



Development Permit Decision

Application Number: DP072876
Land Use District: LDR
Property File Number: 5057.149

Municipal Address

149 EASTGATE WAY NORTH

Legal Description

PLAN 1823014;BLOCK 26;LOT 6

Type: DP SINGLE DETACHED DWELLING - NEW

Proposed Use: SINGLE DETACHED DWELLING - BASEMENT DEVELOPMENT, ATTACHED GARAGE, ATTACHED DECK

Applicant:

DANSON CUSTOM HOMES
STURGEON COUNTY, AB T8T 0A7
54517 RANGE ROAD 251

Owner of Land:

DANSON CUSTOM HOMES LTD.
54517 RGE RD 251
STURGEON COUNTY AB T8T 0A7

Decision:
REFUSED

Decision Made By:
KATHLEEN SHORT

Conditions

1. A Development Permit application to construct a new single detached dwelling is refused. The maximum lot coverage on this lot is 40%. The dwelling is proposed with a lot coverage of 45.35%. In accordance with Section 2.15(5) the Development Officer cannot vary lot coverage.

Lot coverage

Maximum lot coverage: 40%

Proposed lot coverage: 45.35%

Variance required: 5.35% or 269.63 square feet

There are two other variances required. The rear covered deck is required to be located at 6.0m from the rear property line and 1.80m from the side property line. The post for this deck is located 3.136m from the rear yard and 1.473m from the side yard.

The maximum variance capacity of the Development Officer is 25% so the variance required for the rear yard setback exceeds the variance capacity of the Development Officer to grant. The side yard setback variance is within the Development Officer's capacity however, items cannot be refused and approved on the same permit.

Covered deck post - rear yard setback

Required rear yard setback: 6.0m

Proposed rear yard setback: 3.136m

Variance required: 2.864m or 47%

Covered deck post - side yard setback

Required side yard setback: 1.8m

Proposed side yard setback: 1.473m

Variance required: 0.327m or 18%

May 12, 2025
Decision Date


Development Officer