

**Development Permit Decision**

Application Number: DP074083
Land Use District: SLR
Property File Number: 22040.3

Municipal Address

3 NECTAR WYND

Legal Description

PLAN 2522510;BLOCK 6;LOT 8

Type: DP RES ALTERATION/ACCESSORY - ACCESSORY**Proposed Use:** ACCESSORY DEVELOPMENT - TEMPORARY BREEZEWAY SALES CENTRE**Applicant:**

JAYMAN BUILT LTD.
EDMONTON AB T6W 0J5
102, 5083 WINDERMERE BLVD SW

Owner of Land:

BADGER LAND DEVELOPMENT CORPORATIO
C/O #303, 12408-108 AVENUE NW
EDMONTON AB T5M 0H3

Decision:

REFUSED

Decision Made By:

KATHLEEN SHORT

Conditions

1. A Development Permit application to construct a breezeway structure between two showhomes is refused. The structure for each showhome is proposed to be constructed up to the common property line between the two showhomes resulting in a 0.0m setback. A 1.25m sideyard setback is required for this lot based on the lot width. The variance required of 1.25m or 100% exceeds the variance capacity of the Development Officer to grant.

Required side yard setback: 1.25m

Proposed side yard setback: 0.0m

Variance required: 1.25m or 100%

Feb 13, 2026

Decision Date**Development Officer**