

SUBDIVISION AND DEVELOPMENT APPEAL BOARD A G E N D A

DATE: July 16, 2025
TIME: 6:30 p.m.
LOCATION: Council Chambers
3rd Floor, 315 Jespersen Avenue

1. Call to Order

2. 6:30 p.m.

Appeal Hearing - PLDPR202500656

Appellants: Dean Sikorski
Marina Sikorski

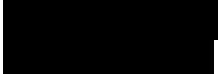
Scott Stuckless
Robyn Stuckless
Perry Berdeknis
Lauren Jay Payne

Against the conditional approval of Development Permit PLDPR202500656 to construct a secondary suite at 100 Hemingway Crescent (Plan 222 1877 Block 14 Lot 72). The Development Permit Application was approved on June 2, 2025.

3. Adjournment

City of Spruce Grove Subdivision and Development Appeal Board

Appeal Number: PLDPR202500656

Appellants: Dean Sikorski
Marina Sikorski

Scott Stuckless
Robyn Stuckless
Perry Berdeknis
Lauren Jay Payne

Civic Address	Legal Description
100 Hemingway Crescent	Plan 222 1877 Block 14 Lot 72

Exhibit List

(*updated July 17, 2025)

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EXHIBIT 1

DEVELOPMENT PERMIT No. PLDPR202500656

TIMELINES

Development Permit Application Received	May 22, 2025
Development Permit Application Decision Issued	June 2, 2025
Development Permit Appeal Period Expiry Date	June 23, 2025
Notice of Appeal Received	June 20, 2025
Notice of Hearing Advertised on City's Website	June 30, 2025 - July 16, 2025
Notice of Hearing Sent to Appellant	July 2, 2025
Notice of Hearing Sent to Adjacent Property Owners	July 2, 2025
Notice of Hearing Advertised in Newspaper	July 4, 2025
Subdivision and Development Appeal Board Hearing	July 16, 2025

EXHIBIT 2

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)

Development Permit Decision

Application: **PLDPR202500656**

Date: **June 02, 2025**

HOMEXX CORPORATION
11103 - 182 ST NW
EDMONTON, AB T5S 2R3

Project Information

Civic Address: 100 HEMINGWAY CRES;
Legal: 2221877;14;72
Project Type: Development Permit - Residential
Project Details: To construct a single detached dwelling with attached garage, covered deck, deck, and secondary suite

Status: **Approved w/Conditions**

Decision: **Discretionary – Secondary suite**

Permitted – Single detached dwelling with attached garage, covered deck and deck

CONDITIONS OF APPROVAL

- 1 For Single Detached, Semi-Detached and Row Housing Dwellings and Developments, the area covered by Impermeable Material shall not exceed 70 percent of the total lot area. This shall include artificial turfs that do not allow water percolation.
- 2 Driveways must maintain a minimum clearance of 300 mm from all side yard property lines (with the exception of duplex, multi-family, and zero lot line developments). (Detail TN-17)
- 3 There shall be a maximum differential of one (1) storey between adjacent lots.
- 4 A Real Property Report from an Alberta Land Surveyor shall be filed with the City Development Officer prior to occupancy. Please upload to City View.
- 5 Any required stair(s) to access the dwelling on the side shall project no more into the required side yard setback than 0.6 m from the side property line.
- 6 There shall be no encroachment of any portion of the building(s) onto registered utility rights of way.
- 7 The eaves shall not project more than 0.6 m over the required side yard setback, 1.5 m over the required front yard setback and 1.2 m over the required rear yard setback.
- 8 The Secondary Suite shall be serviced from a connection to the primary dwelling service after the water meter and shall not be serviced through a separate service connection. All plumbing connections for Secondary Suites servicing must be inspected prior to occupancy being granted.
- 9 The floor area of the secondary suite shall not exceed the floor area of the first storey of the dwelling.
- 10 The secondary suite shall be operated as an accessory use only and shall not change the residential character of the principal dwelling involved.
- 11 An address number with a minimum height of 10 cm shall be installed such that it is visible from the street and located near the front door of the main entrance prior to occupancy. This shall include the secondary suite address. The approved address for the secondary suite is 100A Hemingway Crescent.
- 12 Adequate on-site parking must be provided: two stalls for the main dwelling unit, and one additional stall for the secondary suite. Required parking stalls must be provided on-site and may not be on a public road.
- 13 The minimum floor area for the secondary suite shall be not less than 30m².
- 14 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.

Tanya Ouellette
Development Officer

APPEAL PERIOD EXPIRY DATE: June 23, 2025

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 4



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.:

Appeal of the

- ☐ Approval
☐ Conditional approval
☐ Refusal

☐ Representing group

☐ List of names attached

Stop Order Dated:

APPELLANT – REQUIRED

Appellant Name:

Home Phone No.:

Dean Sikorski

Signature:

Email

City:

Spruce Grove

Province:

AB

Postal Code:

T7X 3W3

Date:

RECEIVED

JUN 20 2025

PLANNING & DEVELOPMENT

Work Phone No.:

APPELLANT'S REPRESENTATIVE

Appellant Name:

Home Phone No.:

Mailing address:

City:

Province:

Postal Code:

Email

ADDRESS OF SUBJECT SITE – REQUIRED

Suite:

Street Address:

Street Name:

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

2221877; 14.72 /

PAID

JUN 20 2025

REASON FOR APPEAL - REQUIRED

See letter attached

OFFICE USE ONLY

Appeal Period Expiry Date:

June 23, 2025

Date Appeal Received:

June 20, 2025

Receipt No.:

2317790

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.

Instructions for filing an appeal

Notice of appeal to Spruce Grove Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the *Municipal Government Act* and City of Spruce Grove Land Use Bylaw.

The notice of appeal form must:

- Be filed within the relevant appeal period of receipt of written notice on a decision from the Development Authority or Subdivision Authority as indicated in the *Municipal Government Act*
- State specific reasons for the appeal
- Be signed by the appellant
- Be accompanied by the required filing fee as set out in the City's Development Fees and Fines Bylaw and be payable to City of Spruce Grove

Mail to: City of Spruce Grove
 Subdivision and Development Appeal Board
 315 Jespersen Avenue
 Spruce Grove, AB T7X 3E8

Email to: Email it to cityclerk@sprucegrove.org

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal.

Appeal fees may also be paid by VISA, MasterCard or by cheque payable to City of Spruce Grove.

Payments can be processed until 4:00 p.m. on any business day

You may contact the Subdivision and Development Appeal Board Clerk at 780-962-2611 or cityclerk@sprucegrove.org for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

From: Residents adjacent to 100 Hemingway Crescent, Spruce Grove Alberta T7Z 3W3

To: The City of Spruce Grove Clerk of the Subdivision and Development Appeal Board c/o City Clerk's Office 315 Jespersen Avenue Spruce Grove, AB T7X 3E8

Subject: Appeal of Development Permit PLDPR202500656

Dear Sir/Madam,

We are writing to formally appeal the approval of Development Permit **PLDPR202500656**, which grants permission to construct a secondary suite at **100 Hemingway Crescent**. We have significant concerns regarding the implications of this development, particularly its impact on street parking, neighborhood safety, and overall accessibility due to inadequate on-property parking.

The attached photograph illustrates the parking situation at **102 Hemingway Crescent**, where a previously approved secondary suite has resulted in excessive reliance on street parking, despite the requirement for four designated parking stalls (two in the garage and two on the driveway).

Due to space constraints, garages are often used for storage, leaving only driveways available for parking. As a result, vehicles, including one with a trailer, are frequently parked on the street, contributing to congestion.



A similar situation is highly likely to occur at **100 Hemingway Crescent**, further exacerbating existing parking challenges. Many duplexes and rear-detached homes with secondary suites on Hemingway Crescent and Hunter Place already depend on street parking due to the practical limitations of private stalls. This increased congestion poses several concerns for the community:

- **Reduced safety for children** due to obstructed visibility when crossing streets, especially near sidewalks and school pathways.
- **Impeded emergency vehicle access**, which could lead to delayed response times in critical situations.
- **Disruptions to essential services**, including garbage collection and snow removal operations.
- **Negative impact on neighborhood aesthetics and property values**, an issue not reflected in taxation adjustments.

Hemingway Crescent serves as a primary route for school children, with a frequently used pathway entrance. The narrowing of the roadway due to excessive street parking presents a significant hazard, diminishing reaction times for drivers spotting pedestrians between parked cars.

The approval of a secondary suite at **100 Hemingway Crescent**, based on theoretical parking adequacy will contribute to an increasingly problematic situation. In practice, designated parking stalls often remain unused, with residents opting for street parking instead. This trend jeopardizes the safety, accessibility, and overall well-being of our neighborhood.

We respectfully urge the **Subdivision and Development Appeal Board** to reconsider the approval of Development Permit **PLDPR202500656** to prevent further parking congestion and preserve the safety of Hemingway Crescent residents.

Thank you for your time and consideration.

Sincerely,


Dean and Marina Sikorski

Scott and Robyn Stuckless
Perry Berdeknis and Lauren Jay Payne

EXHIBIT 5

July 2, 2025

«Owner_Name»
«Owner_Addr1»
«Owner_City», «Owner_Prov» «Owner_Postal_Code»

Dear «Owner_Name»

RE: NOTICE OF HEARING – SUBDIVISION AND DEVELOPMENT APPEAL BOARD
Development Permit PLDPR202500656, Plan 2221877, Block 14, Lot 72

An appeal has been filed **against the conditional approval of Development Permit PLDPR202500656 to construct a secondary suite at 100 Hemingway Crescent (Plan 222 1877 Block 14 Lot 72).** The Development Permit Application **was conditionally approved on June 2, 2025.**

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

DATE: Wednesday, July 16, 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.

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, July 9, 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 to be 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.

Please feel free to contact 780-962-7615 should you have any questions.

Yours truly,

Lindsay O'Mara
Board Clerk, Subdivision and Development Appeal Board
Email: cityclerk@sprucegrove.org
Phone: 780-962-7615

EXHIBIT 6

CONFIDENTIAL PAGE REMOVED

This information has been removed as per section 20 of the
Access to Information Act.

EXHIBIT 7

100 Hemingway Crescent

Site Plan

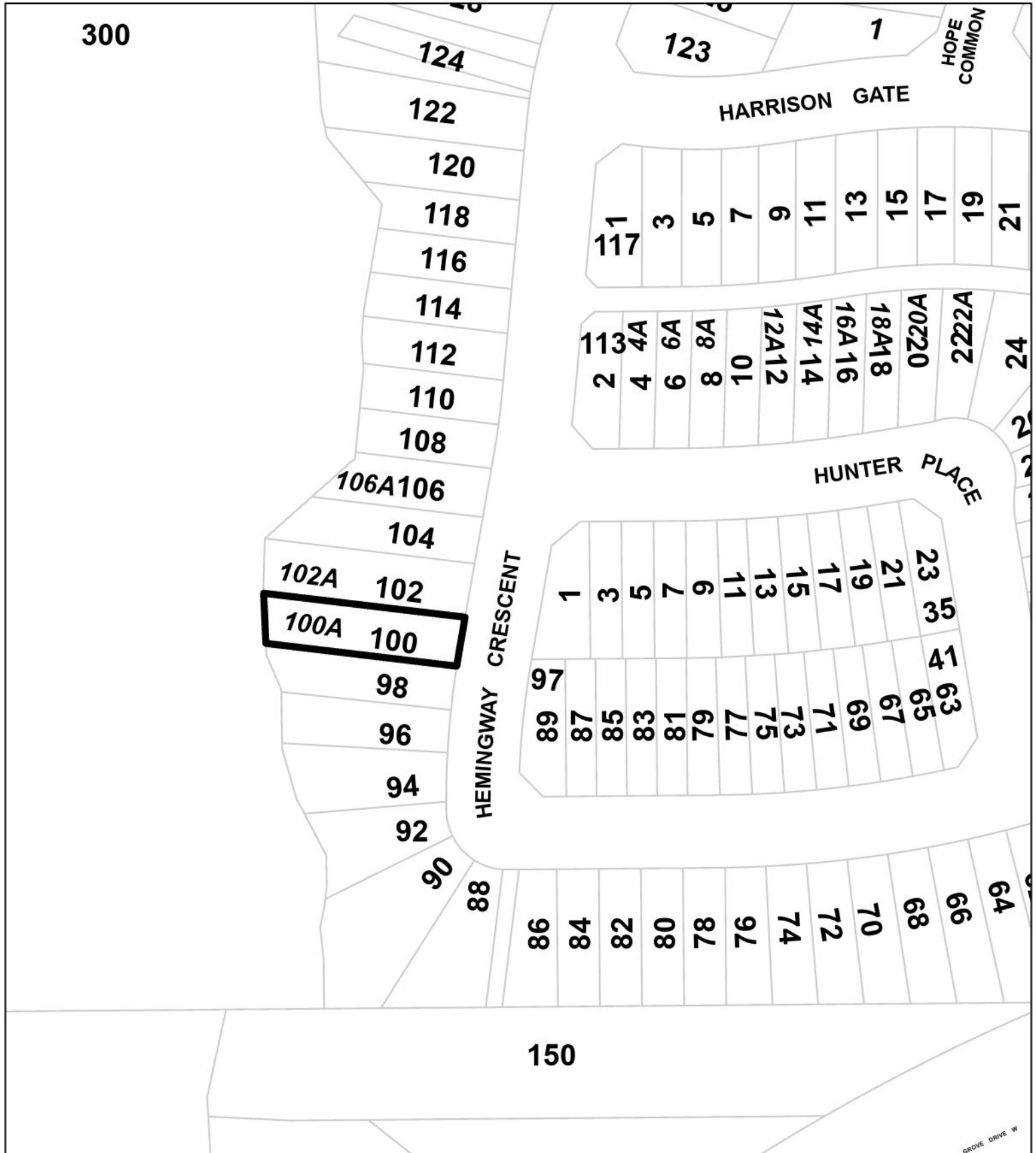


Scale: 1:1,250

EXHIBIT 8

100 Hemingway Crescent

Subject Site



Scale: 1:1,250

EXHIBIT 9

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

File No: 222-1877-14-72	Subject: An appeal against the conditional approval to construct a secondary suite in the basement of a proposed single detached dwelling to be located at 100 Hemingway Crescent (Plan 222-1877, Block 14, Lot 72).
Date of Report: June 24, 2025	
Date of Meeting: July 16, 2025	

I. BACKGROUND INFORMATION

On May 22, 2025, the Builder, Homexx Corporation, submitted a development permit application to construct a single detached dwelling with attached garage, covered deck, deck, and secondary suite.

On May 29, 2025, during the review of the application and proposed site plan provided, it was determined that all Land Use Bylaw regulations pertaining to a secondary suite were met.

On June 2, 2025, development permit PLDPR202500656, to construct a single detached dwelling with attached garage, covered deck, deck, and secondary suite in the basement of the proposed single detached dwelling, was conditionally approved.

On June 20, 2025, Dean Sikorski of [REDACTED], submitted an appeal of the conditional approval of Development Permit Decision PLDPR202500656 pertaining to the proposed secondary suite.

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

Development Permit: PLDPR202500656

Date of Decision: June 2, 2025

Date of Appeal Received: June 20, 2025

Municipal Development Plan: Land Use Designation: Residential

Area Structure Plan: West

Relevant Section of the Land Use Bylaw:
Section 7 – Definitions
Section 75 – Secondary Suites
Section 84 – Minimum Parking Stall Width and Depth
Section 85 – Number of On Site Parking Stalls Required

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

Proposed Development: To construct a Secondary Suite

Municipal Address: **100 Hemingway Crescent**

Legal Land Description: Plan 222-1877, Block 14, Lot 72

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

Section 7 of the Land Use Bylaw defines a Secondary Suite.

Development consisting of a Dwelling located within, and Accessory to, a structure in which the Principal Use is Single Detached Dwelling or other residential use as defined in the general purpose of a District. A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the Principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the Principal Building, either from a common indoor landing or directly from the side or rear of the structure. This Use Class includes the Development or conversion of basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This Use Class does not include Garage Suite and Garden Suite.

(1) A Secondary Suite shall be operated as an Accessory Use only and shall not change the residential character of the Principal Dwelling.

III. STAFF COMMENTS

During the review of development permit PLDPR202500656, the Development Officer reviewed the new home construction application which included a proposed secondary suite and determined that all regulations as per Section 75 – Secondary Suites of Land Use Bylaw C-824-12 have been met. The applicant met the minimum required size of a secondary suite being 30m2 and the minimum required parking regulations being a total of three on-site parking stalls (two for the primary residential use and one additional stall for the secondary suite). The lot in question will have a total of four parking stalls. Therefore, the Development Officer conditionally approved the development permit application.

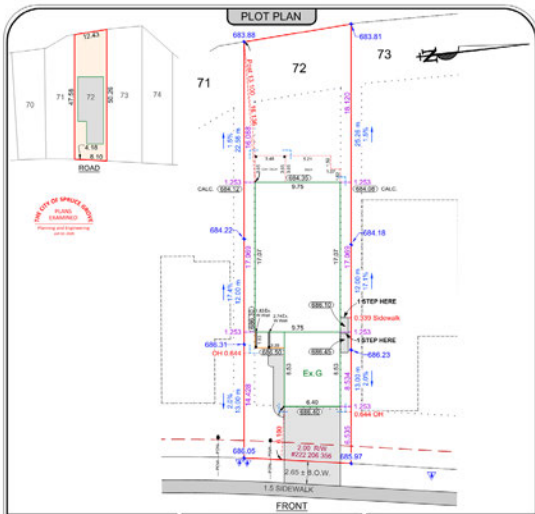


EXHIBIT 10

To Whom It May Concern
City of Spruce Grove – Planning and Development Department

Re: Response to Concerns Regarding Legal Suite Application – 100 Hemingway Crescent

Dear City of Spruce Grove,

We are writing regarding the legal suite application associated with the home at 100 Hemingway Crescent. Unfortunately, we are unable to attend the scheduled meeting on July 16th, 2025, as we will be out of the country on a once-in-a-lifetime cruise. This trip has been planned and paid for well in advance, with our departure set for July 6th, 2025. We only received notice of the hearing on July 3rd, and at that point, all travel arrangements were firmly in place. We sincerely regret that we cannot attend in person and appreciate the opportunity to share our thoughts in writing.

We have proudly lived in Spruce Grove for almost 20 years and have always felt connected to the heart of this community. This city represents everything we value—family, safety, growth, and belonging. Our decision to become part of a multi-generational household is rooted in those values. The legal suite is not for income purposes or rental turnover. It is being created as a long-term living space for us to age with dignity, close to our children and grandson, and with the ability to remain independent while having the care and support of family nearby.

We know from both personal experience and professional insight that the healthcare system is stretched, and the ability to age safely and comfortably at home is something that more families are striving toward. This suite is a proactive solution for our future care and connection, and one that brings us immense peace of mind.

We designed this home intentionally—not just for functionality, but to support our family's long-term vision. It includes a large garage, a spacious parking pad, and other carefully considered features to support the needs of a multi-generational household, all while maintaining the integrity and character of the neighborhood.

We understand that any proposed change in a neighborhood can raise questions. However, this is not a high-traffic or high-occupancy development. It is a private, family-driven initiative designed to quietly meet real-life needs while remaining respectful to the community around us.

We are deeply invested in Spruce Grove—not only as homeowners, but as long-standing community members who have encouraged others to move here because of the warmth and family-oriented environment the city fosters. We believe that responsible, thoughtful growth is essential, and we hope the city continues to support projects that reflect care, compassion, and a true sense of home.

Thank you for your time and consideration.

Sincerely,
Harpal Minhas & Fay Hendrickson





eTicket Receipt

Prepared For
MINHAS/HARPAL MR

RESERVATION CODE	[REDACTED]
ISSUE DATE	16 Mar 25
TICKET NUMBER	[REDACTED]
ISSUING AIRLINE	WESTJET
ISSUING AGENT	WestJet/SDX
TOUR CODE	[REDACTED]

Itinerary Details

TRAVEL DATE	AIRLINE	DEPARTURE	ARRIVAL	OTHER NOTES
06 Jul 25	WESTJET WS 426	EDMONTON INTL AB, CANADA Time 10:00am	TORONTO ON, CANADA Time 3:46pm Terminal TERMINAL 3	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01D Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
06 Jul 25	WESTJET WS 328	TORONTO ON, CANADA Time 6:20pm Terminal TERMINAL 3	ST JOHNS NF, CANADA Time 10:55pm	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01D Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
07 Jul 25	WESTJET WS 52	ST JOHNS NF, CANADA Time 12:35am	LONDON GATWICK, UNITED KINGDOM Time 9:15am Terminal NORTH TERMINAL	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01D Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
25 Jul 25	WESTJET WS 19	LONDON HEATHROW, UNITED KINGDOM Time 2:10pm Terminal TERMINAL 4	CALGARY INTL AB, CANADA Time 3:55pm	Fare Premium Cabin PREMIUM ECONOMY Seat Number 05H Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis RP3J2HPK/CWE Not Valid Before 25 JUL 25 Not Valid After 25 JUL 25



eTicket Receipt

Prepared For
HENDRICKSON/FAY MS

RESERVATION CODE	[REDACTED]
ISSUE DATE	16 Mar 25
TICKET NUMBER	[REDACTED]
ISSUING AIRLINE	WESTJET
ISSUING AGENT	WestJet/SDX
TOUR CODE	[REDACTED]
FREQUENT FLYER NUMBER	[REDACTED]

Itinerary Details

TRAVEL DATE	AIRLINE	DEPARTURE	ARRIVAL	OTHER NOTES
06 Jul 25	WESTJET WS 426	EDMONTON INTL AB, CANADA Time 10:00am	TORONTO ON, CANADA Time 3:46pm Terminal TERMINAL 3	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01F Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
06 Jul 25	WESTJET WS 328	TORONTO ON, CANADA Time 6:20pm Terminal TERMINAL 3	ST JOHNS NF, CANADA Time 10:55pm	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01F Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
07 Jul 25	WESTJET WS 52	ST JOHNS NF, CANADA Time 12:35am	LONDON GATWICK, UNITED KINGDOM Time 9:15am Terminal NORTH TERMINAL	Fare PremiumFlex Cabin PREMIUM ECONOMY Seat Number 01F Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis WP0D0ZRS/CWE Not Valid After 06 JUL 26
25 Jul 25	WESTJET WS 19	LONDON HEATHROW, UNITED KINGDOM Time 2:10pm Terminal TERMINAL 4	CALGARY INTL AB, CANADA Time 3:55pm	Fare Premium Cabin PREMIUM ECONOMY Seat Number 05K Included Bags 2 PIECES Booking Status OK TO FLY Fare Basis RP3J2HPK/CWE Not Valid Before 25 JUL 25 Not Valid After 25 JUL 25

EXHIBIT 11

**Appeal of Development Permit
PLDPR202500656**

**Secondary Suite at 100 Hemingway
Crescent, Spruce Grove, Alberta**

Contents

- 1. Opening Statement**
- 2. Response to Homeowners Letter**
- 3. Challenging Assumptions**
- 4. Homes with Secondary Suites**
- 5. Original Appeal Letter**

Opening Statement

Appeal of Development Permit PLDPR202500656

Good evening, Board Members,

My name is Dean Sikorski, and I'm here on behalf of the residents of Hemingway Crescent, who are increasingly affected by the real-world consequences of secondary suite development under the City's current guidelines.

While our appeal focuses on the permit for 100 Hemingway Crescent, we believe it's essential to zoom out and examine what's happening across Harvest Ridge. This isn't about a single application it's about a pattern of development that's quietly reshaping how our streets function, and how livable and safe our community remains.

Let's begin with parking. The assumption is that garages and driveways provide enough off-street capacity. In reality, garages are frequently used for storage, home gyms, or workspaces. Driveways fill quickly and curbside parking becomes the primary solution not the overflow. We've seen this play out repeatedly, including at 102 Hemingway Crescent, a property approved with four stalls, yet routinely surrounded by parked vehicles and trailers on the street.

Second, the city often evaluates each permit in isolation. But in practice, when multiple homes add secondary suites, the cumulative effect overwhelms shared infrastructure particularly on tight streets like Hemingway Crescent.

Third, street parking isn't just occasional anymore it's constant. And this congestion is layered on top of existing traffic challenges. **Copperhaven Elementary School**, located directly across from Harvest Ridge, draws daily vehicle activity into our community. A pathway connecting the school to Hemingway Crescent is frequently used by parents for school pick-up and drop-off, a workaround to avoid the school's own parking congestion. This behavior adds additional traffic to our neighborhood and compounds the risk to children and pedestrians navigating those sidewalks.

Fourth, the 2024 update to city guidelines may be recent, but they still rely on ideal use assumptions. Garages used as garages with single-vehicle households and minimal tenant impact. But our neighborhood reflects a very different reality, with multi-car families, renters, trailers, and unsupervised suite occupants all creating heavier demand than the guidelines anticipate.

Lastly, safety cannot be guaranteed through minimum design compliance. Obstructed sidewalks, reduced driver visibility, and delayed emergency access aren't theoretical they're happening. And they're especially dangerous around school zones and high-pedestrian corridors like ours.

This trend is not confined to one home. Consider the broader development landscape in Harvest Ridge:

- **Hunter Place** was designed with dual occupancy in mind. Multiple homes feature rental-ready basement suites with separate entrances and split utilities.
- **Homexx Builders**, active right on Hemingway Crescent, consistently construct homes with large basements, side entrances, and suite-convertible layouts.
- **Alquinn Homes** openly markets their self-contained basement suites as "Mortgage Helpers" on their website presenting them as a built-in financial feature, not an occasional upgrade.

What does this mean for our community?

- Overflow parking is now routine.
- Congestion affects snow removal, garbage pickup, and emergency response.
- Children walking to school face reduced visibility and increased risk.
- And the pace of transformation is outstripping our infrastructure's ability to adjust.

We are not opposing the applicants personally, nor the principle of multi-generational living. But without enforcement, balance, and data-based forecasting, every new suite approval increases the strain on our streets.

This permit may meet technical requirements, but the city's guidelines are failing to reflect how our neighborhood actually lives and functions.

We respectfully ask the Board to consider these cumulative impacts in their decision. This is about livability, safety, and long-term sustainability for everyone who calls Hemingway Crescent home.

Thank you for your time and careful consideration.

Response to Homeowner Letter

To the Subdivision and Development Appeal Board,

Thank you for the opportunity to respond to the letter submitted by Harpal Minhas and Fay Hendrickson, the prospective homeowners of 100 Hemingway Crescent.

We sincerely appreciate their thoughtful explanation of their future plans, and we recognize their desire to create a home that supports their family's needs. Their respect for community and emphasis on caregiving reflect values many of us also hold.

However, it's important to clarify that our appeal is not a personal objection, nor is it a reflection on the applicants themselves. Our concern lies solely with the functional impact of secondary suites on neighborhood infrastructure, safety, and overall livability concerns that have grown more urgent with each new suite approval in our area.

Even when suites are intended for immediate family, the realities of how space is used, how vehicles are parked, and how neighborhoods function tend to follow similar patterns. Street parking increases, congestion worsens, and the ability for emergency services to navigate the area becomes compromised. These issues are observable in real time across Hemingway Crescent and neighboring streets.

We understand that not every suite causes disruption on its own. But in the absence of consistent enforcement and realistic forecasting, even well-intentioned developments can contribute to a cumulative strain that no single permit can account for.

This response is not a dismissal of family need it's a call for balanced, sustainable planning. We ask that the Board consider both the applicant's perspective and the very real, ongoing challenges experienced by residents when evaluating Development Permit PLDPR202500656.

Sincerely, Dean Sikorski on behalf of residents of Hemingway Crescent

Challenging Assumptions Behind Secondary Suite Guidelines in Spruce Grove

As residents of Hemingway Crescent, we respectfully question whether the City's current secondary suite guidelines sufficiently account for practical realities. Below is a summary of key assumptions and why they no longer reflect lived experiences in our neighborhood.

Assumption #1: Garages and Driveways Provide Sufficient Off-street Parking.

Reality: Garages are frequently used for storage or hobbies, not vehicles.

Impact: Overflow lands on the street, contradicting parking projections.

Example: 102 Hemingway Crescent is approved with 4 stalls, yet street congestion remains constant. Pictures provided.

Assumption #2: Approval Based on Single-Property Compliance

Reality: When repeated across multiple homes, it causes neighborhood-wide infrastructure strain.

Impact: Repetition multiplies congestion, impacting safety and mobility.

Assumption #3: Street Parking Is an Acceptable Overflow Option

Reality: It's become the primary solution for many suite households.

Impact: Narrower streets, blocked driveways, and reduced visibility, especially near school zones.

Example: Children crossing Hemingway Crescent face obstructed sight lines daily.

Assumption #4: Current Guidelines Reflect Up-to-Date Urban Behavior and Reflect Modern Living

Reality: Guidelines still assume ideal use patterns, ignoring trends like multi-car households, rentals and trailers, storage of motorcycles, ATV's, snow machines etc.

Impact: Standards can fail if they don't align with everyday behaviors.

Assumption #5: Design Standards Adequately Preserve Safety

Reality: Obstructed streets, blocked sidewalks, and delayed emergency access compromise safety.

Point: A box checked on a permit doesn't guarantee a clear path for ambulance, police or fire vehicles access.

We ask the Board to move beyond checklist-style approvals and focus on community-wide impact, especially as development scales up. Safe streets, accessible homes, and sustainable planning matter more than theoretical compliance.

Vehicles belonging to 102 Hemingway Crecent parked across the street.



Empty driveway at 102 Hemingway Crescent.



No space between homes at 100 Hemingway Crescent.





Homes with Secondary Suites in Harvest Ridge

Address	Suite Type	Builder / Source	Notes
134 Harvest Ridge Dr	Legal 1-bed basement suite	REALTOR.ca listing	Fully legalized suite with private kitchen, laundry, and triple garage.
30 Hunter Place	Basement suite (likely rental)	FindYourHaven.ca	Marketed as dual occupancy; separate entrance and utilities.
10 Hunter Place	Basement suite	EdmontonRealEstate.pro	Active listing with suite-ready layout.
22 Hunter Place	Upper & lower suites	Royal Management	Rental listing confirms dual units with shared yard and split utilities.
Lot 5–8 (Harvest Ridge site)	1-bed legal basement suites	Harvest Ridge Floorplans	Builder plans show legal suites included in design.

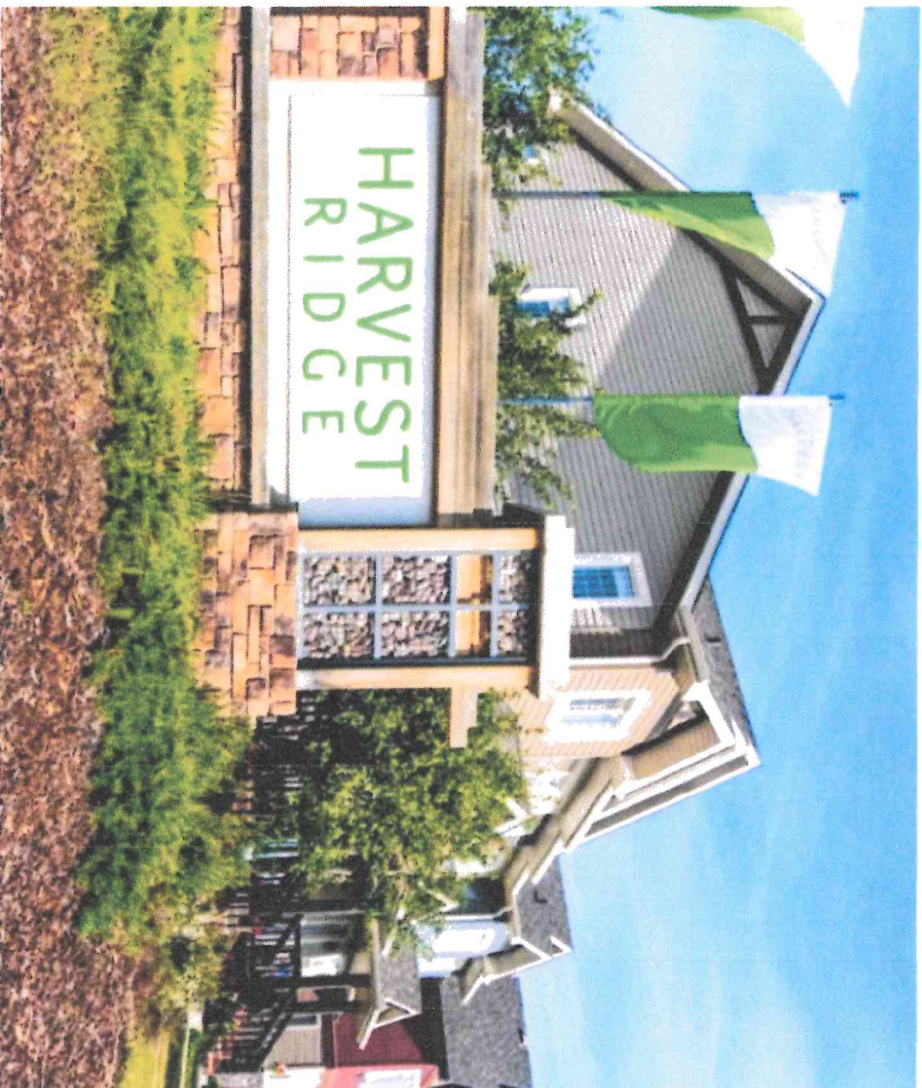
Builder

Alquinn Homes: Markets homes with fully self-contained basement suites as “Mortgage Helpers.”

Homexx Builders: Designs homes with suite-ready basements and side entrances.

Harvest Ridge General Partner Ltd.: Developer includes legal suites in multiple floorplans.

Copies of builder website included.



New Homes in Harvest Ridge

[Spruce Grove \(Get Directions\)](#)

A Couple Possessions

The ideal balance between urban and rural living

Nestled just north of Grove Drive, life in Harvest Ridge aligns all the best qualities of Spruce Grove: a community intimately tied to nature, the benefits of a flourishing city, and easy access to Edmonton.

The best of country and urban living come together in Harvest Ridge. Just a quick 15-minute walk could lead you to the heart of shopping, world-class sporting facilities, or leave you entranced by the untouched beauty of Atim Creek. A brand new K-9 public school is opening in the Fall of 2018.

Harvest Ridge is the community where you can truly have it all: live amongst urban amenities, with a serene rural backdrop.

We will also be building homes with fully self-contained basement rental suites. These ["Mortgage Helper" suites](#) can help bring in additional income, allowing you to pay off your mortgage faster or apply for a larger mortgage. Ask us about a suited home today.

[Talk to Someone](#)



SAPPHIRE R 2189 sq ft

Sapphire R – 2189 sq ft

[Legal Suite Options, Single Family Attached Garage](#)

Style 2 storey Size: 2189 square feet Bathrooms: 2.5 Bedrooms: 4 All models can be customized to suit your individual needs. GENERAL NOTES: All construction shall meet or exceed the Alberta Residential Building Code Standards. Product substitutions will be at contractor discretion to products of equal quality. Subject to change. Package pricing only available [...]

LEARN MORE



TANZANITE 2 2711 sq ft

Tanzanite 2 – 2711 sq ft

[Legal Suite Options, Single Family Attached Garage](#)

Style 2 storey Size: 2711 square feet Bathrooms: 2.5 Bedrooms: 4 All models can be customized to suit your individual needs. GENERAL NOTES: All construction shall meet or exceed the Alberta Residential Building Code Standards. Product substitutions will be at contractor discretion to products of equal quality. Subject to change. Package pricing only available [...]

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CHRYSOCELLAR 2161 sq ft

Chrysocolla R – 2161 sq ft

[Legal Suite Options](#)

Style 2 storey Size: 2161 square feet Bathrooms: 2.5 Bedrooms: 4 All models can be customized to suit your individual needs. GENERAL NOTES: All construction shall meet or exceed the Alberta Residential Building Code Standards. Product substitutions will be at contractor discretion to products of equal quality. Subject to change. Package [...]

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ESCAPE 2061 sq ft

Escape – 2061 sq ft

[Legal Suite Options](#)

Style 2 storey Size: 2061 square feet Bathrooms: 2.5 Bedrooms: 3 All models can be customized to suit your individual needs. GENERAL NOTES: All construction shall meet or exceed the Alberta Residential Building Code Standards. Product substitutions will be at contractor discretion to products of equal quality. Subject to change. Package pricing only available [...]

LEARN MORE

Floor Plans

LOT 1 3 BED • OFFICE
LOT 2 3 BED • FLEX ROOM
LOT 3 3 BED • LEGAL SUITE • FLEX ROOM
LOT 4, DUPLEX A 3 BED • OFFICE
LOT 4, DUPLEX B 3 BED • OFFICE
LOT 5 3 BED • OFFICE • 1 BED LEGAL SUITE
LOT 6 3 BED • OFFICE • 1 BED LEGAL SUITE
LOT 7 3 BED • OFFICE • 1 BED LEGAL SUITE
LOT 8 3 BED • OFFICE • 1 BED LEGAL SUITE



From: Residents adjacent to 100 Hemingway Crescent, Spruce Grove Alberta T7Z 3W3

To: The City of Spruce Grove Clerk of the Subdivision and Development Appeal Board c/o City Clerk's Office 315 Jespersen Avenue Spruce Grove, AB T7X 3E8

Subject: Appeal of Development Permit PLDPR202500656

Dear Sir/Madam,

We are writing to formally appeal the approval of Development Permit **PLDPR202500656**, which grants permission to construct a secondary suite at **100 Hemingway Crescent**. We have significant concerns regarding the implications of this development, particularly its impact on street parking, neighborhood safety, and overall accessibility due to inadequate on-property parking.

The attached photograph illustrates the parking situation at **102 Hemingway Crescent**, where a previously approved secondary suite has resulted in excessive reliance on street parking, despite the requirement for four designated parking stalls (two in the garage and two on the driveway).

Due to space constraints, garages are often used for storage, leaving only driveways available for parking. As a result, vehicles, including one with a trailer, are frequently parked on the street, contributing to congestion.



A similar situation is highly likely to occur at **100 Hemingway Crescent**, further exacerbating existing parking challenges. Many duplexes and rear-detached homes with secondary suites on Hemingway Crescent and Hunter Place already depend on street parking due to the practical limitations of private stalls. This increased congestion poses several concerns for the community:

- **Reduced safety for children** due to obstructed visibility when crossing streets, especially near sidewalks and school pathways.
- **Impeded emergency vehicle access**, which could lead to delayed response times in critical situations.
- **Disruptions to essential services**, including garbage collection and snow removal operations.
- **Negative impact on neighborhood aesthetics and property values, an issue not reflected in taxation adjustments.**

Hemingway Crescent serves as a primary route for school children, with a frequently used pathway entrance. The narrowing of the roadway due to excessive street parking presents a significant hazard, diminishing reaction times for drivers spotting pedestrians between parked cars.

The approval of a secondary suite at **100 Hemingway Crescent**, based on theoretical parking adequacy will contribute to an increasingly problematic situation. In practice, designated parking stalls often remain unused, with residents opting for street parking instead. This trend jeopardizes the safety, accessibility, and overall well-being of our neighborhood.

We respectfully urge the **Subdivision and Development Appeal Board** to reconsider the approval of Development Permit **PLDPR202500656** to prevent further parking congestion and preserve the safety of Hemingway Crescent residents.

Thank you for your time and consideration.

Sincerely,


Dean and Marina Sikorski

Scott and Robyn Stuckless
Perry Berdeknis and Lauren Jay Payne