



Development Permit Decision

Application Number: DP074081
 Land Use District: SLR
 Property File Number: 22040.1

Municipal Address
 1 NECTAR WYND

Legal Description
 PLAN 2522510;BLOCK 6;LOT 7

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 1.8m sideyard setback is required for this lot based on the lot width. The variance required of 1.8m or 100% exceeds the variance capacity of the Development Officer to grant.

Required side yard setback: 1.8m
 Proposed side yard setback: 0.0m
 Variance required: 1.8 m or 100%

Feb 13, 2026
Decision Date



Development Officer