

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

319, 321, 323, 325 Rankin Drive

Date: April 1, 2026

Presented by:

Melanie Smith Development Officer | *Planning and Development*

319, 321, 323, 325 Rankin Drive

Appeal:

Appealing the refusal decision by the Development Authority requesting a variance to maximum lot coverage.



319, 321, 323, 325 Rankin Drive

- The Appellant is appealing the decision of the Development Officer in refusing a development permit application requesting a variance to the maximum lot coverage for the lots at 319, 321, 323 & 325 Rankin Drive.
- The parcels are within the LLR – laned-lot residential district. The dwellings approved are townhouse bungalows, with approved rear detached garages.
- Section 3.56(5)(a) of the Land Use Bylaw identifies lot coverage regulations for townhomes, which are the subject of this appeal.

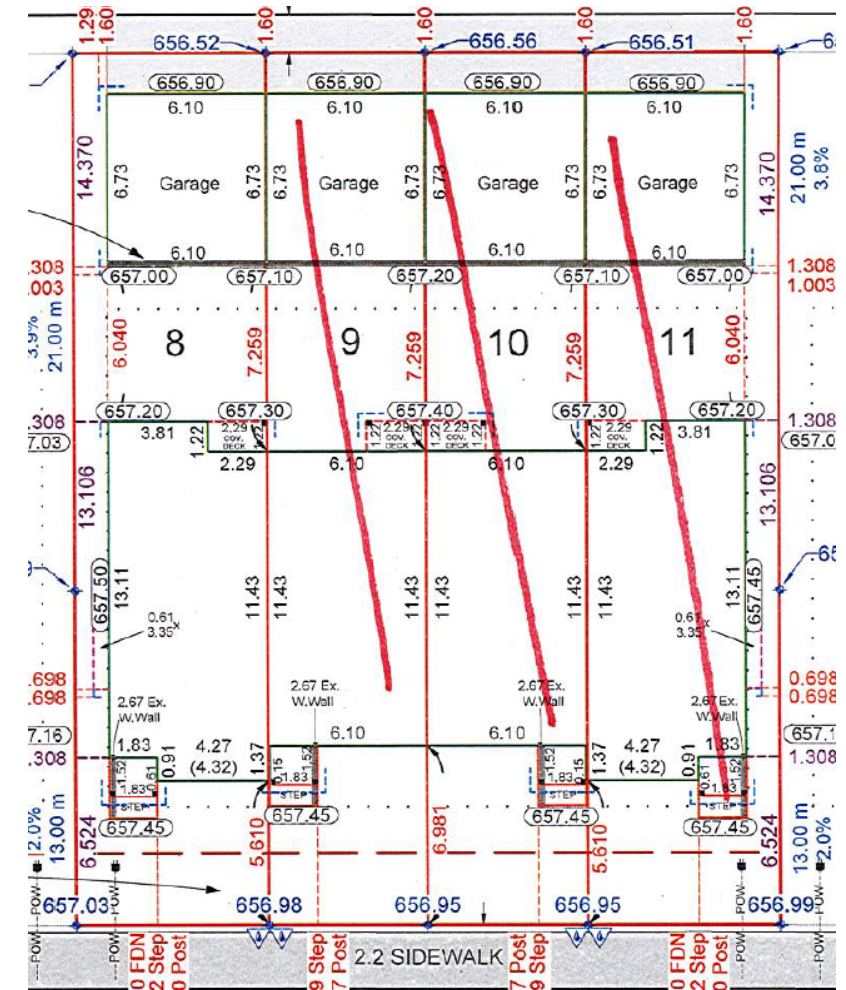
319, 321, 323, 325 Rankin Drive

- In accordance with Section 3.56(5)(a)(i) the maximum lot coverage for a townhouse (interior unit) is 55%, and (ii) for a townhouse (end unit) is 50%.
- During a compliance review, it was identified that the detached garages proposed for the sites (319, 321, 323 & 325 Rankin Drive) do not align with the approved development permit plans.
- The approved principal dwelling and detached garage met the locational requirements of the Land Use Bylaw, the Real Property Report submitted for compliance indicates that the concrete pads for construction of the garages is larger than the garage approved under the development permit.
- Although the garages are not built, the pad size suggests an intent to construct a garage larger than approved, which would exceed the maximum overall permitted lot coverage.

319, 321, 323, 325 Rankin Drive

- 319 Rankin Drive
- Section 3.56(a)(ii) of the Bylaw identifies that the maximum allowable lot coverage for a Townhouse – Single (end unit) is 50%
- Proposed lot coverage: 50.75%
- Over: 0.75%, or 1.89 sq.m

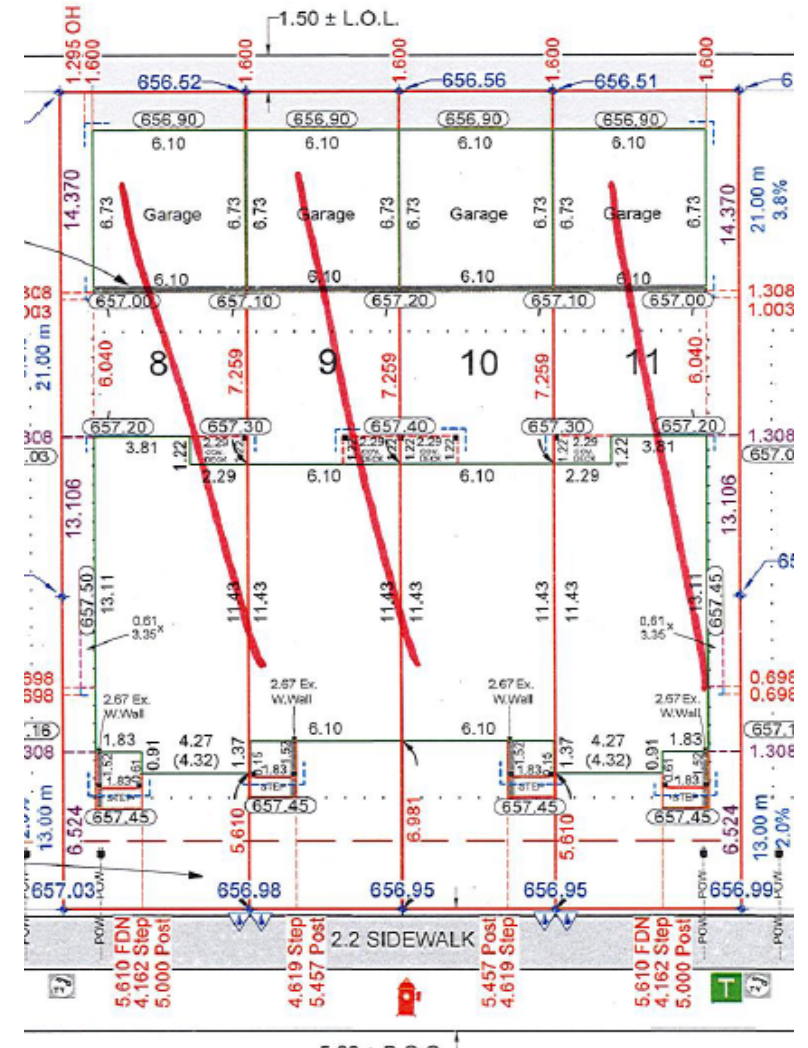
DETAILS	
ED	- LOT AREA (8): 251.60 m ² (2708.2 ft ²)
ION	- HOUSE AREA: 83.87 m ² (902.7 ft ²)
E	- HOUSE COVERAGE: 33.33 %
S	- DECK AREA: 2.79 m ² (30.0 ft ²)
	- DECK COVERAGE: 1.11 %
	- GARAGE AREA: 41.03 m ² (441.6 ft ²)
	- GARAGE COVERAGE: 16.31 %
	- TOTAL COVERAGE: 50.75 %
	- DRIVEWAY AREA: 18.89 m ² (203.3 ft ²)



319, 321, 323, 325 Rankin Drive

- 323 Rankin Drive
- Section 3.56(a)(i) of the Bylaw identifies that the maximum allowable lot coverage for a Townhouse – Single (interior unit) is 55%
- Proposed lot coverage: 56.06%
- Over: 1.06%, or 2.21 sq.m

- LOT AREA (10):	207.40 m ² (2232.4 ft ²)
- HOUSE AREA:	72.46 m ² (780.0 ft ²)
- HOUSE COVERAGE:	34.94 %
- DECK AREA:	2.79 m ² (30.0 ft ²)
- DECK COVERAGE:	1.34 %
- GARAGE AREA:	41.03 m ² (441.6 ft ²)
- GARAGE COVERAGE:	19.78 %
- TOTAL COVERAGE:	56.06 %
- DRIVEWAY AREA:	18.91 m ² (203.5 ft ²)



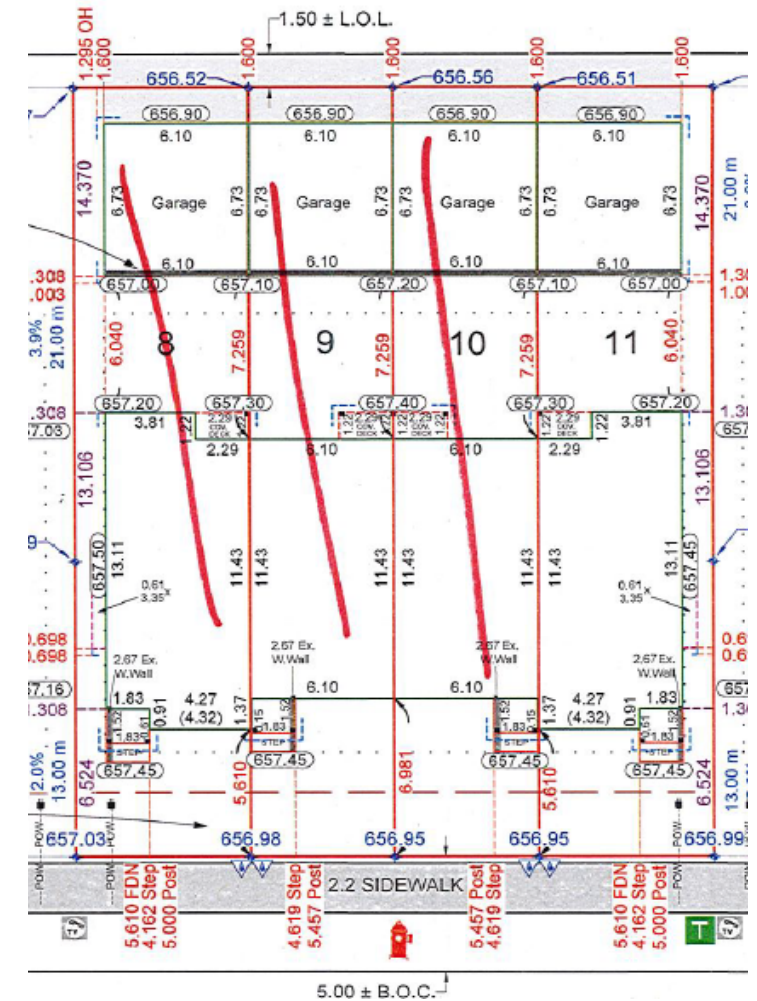
319, 321, 323, 325 Rankin Drive

- 325 Rankin Drive
- Section 3.56(a)(ii) of the Bylaw identifies that the maximum allowable lot coverage for a Townhouse – Single (end unit) is 50%

Proposed lot coverage: 50.75%

- Over: 0.75%, or 1.89 sq.m

- LOT AREA (11):	251.60 m ² (2708.2 ft ²)
- HOUSE AREA:	83.87 m ² (902.7 ft ²)
- HOUSE COVERAGE:	33.33 %
- DECK AREA:	2.79 m ² (30.0 ft ²)
- DECK COVERAGE:	1.11 %
- GARAGE AREA:	41.03 m ² (441.6 ft ²)
- GARAGE COVERAGE:	16.31 %
- TOTAL COVERAGE:	50.75 %
- DRIVEWAY AREA:	18.89 m ² (203.3 ft ²)



319, 321, 323, 325 Rankin Drive

- LUB **Section 2.15** states that, *"Except as otherwise provided in this Bylaw, there shall be no variance from the regulations prescribing floor area, lot coverage, density, or a site density bonus."*
- The Development Authority has no authority to consider a variance request to lot coverage and therefore, the variance applications for 319, 321, 323 & 325 Rankin Drive were REFUSED.
- It should be noted that the townhouses and detached garages at each address otherwise **comply** with the setbacks required within the LLR land use district, including the side and rear setbacks.

319, 321, 323, 325 Rankin Drive

- Note: Should the Board grant the appeal, Administration requests that the 'Conditions' and 'Notes' included in the Development Officer's report be applied to the permit decision.

319, 321, 323, 325 Rankin Drive

End of Presentation

Questions?

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

XXX Carleton Drive

Date: April 1, 2026

Presented by:

Kathleen Short

Development Officer II

Planning and Development

65 Carleton Drive – Mosque Project

Appeal:

The appellant is appealing the issuance of DP073108 to construct a "Religious assembly" use at this address.



65 Carleton Drive

- The Appellant is appealing the decision of the Development Officer in issuing a development permit to construct a "Religious assembly"
- The parcel is districted Business Park 2 (BP2). Section 5.12(3)(xxi)(b) of the Land Use Bylaw states that "Religious assembly" use is a discretionary use in this land use district.
- Section 2.13(3) states that the Development Authority may issue a Development Permit for a Discretionary Use if the application conforms to this Bylaw. Based on the review of the project and its conformation with the regulations of Section 5.12, administration determined that the permit would be issued

65 Carleton Drive

- The permit was issued as the application met all the regulations of the BP2 land use district and no variances were applied to the permit.
- A discretionary use permit is subject to mandatory notification to adjacent properties within a 30m radius who have a right to file an appeal against the issuance of the permit within 21-days of receipt of notice.
- The Appellant is appealing the decision of the Development Officer in issuing a development permit to construct a "Religious assembly"

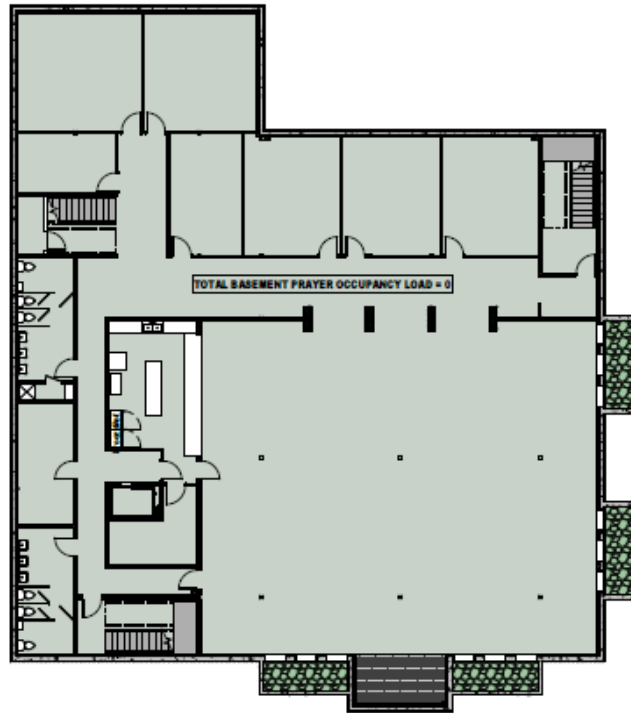
65 Carleton Drive

PARKING

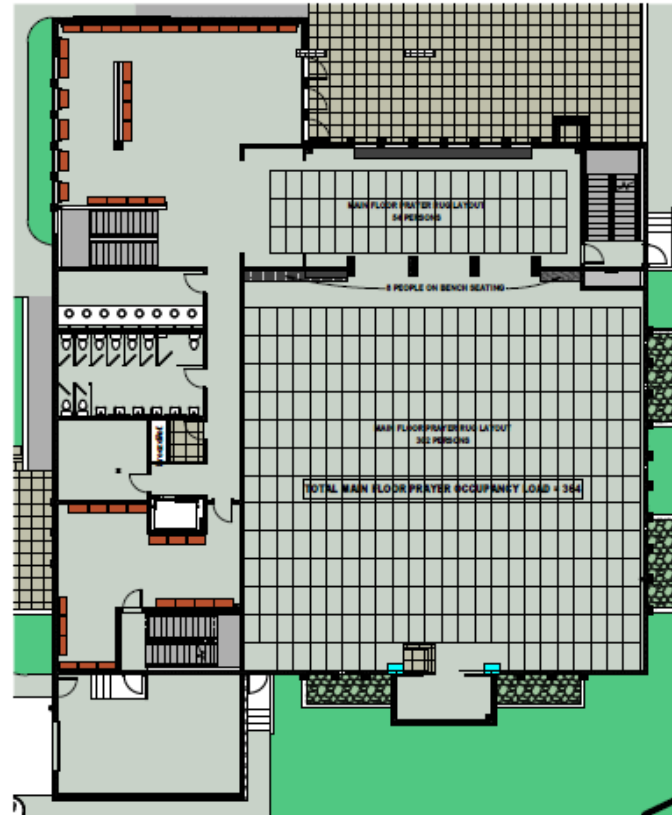
- A Traffic Impact Assessment (TIA) was requested to evaluate the impact of this project on the surrounding road network and the parking required for such a use. The report was reviewed and accepted by the City Transportation Planning Engineer.
- The Land Use Bylaw in Section 4.6(30) requires that parking for "Religious assembly" uses must be provided at a ratio of 1 stall per 8 seats or 1 stall for every 50 square metres of gross floor area whichever is greater.
- While several small prayer services are held throughout the day, the applicant provided projected attendance numbers of 500 people for the largest prayer service held on Fridays. Using this number, the required on-site parking stalls would be **63 stalls**.
- It should be noted that administration used prayer mats and benches to represent the seating in this type of "Religious assembly" use. It should be noted that page A2.8 of the plans submitted shows no prayer mats in the basement level.

65 Carleton Drive

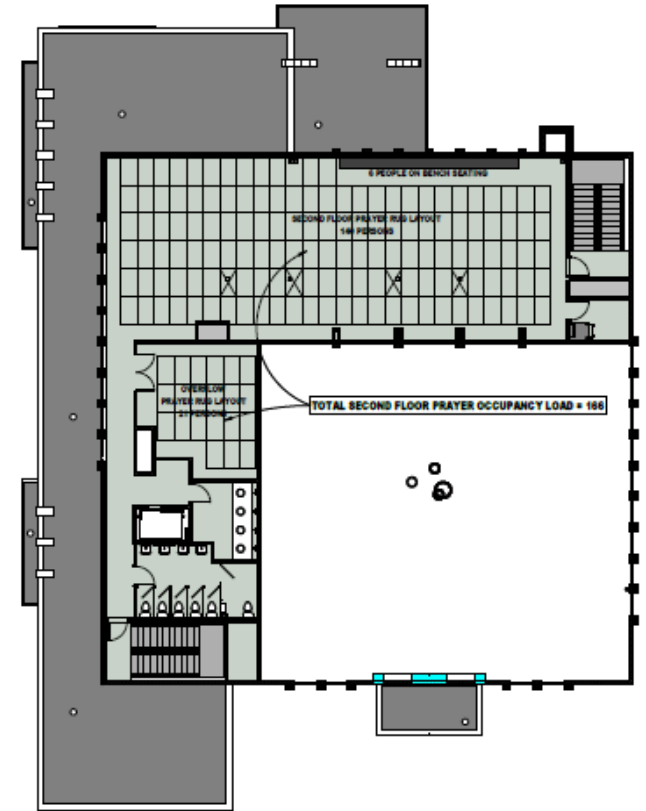
Page
A2.8



1 BASEMENT-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"



2 MAIN FLOOR-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"



3 SECOND FLOOR-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"

65 Carleton Drive

PARKING

- Using the 1 stall per 50 square metre scenario the parking would be required as follows:
 - Main floor: 9475 sq. ft
 - Upper floor: 3925 sq. ft
 - Basement floor: 8875 sq. ft
 - TOTAL SQUARE FOOTAGE: 22,275 sq. Ft. = 2069.41 sq. Metres.
 - 2069.41 divided by 50 = 42 stalls
- The greater number would be the 63 stalls required based on 1 stall per 8 seats.
- The applicant has provided 140 stalls on site

65 Carleton Drive

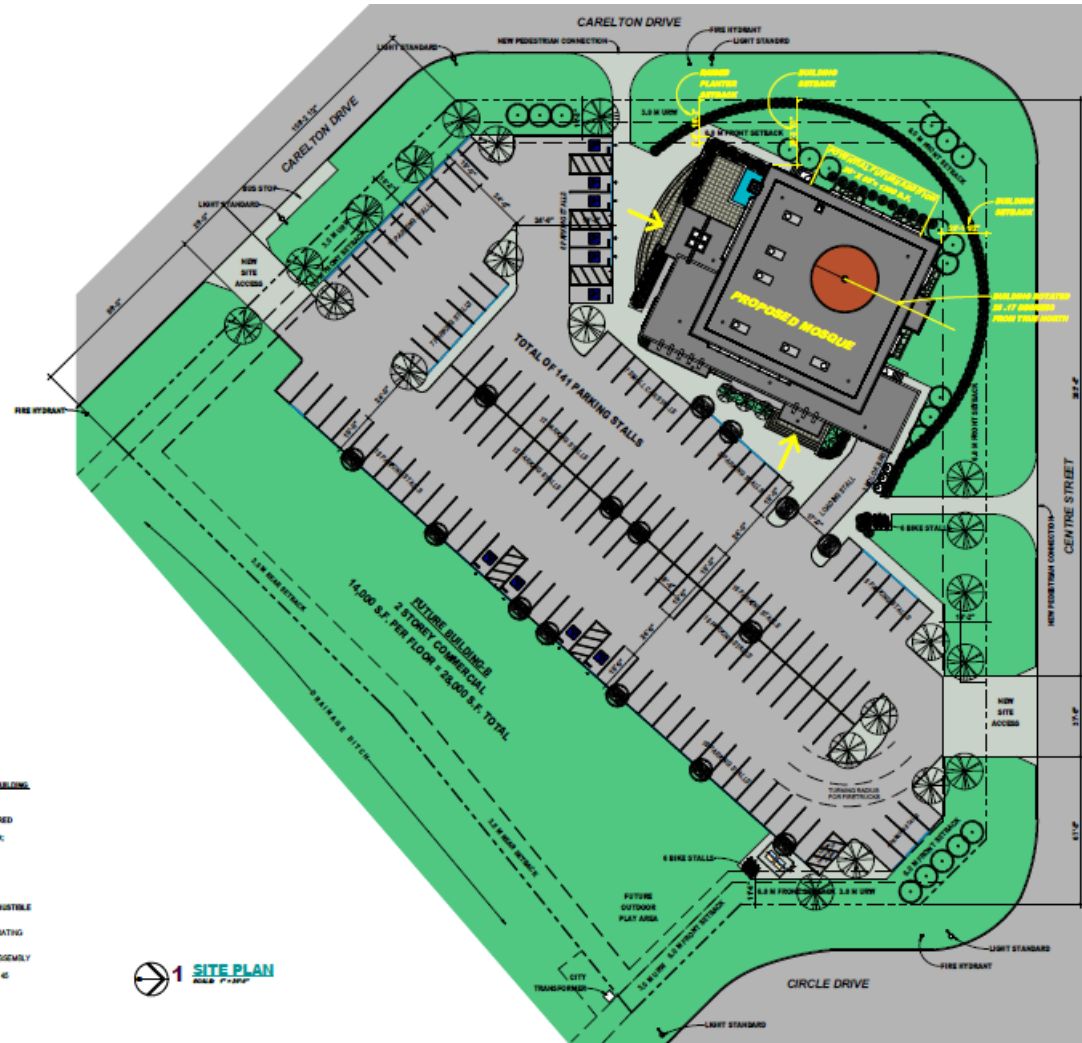
It may interest the Board to note the following:

- Section 3.3(3) of the Land Use Bylaw, when determining heights, the section reads:
 - Notwithstanding section (1), the following are not considered part of the building for the purpose of measuring building height: elevator housing, mechanical housing, rooftop stairway entrance, ventilation fan, skylight, steeple, chimney, smokestack, parapet wall, flagpole, or similar feature not structurally essential to the building." The building meets the height regulation for the land use district of 18.0 metres.
 - Condition number 8 states that there shall be no exterior speakers installed on the building and in accordance with information provided by the applicant there shall be no call to prayer to announce the start of prayers at the mosque.
 - The site plan shows a future building which will require separate development permit approval with parking calculations.
 - Administration considered the contents of the Campbell Business Park North: Design Guidelines (June 14, 2011) in reviewing the application.

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End of Presentation

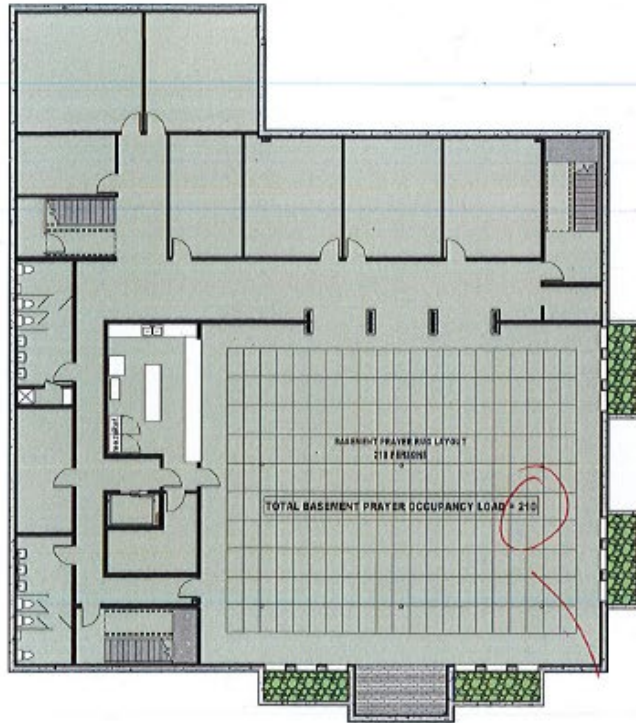
Questions?

65 Carleton Drive

Additional prayer mats shown on basement floor plan

Total would be 597 divided by 8 = 75 stall required

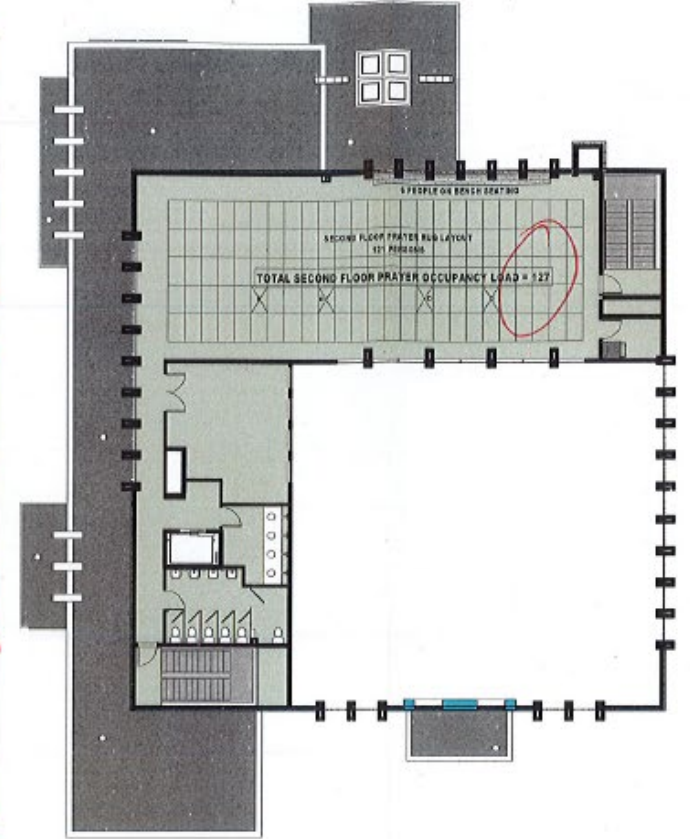
140 stalls provided



1 BASEMENT-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"



2 MAIN FLOOR-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"



3 SECOND FLOOR-PRAYER ROOM LAYOUT
SCALE: 3/32" = 1'-0"