

SUBDIVISION AND DEVELOPMENT APPEAL BOARD A G E N D A

DATE: December 3, 2025
TIME: 6:30 p.m.
LOCATION: Council Chambers
3rd Floor, 315 Jespersen Avenue

1. Call to Order
6:30 p.m.
2. Appeal Hearing - PLDPR202501133

Appellants: Colleen Hazzard
Douglas Hazzard

Against the conditional approval of Development Permit PLDPR202501133 to operate a family day home on the site of 103 Garneau Gate (Plan 2122566; Block 14; Lot 32). The Development Permit Application was approved on October 21, 2025.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR202501133

Appellants: Colleen Hazzard and Douglas Hazzard

Civic Address	Legal Description
103 Garneau Gate	Plan 2122566; Block 14; Lot 32

Exhibit List

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EXHIBIT 1

DEVELOPMENT PERMIT No. PLDPR202501133

TIMELINES

Development Permit Application Received	October 14, 2025
Development Permit Application Decision Issued	October 21, 2025
Notice of Appeal Received	November 7, 2025
Development Permit Appeal Period Expiry Date	November 10, 2025
Notice of Hearing Sent to Appellant	November 17, 2025
Notice of Hearing Sent to Adjacent Property Owners	November 18, 2025
Notice of Hearing Advertised on City's Website	November 19, 2025
Notice of Hearing Advertised in Newspaper	November 21, 2025
Subdivision and Development Appeal Board Hearing	December 3, 2025

EXHIBIT 2

From: [Jintu Kuriakose](#)
To: [Tanya Ouellette](#)
Cc: [Ericson Navarro](#)
Subject: Re: Warning letter - 103 Garneau Gate
Date: October 14, 2025 3:50:22 PM

NOTICE: This email originated from outside the organization. Use caution when clicking links or opening attachments.

Hi Tanya,

Please see the action measures implemented. Most of the items were in action since the first day of the Dayhome.

1. The parents are instructed to use the driveways for the pickup and drop off. Their pickup and drop times are different from one another, so they don't usually have to use the side of the road.
2. The play areas are designed with rubber mats and rugs on top of it to reduce the noise levels while walking.
3. We always keep the kids engaged with fun-filled and brain development activities like painting, drawing, colouring etc,.
4. Also, they have a nap time of 2 hours and one hour of outdoor play in good weather conditions.

These items are already in effect and can send you the pictures if needed.

I already explained my views and situation to the Enforcement officer in detail, since we moved into this house from the neighbour. I am not too sure if i have to add that information here.

Feel free to ask me if you have any questions.

Thank you.

Jintu Kuriakose.

On Fri, Oct 10, 2025 at 1:20 PM Tanya Ouellette [REDACTED] wrote:

Good afternoon Jintu –

As discussed, please find attached the warning letter in regards to your Family Day Home. If you are going to apply for a development permit, please include measures that will be in place to reduce any negative impact on adjacent properties for typical concerns such as noise and drop off/pick up. Please be aware that the site plan to be submitted as part of your application shall show the designated on-site parking stall for your clients. Thank you.

Best regards,

www.sprucegrove.org/cityviewaccess

Tanya Ouellette | Development Officer | Planning and Development

315 Jespersen Avenue | Spruce Grove, AB | T7X 3E8

Direct Line: [REDACTED] | Fax: 780-962-1062 | www.sprucegrove.org

Find us on [Facebook](#) and [Twitter](#)

Thank you for choosing the City of Spruce Grove.



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)

Municipal Enforcement

File Number: 212-2566-14-32
Date: October 10, 2025

WARNING LETTER

To:

KURIAKOSE, JINTU AND VARGHESE, SHEEBA
103 GARNEAU GATE
SPRUCE GROVE, AB T7X 2Y6

✓ *E-Mail Delivered*

Location of Violation: 2122566;14;32
("Lands") 103 Garneau Gate

It was brought to the attention of the Development Authority/Designated Officer for the City of Spruce Grove ("City") that a Family Day Home is operating at the above-noted Lands and the following contravention of Land Use Bylaw C-824-12 was found:

Section 10(1)(a) No person shall commence a development unless a Development Permit has first been issued therefore pursuant to this Bylaw.

Therefore, you are advised to complete one of the following actions on or before **October 17, 2025**:

- 1) Submit a development permit application for the existing Family Day Home.

OR

- 2) Reduce the total number of children in your care to less than four where a development permit is not required. This number shall include any children under the age of five who are otherwise permanent residents of the Dwelling.

Failure to comply with this Warning Letter may result in the issuance of fine(s) under the applicable bylaw or legal action taken by the Municipality.

If you have any questions regarding this matter or require assistance, please contact the undersigned.

Yours Truly,

Tanya Ouellette | Development Officer | City of Spruce Grove

T: 780-962-7634 | C: [REDACTED] | F: 780-962-1062 | touellette@sprucegrove.org

EXHIBIT 3

Planning Application Details									
department		project lead		jurisdiction		site area (gross ha)			
Planning Department		Tanya Ouellette		City of Spruce Grove					
name				location description					
To locate a day home into the existing semi detached dwelling				2122566;14;32					
proposed use				number of lots					
Other									
appeal deadline date		advertised date		decision deadline		type of decision (dp only)			
11/10/2025		10/31/2025		11/25/2025		Discretionary			
date submitted		date application deemed complete		expiration date		date closed		entered by	
10/14/2025		10/16/2025		MM/dd/yyyy		MM/dd/yyyy		Web Registered	
comments									
To operate a family day home									
public notice summary									

Type #		Status #	Status Date #	Approval Track #
Application Type				
type	status	status date	approval track	
Additional Use - Family Day Home	Under Appeal	11/10/2025	Administrative	
description				
To locate a day home into the existing semi detached dwelling				
estimated valuation		development existing or commenced		
\$0.00		<input type="checkbox"/>		
<div> <div>0</div> <div>Impact fees</div> <div>add calculation</div> </div>				
Work Item #	Unit #	Quantity #	Amount #	Credit #
access %		use access %		adjusted valuation: (total of non credit * access %) minus total of credit
		<input type="checkbox"/>		\$0.00
Additional Use AFG				
hours of operation		number of resident employees		number of daily visits to property
6:30 till 5 pm		3		2
number of children		number of household vehicles		number of parking stalls available on site
		1		2
room alterations involved - number of rooms		list of rooms altered		
0		0		
detail of alterations		total area m2		
None Alterations				

Locations + Add Location						
Description	Type	Status	Property Alert	Primary	Display	
103 GARNEAU GATE	Address	Active	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2122566.14.32	Property	Active	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Temporary Location ▼						

3 Contacts + Add Contact						
Description	Type	Contact Alert	Primary	Portal		
KURIAKOSE, JINTU, Address: 103 GARNEAU GATE	Property Owner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
VARGHESE, SHEEBA, Address: 103 GARNEAU GATE	Property Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
JINTU KURIAKOSE, Address: 103 Garneau Gate, Spruce Grove, AB, Phone: [REDACTED]	Applicant	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

Update Owner

EXHIBIT 4



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: **PLDPR202501133**

Date: **October 21, 2025**

JINTU KURIAKOSE
103 Garneau Gate, Spruce Grove, AB, 103 Garneau
Gate, Spruce Grove, AB
SPRUCE GROVE, AB T7X 2Y6

Project Information

Civic Address: 103 GARNEAU GATE;
Legal: 2122566;14;32
Project Type: Development Permit - Residential
Project Details: To operate a family day home

Status: **Approved w/Conditions**

Decision: **Discretionary**

CONDITIONS OF APPROVAL

- 1 The Family Day Home may obtain Provincial or Family Day Home Agency approval.
- 2 The Family Day Home shall not employ persons other than residents of the dwelling unit.
- 3 The Family Day Home shall be operated as a secondary use only and shall not change the principal character or external appearance of the dwelling involved.
- 4 If, at any time, any of the requirements for the Family Day Home has not been complied with, the Development Officer may suspend or cancel this development permit.
- 5 Any drop off or pick up of children, as a result of a family day home shall, in the opinion of the Development Officer, not be a source of inconvenience to adjacent landowners or tenants and shall be limited to a maximum of two (2) in attendance at one time as determined by the available parking on the site.



Tanya Ouellette
Senior Development Officer

APPEAL PERIOD EXPIRY DATE: November 10, 2025

FAMILY DAY HOME DEFINITION

A Use accessory to a Principal Dwelling used to provide care and supervision, but not overnight accommodation, for four to six children or adults. This number shall include any children under the age of five who are otherwise permanent residents of the Dwelling.

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.

EXHIBIT 5



315 Jespersen Ave, Spruce Grove, AB

Phone: 780-962-2511

M-F: 8:30 a.m. – 4:30 p.m.

NOTICE OF APPEAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Development or Subdivision Application No.: PLDPR202501133	Appeal of the <input checked="" type="radio"/> Approval <input type="radio"/> Conditional approval <input type="radio"/> Refusal	<input type="checkbox"/> Representing group <input type="checkbox"/> List of names attached
Stop Order Dated: _____		

APPELLANT – REQUIRED			
Appellant Name: Colleen and Douglas Hazzard		Home Phone No.: [REDACTED]	Work Phone No.: N/A
Mailing address: 101 Garneau Gate	City: Spruce Grove	Province: Alberta	Postal Code: T7X 2Y6
[REDACTED]		Date: November 10 2025	
Email: [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: 103	Street Name: Garneau Gate Spruce Grove, Alberta T7X 2Y6	
Legal Description: Unit / Lot / Block / Plan or Quarter / Section / Township / Range / Meridian / / / /			

REASON FOR APPEAL - REQUIRED
See attached letter for reasons.

OFFICE USE ONLY		
Appeal Period Expiry Date: November 10, 2025	Date Appeal Received: November 7, 2025	Receipt No.: 2025-03

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 780-962-2511.



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)

Adjacent Land Owner Notification

Application: **PLDPR202501133**
Date: **October 21, 2025**

HAZZARD, COLLEEN & DOUGLAS
101 GARNEAU GATE
SPRUCE GROVE, AB T7X 2Y6

Project Information

Civic Address: 103 GARNEAU GATE;
Legal: 2122566;14;32
Project Type: Development Permit - Residential
Project Details: To operate a family day home

As a property owner within the vicinity of the above noted project, you are being notified that a development permit for this project has been conditionally approved by the City of Spruce Grove.

There is a map identifying the location of the approved project at the end of this notice. Further information regarding this development permit may be obtained from the City Development Officer at the Planning and Development Department or by telephoning 780-962-7634 ext. 173.

Should you wish to appeal the decision of the Development Officer, you may do so by serving written notice, including the appeal fee of \$200.00, stating the reasons for the appeal to the Subdivision and Development Appeal Board no later than **4:30 p.m. on November 10, 2025** 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

After regular office hours or on weekends, written appeal requests and the appeal fee amount can be placed in the mail slot located at the front entrance of City Hall.

Yours truly,



Tanya Ouellette
Senior Development Officer

November 7, 2025

Tanya Ouellette,
Senior Development Officer
City of Spruce Grove
Application #PLDPR202501133

We wish to appeal the decision of the Development Officer, with regards to the granting of a business license for a Family Day Home at the property of 103 Garneau Gate, Spruce Grove AB.

Our reasons for this appeal are the following, the excess noise that is being created takes away from our enjoyment of life. This is a duplex and the area that the children are using is on the common wall that connects to our main living area.

We have had numerous conversations with this neighbour about noise prior to the Day home opening. On several occasions we have asked them to respect the quiet hours set out in the bylaws, it has not been followed.

As soon as the children arrive there is constant noise until they leave the house.

Due to a disability, I was forced to retire, so I am home most days. I suffer from chronic pain and Fibromyalgia among other morbidities; excess noise contributes to an increase in my symptoms.

Our decision to move to Spruce Grove was to get away from the noise, traffic and busyness of the city of Edmonton.

We have lost the enjoyment of our backyard as it is very noisy when all the children are having playtime in the adjoining backyard.

When children are being dropped off and picked up our driveway is being used. This is constantly setting our alarm system off every time someone comes onto our driveway.

We witnessed six children on the property; we have safety concerns because the children's play area includes the kitchen in the home. We have questions about proper safety procedures being put into place, so the children do not

have access to dangers in the kitchen area, for example flammable things that would cause fire to our home as we are adjoined.

In this neighbourhood there is only sidewalks on the other side of the street. When the children are taken out for walks, the childcare person crosses in the middle of the street with the children. This is dangerous, we have constant issues with large construction vehicles as well as other vehicles speeding on this street. If they crossed at the corner, they would have to walk across the front of everyone's yard/driveway to get to their property.

Also, because there is only parking on one side of the street, (most of the tenants/homeowner's park on the street instead of in their garages), this makes parking very congested in the area, which only adds to the lack of safety.

Recently we had the ability to park in front of our home removed as it was deemed unsafe due to sightlines by the city.

With winter coming it will only make some of these issues worse.

In our opinion, we pay high taxes to live in a community that lacks some infrastructure so that we may have the enjoyment of a more peaceful quiet lifestyle. A Day home attached to our home is not conducive to peace and quiet.

Sincerely, Douglas and Colleen Hazzard
101 Garneau Gate Spruce Grove, AB T7X 2Y6

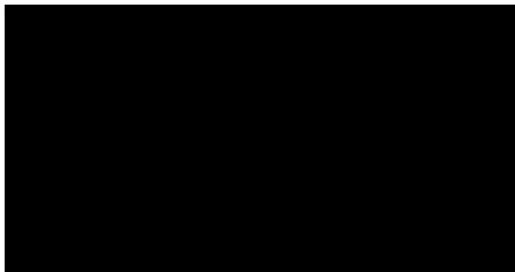


EXHIBIT 6



November 18, 2025

City Clerk's Office

NAME
ADDRESS
ADDRESS2

Dear <<Property Owner>>

**RE: NOTICE OF HEARING – SUBDIVISION AND DEVELOPMENT APPEAL BOARD Development
Permit PLDPR202501133, Plan 2122566, Block 14, Lot 32, 103 Garneau Gate**

An appeal has been filed on the conditional approval of Development Permit PLDPR202501133 to operate a family day home, at 103 Garneau Gate. The Development Permit Application was approved with conditions on October 21, 2025.

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

DATE: Wednesday, December 03, 2025

TIME: 6:30 p.m.

**LOCATION: Council Chambers, Third Floor, City Hall
315 Jespersen Avenue, Spruce Grove**

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 owner of the property, 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, November 26, 2025, 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 780-962-7634 ext. 342 should you have any questions.

Yours truly,

Laura Hall
Clerk, Subdivision and Development Appeal Board
Email: lhall@sprucegrove.org
Phone: 780-962-7634 ext. 342

The Community of Choice!

EXHIBIT 7

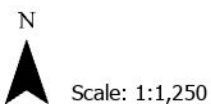
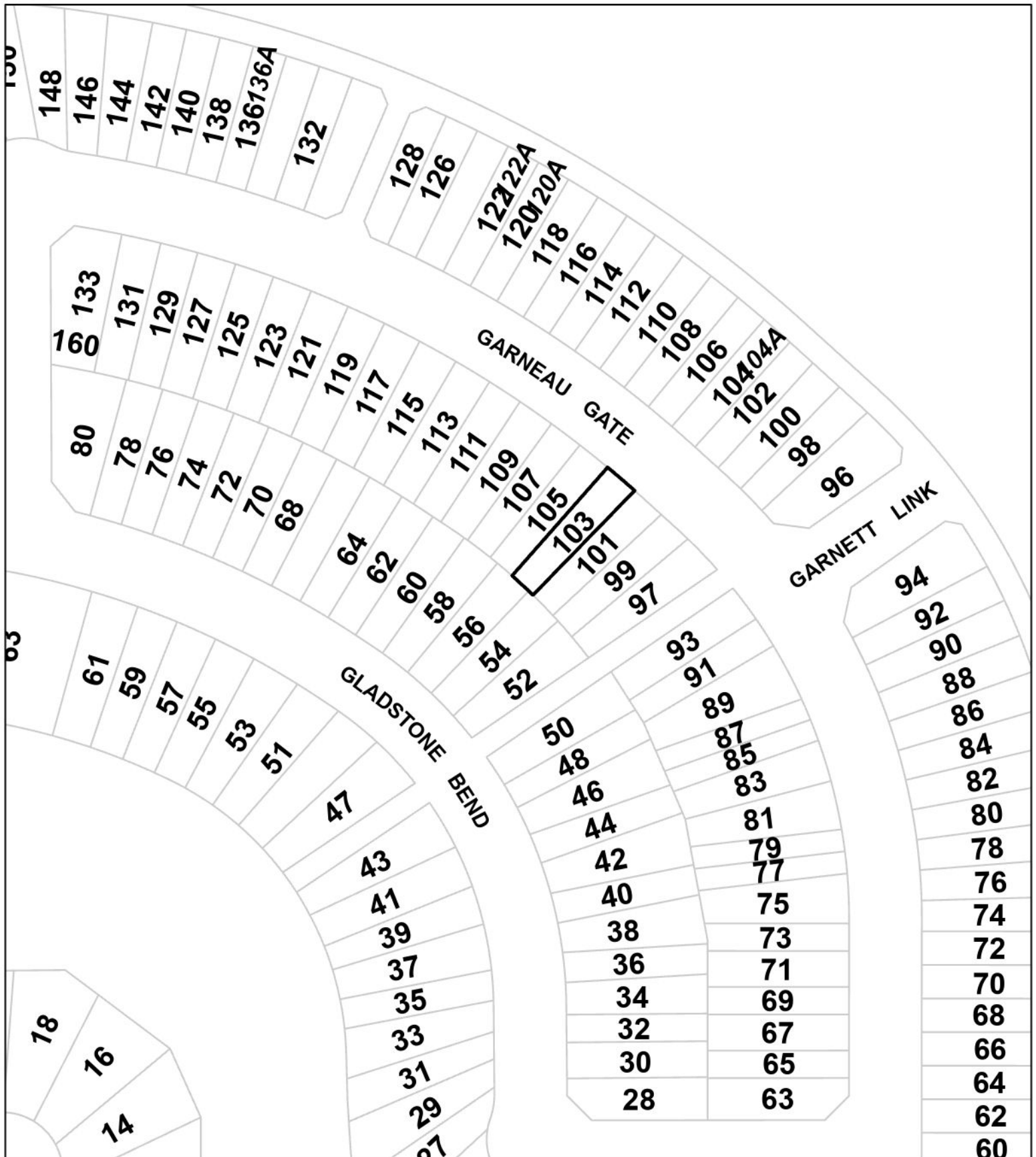
PAGE REMOVED

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

EXHIBIT 8

103 Garneau Gate

Subject Site




103 Garneau Gate

Site Plan



EXHIBIT 9

103 Garneau Gate

Notification letters sent to properties marked with 

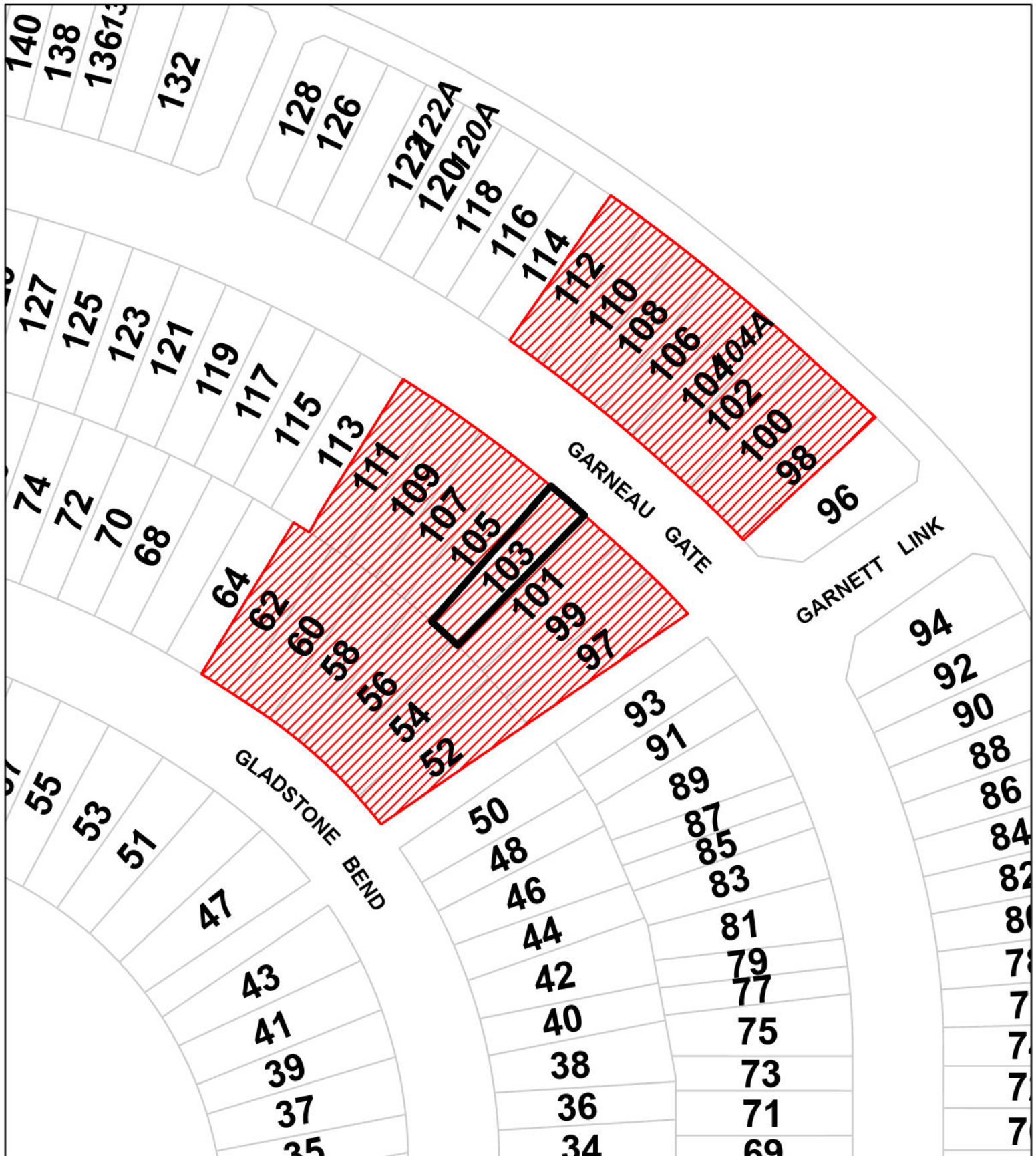


EXHIBIT 10

**PLANNING STAFF REPORT TO: Subdivision & Development Appeal Board****ITEM: __****File No:** 212-2566-14-32**Date of Report:** November 14, 2025**Date of Meeting:** December 3, 2025**Subject:** An appeal against the development permit approval to operate a family day home at 103 Garneau Gate (Plan 212-2566, Block 14, Lot 32).**I. BACKGROUND INFORMATION**

On October 7, 2025, the City's Planning and Development Department received an inquiry from the complainant regarding a possible family day home.

On October 8, 2025, the complainant submitted an official complaint in writing regarding the family day home.

On October 10, 2025, the Development Officer contacted Jintu Kuriakose (subject of complaint and property owner of 103 Garneau Gate) to confirm the operation of a non-permitted family day home.

- A warning letter was issued.

On October 14, 2025, the subject of complaint submitted a development permit application to operate a family day home.

On October 21, 2025, Development Permit PLDPR202501133 was conditionally approved with an appeal expiry date of November 10, 2025.

On November 10, 2025, the complainant submitted an appeal against the Development Permit Decision PLDPR202501133.

The following is a summary of information relevant to the application:

Development Permit: PLDPR202501133

Date of Decision: October 21, 2025

Date of Appeal Received: November 10, 2025

Municipal Development Plan: Land Use Designation: Residential

Area Structure Plan: Pioneer Lands

Relevant Section of the Land Use Bylaw: Section 7 – Definitions
Section 13A – Decisions on Development Permits
Section 66 – Family Day Homes
Section 115 – R1 – Mixed Low to Medium Density Residential District

Land Use District: R1 – Mixed Low to Medium Density Residential District

Proposed Development: To operate a family day home

Municipal Address: 103 Garneau Gate

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

Section 7 of the Land Use Bylaw defines a Family Day Home and a Dwelling.

A Family Day Home is defined as...

A Use accessory to a Principal Dwelling used to provide care and supervision, but not overnight accommodation, for four to six children or adults. This number shall include any children under the age of five who are otherwise permanent residents of the Dwelling.

A Dwelling is defined as ...

A complete Building or self-contained portion of a Building used by a household, containing a kitchen, living, sleeping and sanitary facilities intended as a permanent residence and having an independent entrance either from the outside of the Building or through a common area inside the Building. Dwelling shall also mean Dwelling unit.

Section 13A regulates decisions on development permits. The regulation under this section that applies to this appeal is as follows:

- (1) A complete application for a Development Permit shall be considered by the Development Officer who shall:
 - (d) Notwithstanding any provisions or requirements of this Bylaw, the Development Officer may establish a more stringent standard for a Discretionary Use when the Development Officer deems it necessary to do so.

Section 66 of the Land Use Bylaw regulates family day homes. The regulations under this section that apply to this appeal are as follows:

- (1) A Family Day Home:
 - (a) Shall not be located in a Dwelling containing a Home Occupation, Major or Minor;
 - (b) May require privacy screening that prevents visual intrusion into any outdoor play areas;
 - (c) May require Provincial or Family Day Home Agency approval;
 - (d) Shall not employ any person on site other than a resident of the Dwelling.

III. STAFF COMMENTS

In the R1 District, a family day home is a discretionary use. Family day homes are considered an accessory use within a Dwelling for four to six children in care, including those under the age of five who are otherwise permanent residents of the dwelling, therefore, can operate in Single Detached, Semi-Detached or Row Housing dwellings. Having less than four children in care does not require development permit approval.

Through the review of the development permit application, the Development Officer took into consideration the development permit was submitted due to a complaint and reviewed the reasoning from the complainant being noise which started prior to the operation of the family day home. Based on the nature of the complaint, the Development Officer requested mitigation measures to reduce any existing or future concerns. The mitigation measures that were submitted are as follows:

- (1) The parents are instructed to use the driveway for the pickup and drop off. Their pickup and drop off times are different from one another, so they don't usually have to use the side of the road;
- (2) The play areas are designed with rubber mats and rugs on top of it to reduce the noise levels while walking;
- (3) We always keep the kids engaged with fun-filled and brain development activities like painting, drawing, colouring, etc;
- (4) Also, they have a nap time of two hours and one hour of outdoor play in good weather conditions.

It was determined by the Development Officer, the submitted mitigation measures are reasonable measures to mitigate any noise concerns, and it was felt that as noise was already a concern prior to the operation of the family day home, being a household with a small child, and through correspondence with the complainants via

email, the complaints may not be entirely a true reflection of the family day home operation. Therefore, the Development Officer conditionally approved Development Permit PLDPR202501133 as it meets all regulations set out under Section 66 of Land Use Bylaw C-824-12.

EXHIBIT 11

November 7, 2025

Tanya Ouellette,
Senior Development Officer
City of Spruce Grove
Application #PLDPR202501133

We wish to appeal the decision of the Development Officer, with regards to the granting of a business license for a Family Day Home at the property of 103 Garneau Gate, Spruce Grove AB.

Our reasons for this appeal are the following, the excess noise that is being created takes away from our enjoyment of life. This is a duplex and the area that the children are using is on the common wall that connects to our main living area.

We have had numerous conversations with this neighbour about noise prior to the Day home opening. On several occasions we have asked them to respect the quiet hours set out in the bylaws, it has not been followed.

As soon as the children arrive there is constant noise until they leave the house.

Due to a disability, I was forced to retire, so I am home most days. I suffer from chronic pain and Fibromyalgia among other morbidities; excess noise contributes to an increase in my symptoms.

Our decision to move to Spruce Grove was to get away from the noise, traffic and busyness of the city of Edmonton.

We have lost the enjoyment of our backyard as it is very noisy when all the children are having playtime in the adjoining backyard.

When children are being dropped off and picked up our driveway is being used. This is constantly setting our alarm system off every time someone comes onto our driveway.

We witnessed six children on the property; we have safety concerns because the children's play area includes the kitchen in the home. We have questions about proper safety procedures being put into place, so the children do not

have access to dangers in the kitchen area, for example flammable things that would cause fire to our home as we are adjoined.

In this neighbourhood there is only sidewalks on the other side of the street. When the children are taken out for walks, the childcare person crosses in the middle of the street with the children. This is dangerous, we have constant issues with large construction vehicles as well as other vehicles speeding on this street. If they crossed at the corner, they would have to walk across the front of everyone's yard/driveway to get to their property.

Also, because there is only parking on one side of the street, (most of the tenants/homeowner's park on the street instead of in their garages), this makes parking very congested in the area, which only adds to the lack of safety.

Recently we had the ability to park in front of our home removed as it was deemed unsafe due to sightlines by the city.

With winter coming it will only make some of these issues worse.

In our opinion, we pay high taxes to live in a community that lacks some infrastructure so that we may have the enjoyment of a more peaceful quiet lifestyle. A Day home attached to our home is not conducive to peace and quiet.

Sincerely, Douglas and Colleen Hazzard
101 Garneau Gate Spruce Grove, AB T7X 2Y6