application Type

Type	Status	Status Date	Approval Track
Variance	Waiting for Appeal	09/28/2026	Administrative

Generate Fees and Submittals

2 Locations + Add Location

Description	Type	Status	Property Alert	Primary	Display
1 ETON LINK	Address	Active		☑	☐
2221764;3;23	Property	Active		☐	☐

Temporary Location

Add Related Parcels, Addresses and Owners | Show Map

4 Contacts + Add Contact

Description	Type	Contact Alert	Primary	Portal
DROBOT, WILLIAM, Address: [redacted]	Property Owner		☐	☐

4 Contacts + Add Contact

Description	Type	Contact Alert	Primary	Portal
DROBOT, WILLIAM, Address: [redacted]	Property Owner		☐	☐
DROBOT, AMY ANN, Address:1 ETON LINK	Property Owner		☐	☐
ADAMKO, GRAHAM KYLE, Address:1 ETON LINK	Property Owner		☐	☐
Willy Drobot, Address: [redacted] Phone: [redacted]	Applicant		☑	☑

Update Owner

EXHIBIT 3

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: **PLDPR202600829**
Date: September 28, 2026

Willy Drobot
[redacted]

Project Information

Civic Address: 1 ETON LINK;
Legal: 2221764;3;23
Project: Variance to the minimum parking requirement for the Secondary Suite

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

REASON FOR REFUSAL:
Sections 75(6) and 85(2) of Land Use Bylaw C-824-12 require a minimum of one on-site Parking Stall for a secondary suite in addition to the two required parking stalls for the Principal Dwelling.

The submitted site plan proposes a parking pad to accommodate the required parking stall for the Secondary Suite. In accordance with the City's Municipal Development Standards Section VII C. Access Management and Construction, driveways shall not be permitted to connect to an abutting road or alley through a curb return or corner cut area unless otherwise approved by the City. As the proposed access to the parking pad is through a corner cut area, and there are safety concerns, access was denied through the Engineering Department review.

Development permit approval PLDPR202501153 for a secondary suite, was approved on the basis of relocating the existing detached garage so that access to the proposed parking pad would be from the existing driveway and not through the corner cut area.

The Development Officer has considered whether a variance to the minimum on-site parking requirements may be granted pursuant to Section 14 of the Land Use Bylaw. Section 14(5) provides that a variance shall be considered only in case 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 to no longer propose relocating the detached garage in order to have access to the parking pad and meet the minimum required regulations, do not demonstrate a planning hardship or practical difficulty particular to the subject property that would justify varying the minimum parking requirements. Therefore, the Development Officer refused the development permit application.

[redacted]
Anshu Gupta
Development Officer

APPEAL PERIOD EXPIRY DATE: October 19, 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.

EXHIBIT 4

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.: PLDPR20260082 9

Stop Order Dated:

Appeal of the
- [ ] Approval
- [ ] Conditional approval
- [x] Refusal

- [ ] Representing group List
- [ ] of names attached

APPELLANT – REQUIRED

Appellant Name: WILLIAM DROBOT

Mailing address: [redacted]

Date: [redacted]

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: 1 Street Name: ETON LINK SPRUCE GROVE

Legal Description: Unit / Lot / Block / Plan 222/764 / 3 / 23 / / or Quarter / Section / Township / Range / Meridian

REASON FOR APPEAL - REQUIRED

VARIANCE APPLICATION REFUSED, PARKING PAD BESIDE GARAGE REQUIRED FOR SECONDARY SUITE. CORNER CUT AREA AFFECTING PARKING INTO PARKING PAD.

OFFICE USE ONLY

Appeal Period Expiry Date:	Date Appeal Received:	Receipt No.:
October 19, 2026	October 14, 2026	2502550

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.

EXHIBIT 5

October 22, 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

As appeal has been filed on the refusal of Development Permit PLDPR202600829 to permit a Variance to the minimum parking requirements for the secondary suite, located at 1 Eton Link, legally described as Plan 2221764; Block 3; Lot 23. The Development Permit Application was refused on September 28, 2026.

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

DATE:	**Monday, November 9, 2026**
TIME:	**6:00 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 **Monday, November 2, 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.

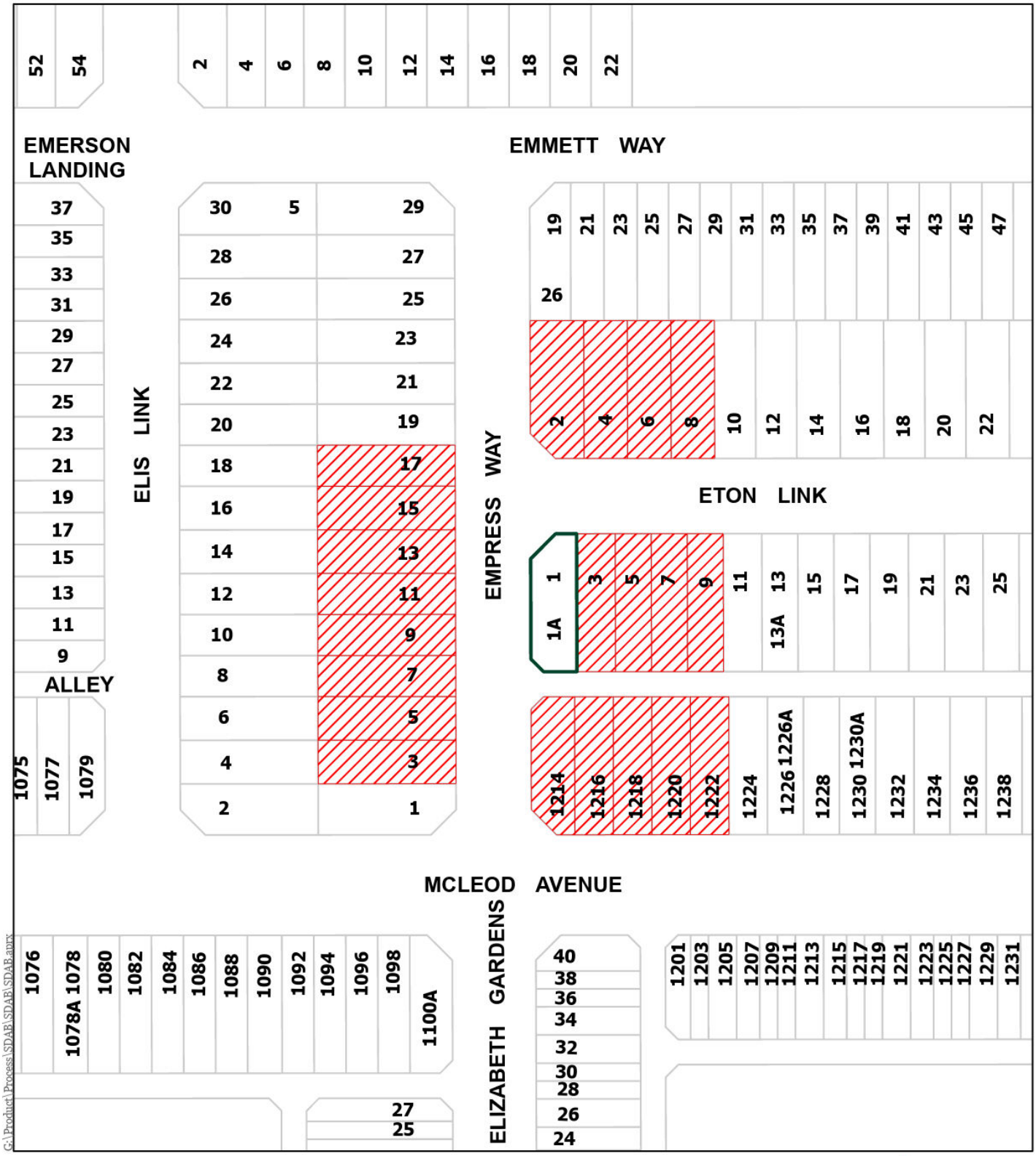
Kind regards,

Laura Hall
Clerk, Subdivision and Development Appeal Board
Email: cityclerk@sprucegrove.org

EXHIBIT 6

1 Eton Link

Notification letters sent to properties marked with



PAGE REMOVED

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

EXHIBIT 7

1 Eton Link

Site Plan

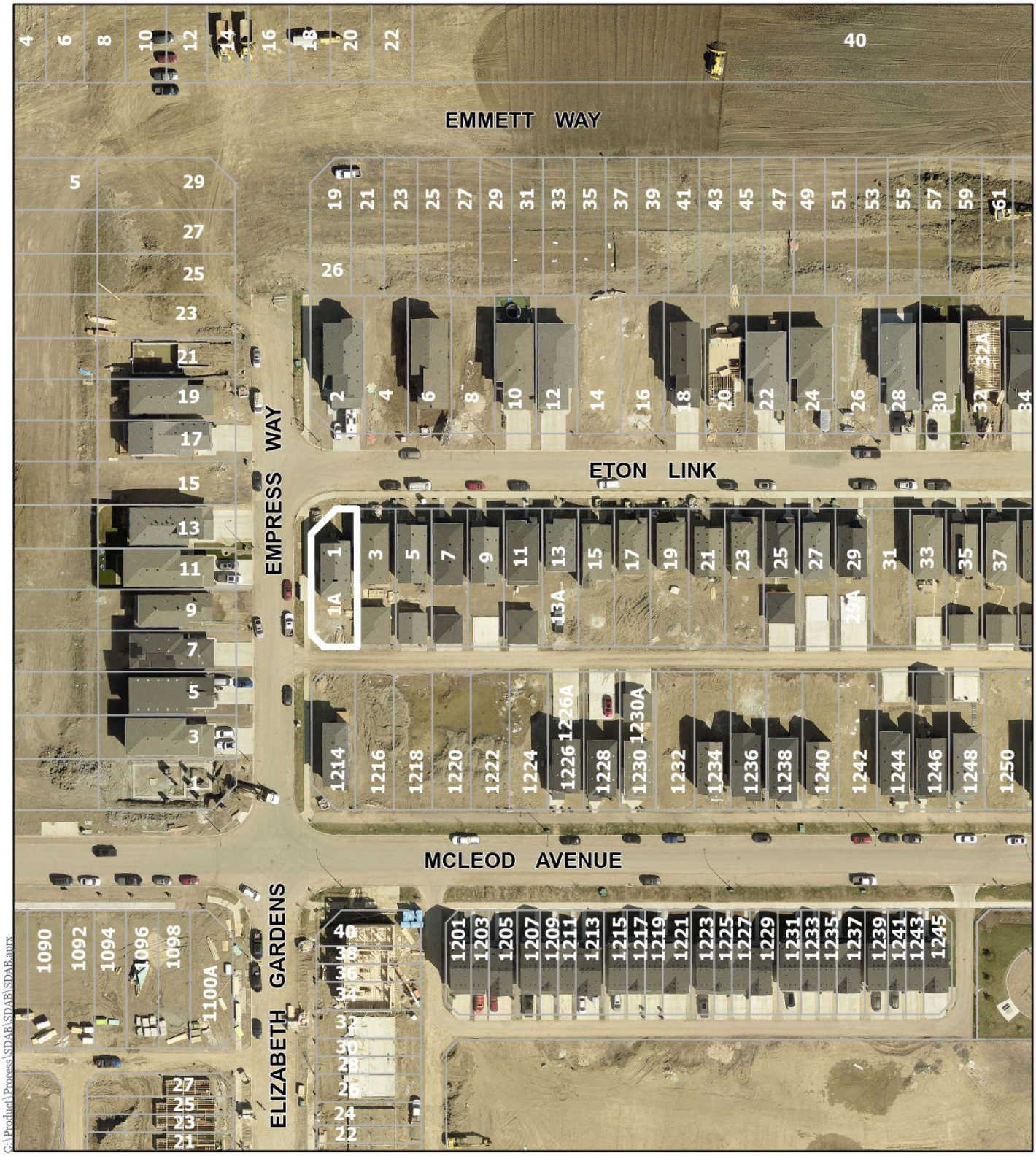


EXHIBIT 8

1 Eton Link

Subject Site

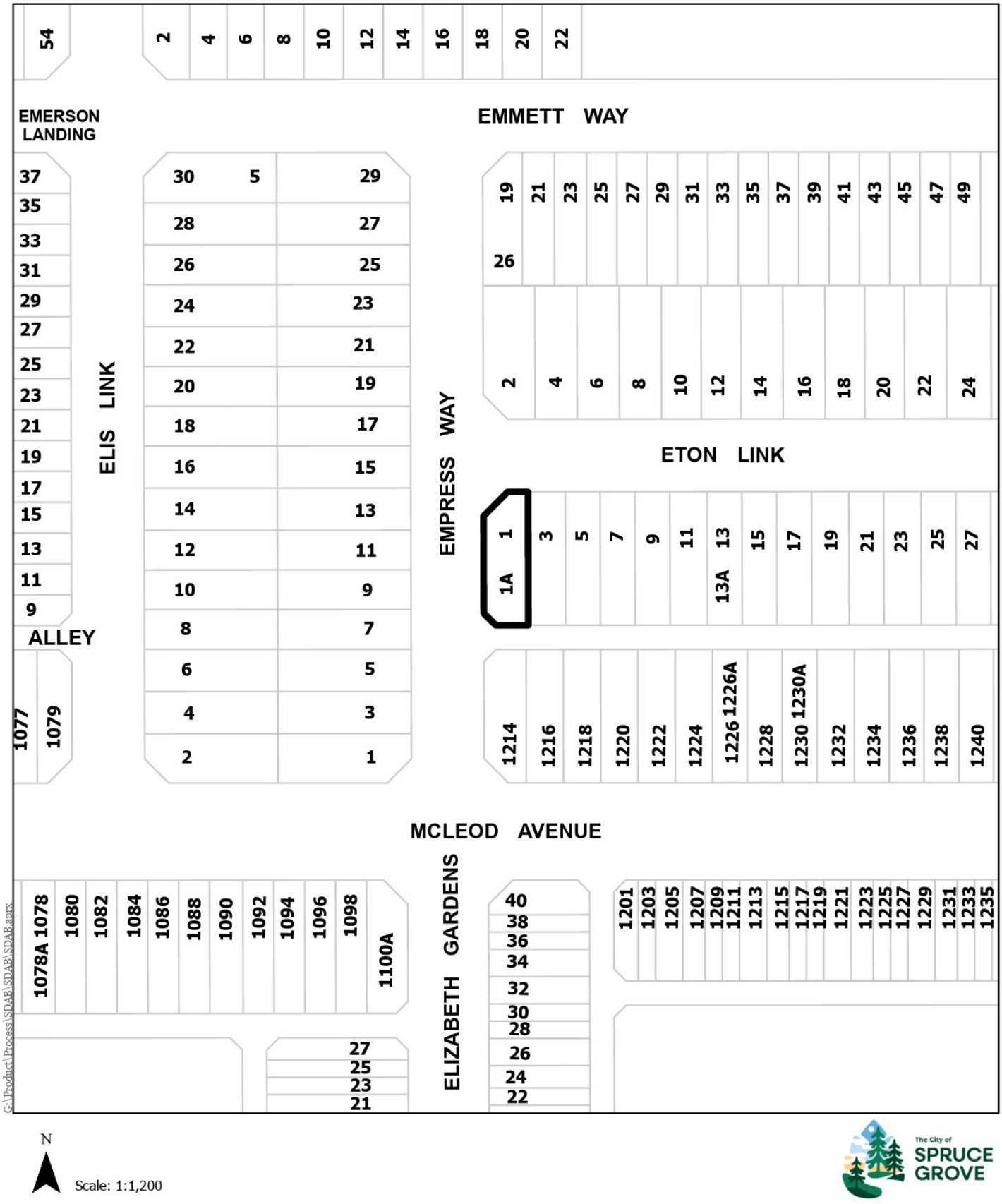


EXHIBIT 9

PLANNING STAFF REPORT TO: Subdivision & Development Appeal Board ITEM: __

File No: 2221764-3-23	**Subject:** An appeal against the refusal of Development Permit Application for a variance to the minimum on-site parking requirement for an existing Secondary Suite at 1 Eton Link (Plan 2221764; Block 3; Lot 23).
Date of Report: October 16, 2026	
Date of Hearing: November 9, 2026	

I. BACKGROUND INFORMATION

On August 7, 2026, the applicant submitted Development Permit Application PLDPR202600829 seeking a variance to the minimum on-site parking requirement associated with an existing Secondary Suite at 1 Eton Link.

On September 28, 2026, the Development Officer issued a Notice of Administrative Refusal for the application with an appeal deadline of October 19, 2026.

On October 14, 2026, the applicant subsequently filed an appeal to the Subdivision and Development Appeal Board (SDAB), within the prescribed appeal period.

Application Summary:

Development Permit Application:	PLDPR202600829
Date of Decision:	September 28, 2026
Statutory Appeal Expiry:	October 19, 2026
Date of Appeal Received:	October 14, 2026
Municipal Address:	**1 Eton Link**
Legal Land Description:	Plan 222 1764; Block 3; Lot 23
Land Use District:	R1 - Mixed Low to Medium Density Residential District
Proposed Development:	A variance to the minimum on-site parking requirement for an existing Secondary Suite
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. RELEVANT DEVELOPMENT PERMIT APPROVAL HISTORY

The subject property has a Single Detached Dwelling with a Secondary Suite in the basement and a rear detached garage having an access from the lane. The garage can accommodate maximum of two parking stalls required for the Principal Dwelling. One additional parking stall is required for the Secondary Suite. Therefore, requiring a total of three (3) on-site parking stalls.

The following Development Permits were issued:

1. September 11, 2024 - Development Permit # PLDPR202400887 issued to construct a Single Detached Dwelling. The stamped plot plan (Attachment #1) illustrates the principal dwelling with a 6.1m x 6.1 m concrete pad required to accommodate a minimum of two parking stalls for the principal dwelling.
2. October 03, 2025 - Development Permit # PLDPR202501096 issued to construct a rear detached garage required to accommodate a minimum of two parking stalls required for the principal dwelling. The stamped plot plan is Attachment # 2 of the report. **The detached garage is constructed on the existing concrete pad**. Please refer to Attachment 2A - Site Photo for your reference.
3. March 13, 2026 - Development Permit # PLDPR202501153 issued to construct a Secondary Suite, including **relocating the existing detached garage** further into the site to access the proposed required parking stall for the Secondary Suite. The proposed parking stall is located beside the detached garage and the approved access to this parking stall was to be from the driveway and not through the corner cut which was refused through the Engineering Department review**.** The stamped plot plan of the permit is Attachment # 3 of the report. **The detached garage has not been relocated.**

III. RELEVANT SECTIONS OF LAND USE BYLAW C-824-12

- Section 75(6) - Secondary Suite Parking Requirement: Specifies that a minimum of (1) one 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 Number of Parking Stalls
  - Mandates minimum 2 (two) on-site parking stalls for a Single Detached Dwelling (Principal Use) and
  - 1 (one) on-site parking stall for a Secondary Suite (Accessory Use)
- 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.

IV. STAFF REVIEW AND REASON FOR REFUSAL

Although the current application is for a variance to the minimum required on-site parking requirement for a secondary suite, the submitted site plan shows the previously proposed parking stall for the secondary suite use with non-compliant access through the corner cut to a proposed parking stall. This is not supported through the Municipal Development Standards, therefore, the request was previously denied through an Engineering Department review.

Under Section 14(5), a variance may be considered where hardship or practical difficulties arise from circumstances particular to the use, character, or situation of the land or buildings that are not common to other sites within the same Land Use District. In this case, the applicant's preference to retain the existing detached garage in its current location, rather than implementing the previously approved relocation, does not demonstrate a hardship or practical

difficulty unique to the subject property.

Furthermore, the Secondary Suite was previously approved based on a site configuration that accommodated the required additional parking stall. The approved garage relocation has not been implemented. Therefore, the Development Officer determined that the circumstances presented do not satisfy the requirements of Section 14(5) and do not justify a variance to the minimum parking requirement.

V. CONCLUSION

The Development Officer determined that the requested variance to the minimum on-site parking requirement is not justified under Section 14(5) of Land Use Bylaw C-824-12, as no site-specific hardship or practical difficulty has been demonstrated.

This development permit decision is for a variance to the minimum on-site parking requirement and does not pertain to the proposed parking stall with access through the corner cut. This restriction is routed in the Municipal Development Standards which does not fall under the Board's authority.

Accordingly, the Development Officer respectfully requests that the Subdivision and Development Appeal Board uphold the decision of refusal.

VI. RECOMMENDATION

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

- **UPHOLD** the Development Officer's decision of refusal for Development Permit Application PLDPR202600829, and the applicant shall meet the requirements of Development Permit Approval PLDPR202501153 to construct a Secondary Suite, including **relocating the existing detached garage** further into the site to access the proposed required parking stall for the Secondary Suite.

If the SDAB decides to allow the appeal and issue the Development Permit, the Development Officer has not identified any proposed conditions in this report.

EXHIBIT 10

The City of SPRUCE GROVE

Appeal of Refusal of Development Permit No. PLDPR202600829

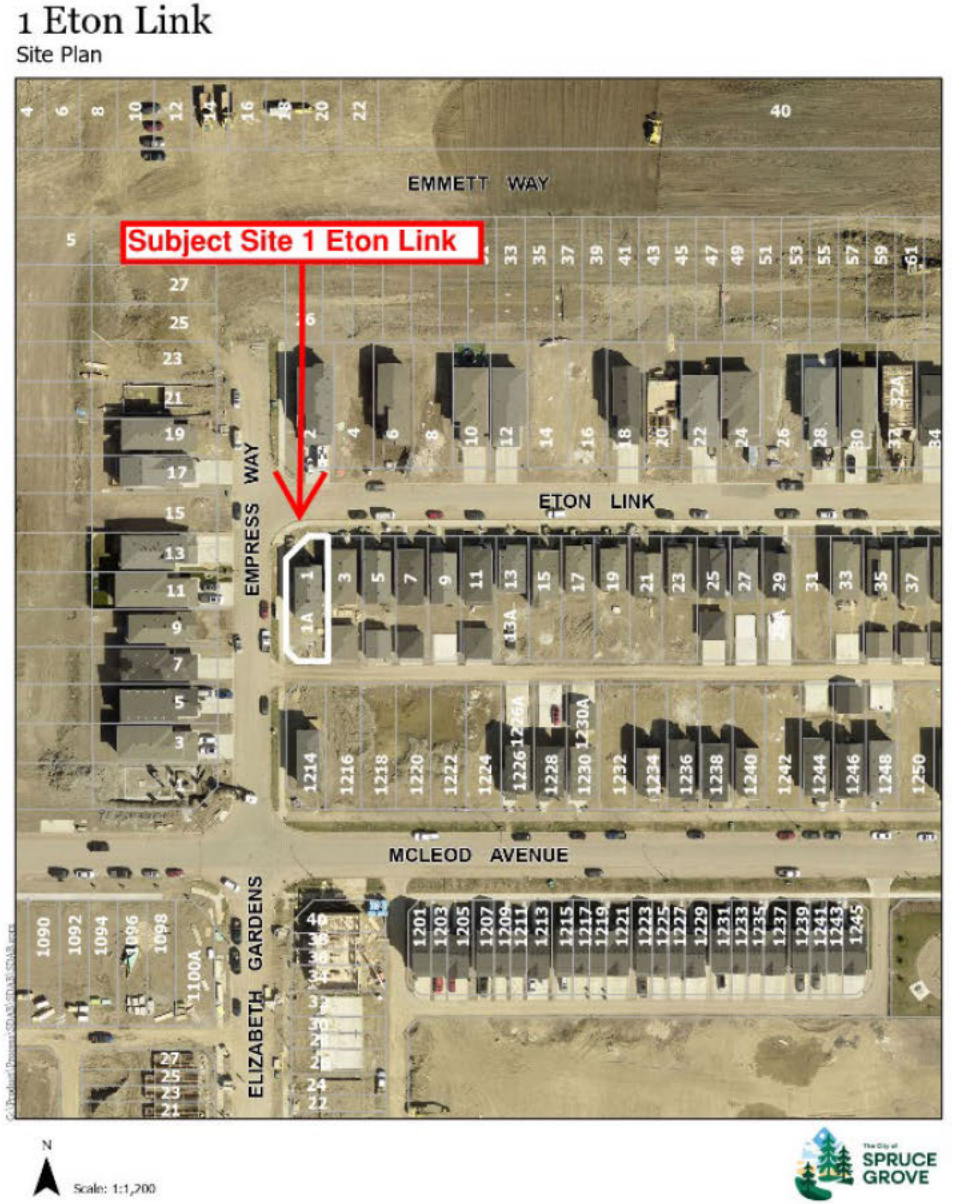
1 Eton Link

November 09, 2026 / SDAB Hearing

Key Plan

Subject Site Context

Municipal Address: 1 Eton Link
Legal Land Description:
Plan 222 1764; Block 3; Lot 23
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
PLDPR202600829	1 Eton Link	August 7, 2026	September 28, 2026	October 19, 2026	October 14, 2026

Application Summary

Date of Application Submission: August 7, 2026

Date of Decision: September 28, with an appeal deadline of October 19, 2026

Date of Appeal: October 14, 2026

Reason of Refusal

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

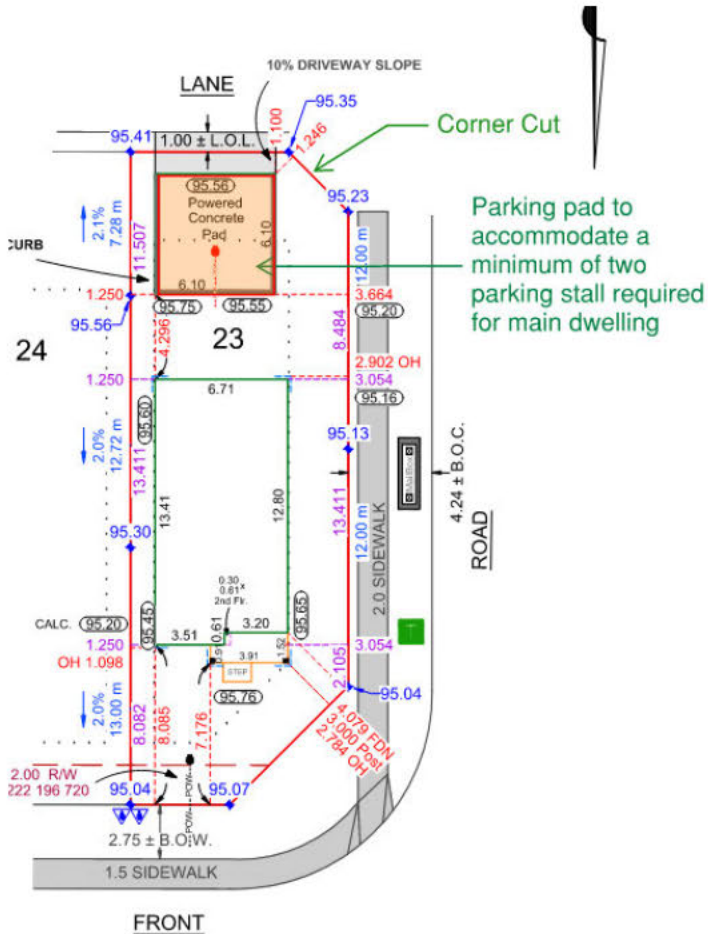
- Section 85(2): Minimum Number of On-site Parking Stalls
- Section 75(6): Minimum Required On-Site Parking Stall
- Section 14(5): Development Officer Variance Limitation

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

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

Background
Development History

Development Permit # PLDPR202400887 - to construct a Single Detached Dwelling

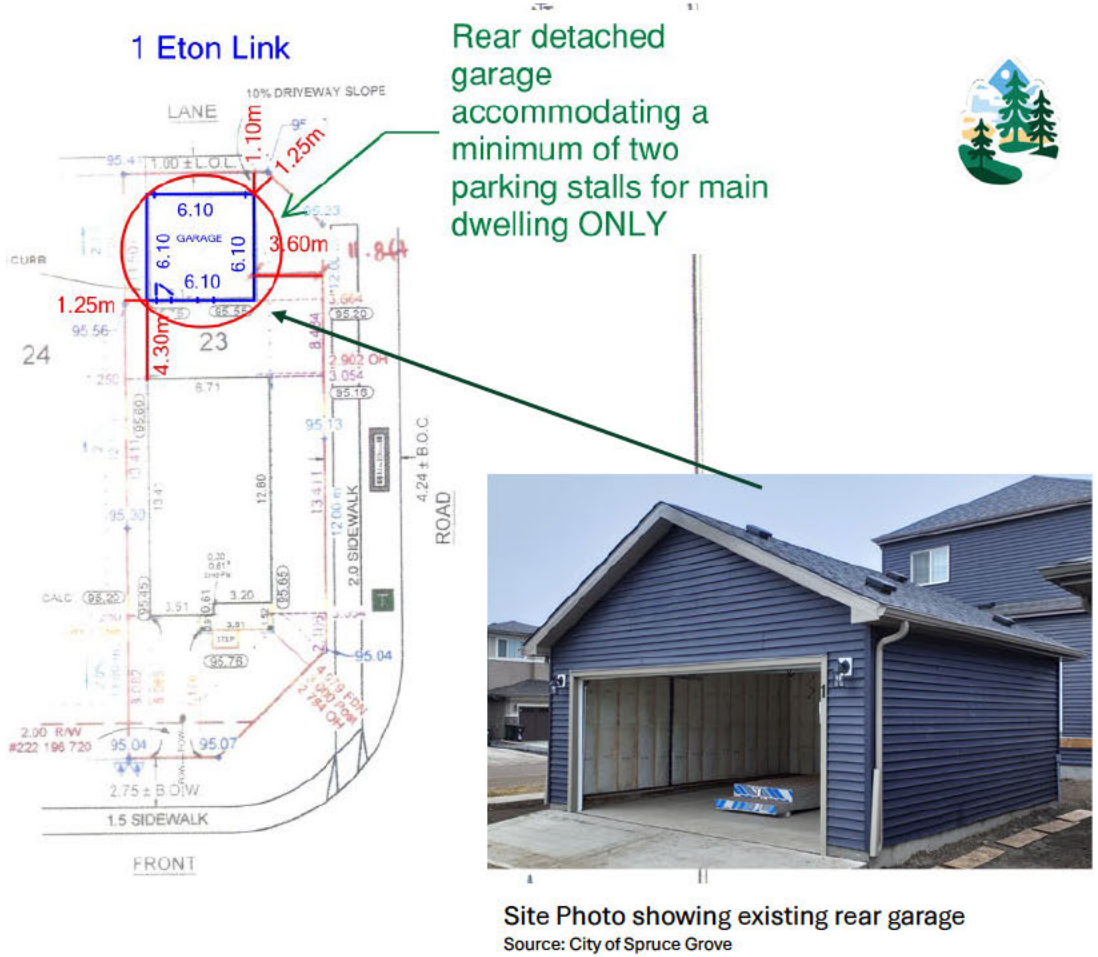


The above image depicts a stamped site plan of the subject lot. The coloured rectangle indicates the proposed location of 2 (two) parking stall required for the Single Detached Dwelling.

Please note: Stamped Site Plan is modified for SDAB Hearing only.

Background
Development History

Development Permit # PLDPR202501096 – to construct a rear detached garage

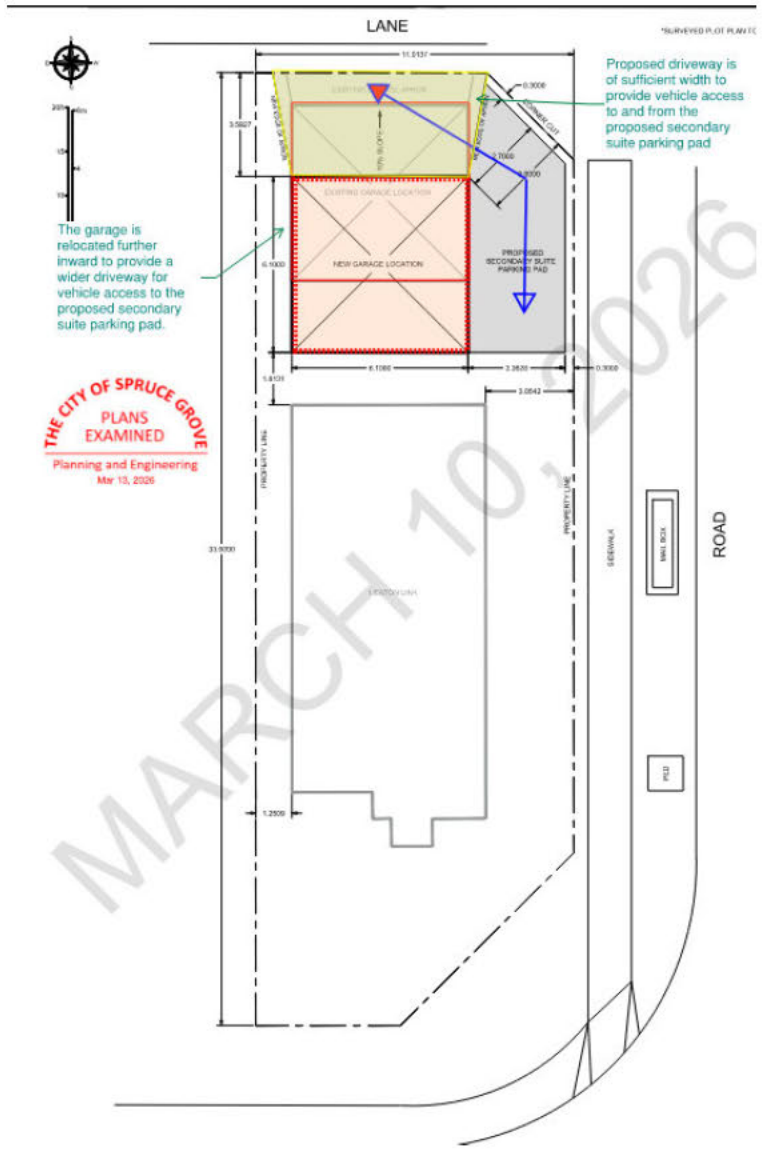


Site Photo showing existing rear garage
Source: City of Spruce Grove

Please note: Stamped Site Plan is modified for SDAB Hearing only.

Background
Development History

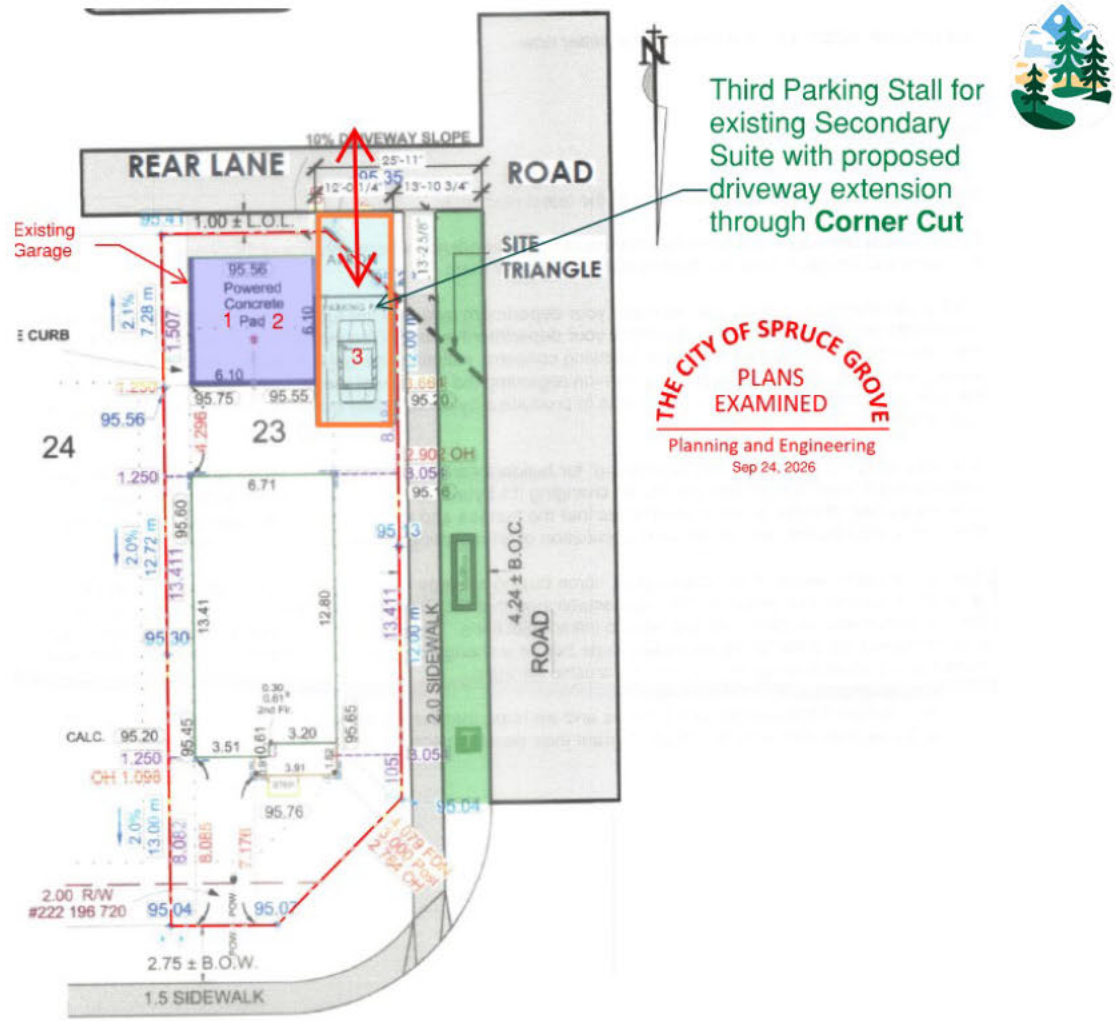
Development Permit # PLDPR202501153 – to construct a secondary suite



Please note: Stamped Site Plan is modified for SDAB Hearing only.

Background
Development History

Development Permit Application PLDPR202600829 – A variance to the minimum required on-site parking for an existing secondary suite.



Please note: Stamped Site Plan is modified for SDAB Hearing only.

Conclusion and Recommendations

PLDPR202501153 to construct a Secondary Suite, including **relocating the existing detached garage** further into the site to access the proposed required parking stall for the Secondary Suite.

The City of SPRUCE GROVE

Thank You