

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

19 Riel Drive and 1&3 Nectar Wynd

Date: March 18, 2026

Presented by:

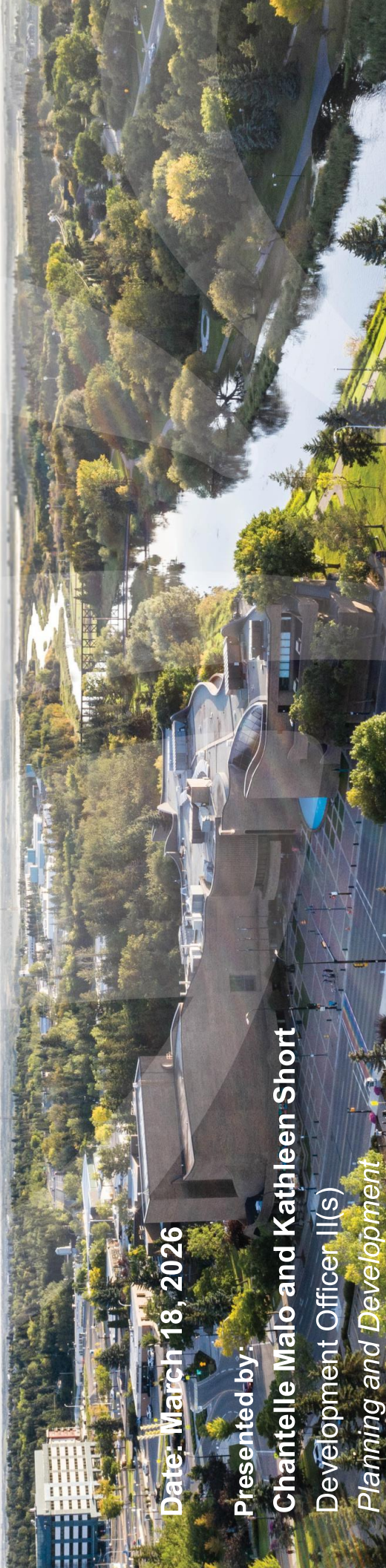
Chantelle Malo and Kathleen Short

Development Officer II(s)

Planning and Development

 **stalbert.ca**

 **City of St. Albert**
Cultivate Life



19 Riel Drive

Appeal:

Appealing the decision of the Development Officer in refusing a development permit application to leave the industrial building as built with a rear yard setback variance.



19 Riel Drive

- The Appellant is appealing the decision of the Development Officer in refusing a development permit application to leave the industrial building as built with a variance to the rear yard setback.
- **Land Use Bylaw 18/2024, Section 5.13(6)(a)(iii)(A) Building Setbacks – Rear yard setback states:**

The minimum rear yard building setback is 3.50 m, except when a *lot* is serviced by a *lane* or abuts a *Residential District*, in which case it is 6.00 m.

- The industrial building is located 0.70 m from the rear property line.

19 Riel Drive

- Required rear yard setback: 3.50 m
- Actual rear yard setback: 0.70 m
- Variance required: 2.80 m (80%)
- The variance of 2.80 m (80%) exceeds the maximum variance capacity of 25% that the Development Officer may approve as per Section 2.15(1) of Land Use Bylaw 18/2024.

19 Riel Drive

Reference Map



19 Riel Drive

- Within the ICS district, an Industrial Use (level two) is considered a discretionary use.
- Industrial Use (level two) is defined in the Land Use Bylaw as:

INDUSTRIAL (LEVEL TWO) means a *development* where any actual or potential nuisance factor generated by the *development* is contained within the boundaries of the *site*, which may include processing of raw (transported to the *site*), semi, or finished material; assembling goods; cleaning, servicing, and repairing of goods and equipment; product testing, warehousing and distribution; and training of personnel in general industrial operations. This use does not include the removal and extraction of raw materials, *automotive wrecker*, or *chemical processing*.

19 Riel Drive

- The unauthorized development of the first phase of the industrial building had been brought to the City's attention originally in 2000. The second unauthorized phase was constructed in approximately 2003.
- Enforcement was commenced and efforts were made to obtain a complete permit application to allow the building with tower as-built with a variance.
- The City did not receive the complete application, and the enforcement didn't continue on the property.
- The enforcement of the building was commenced again in 2025 after a resident complaint. A letter from the City was served to the owner, and the application before you is the result of the owner following up with the requirements of bringing the industrial building into compliance with the Land Use Bylaw and Alberta Safety Codes.

19 Riel Drive

- Portions of the development's operations are encroaching onto City-owned land within the Reserve area. These matters are being addressed separately by the City's Engineering and Environmental Departments through a coordinated effort to bring both the property and associated business operations into full compliance.
- The application for the industrial building with a rear yard variance represents the first step in this process. If the appeal is supported, it will allow the required building inspections to proceed and confirm compliance with the Alberta Building Code

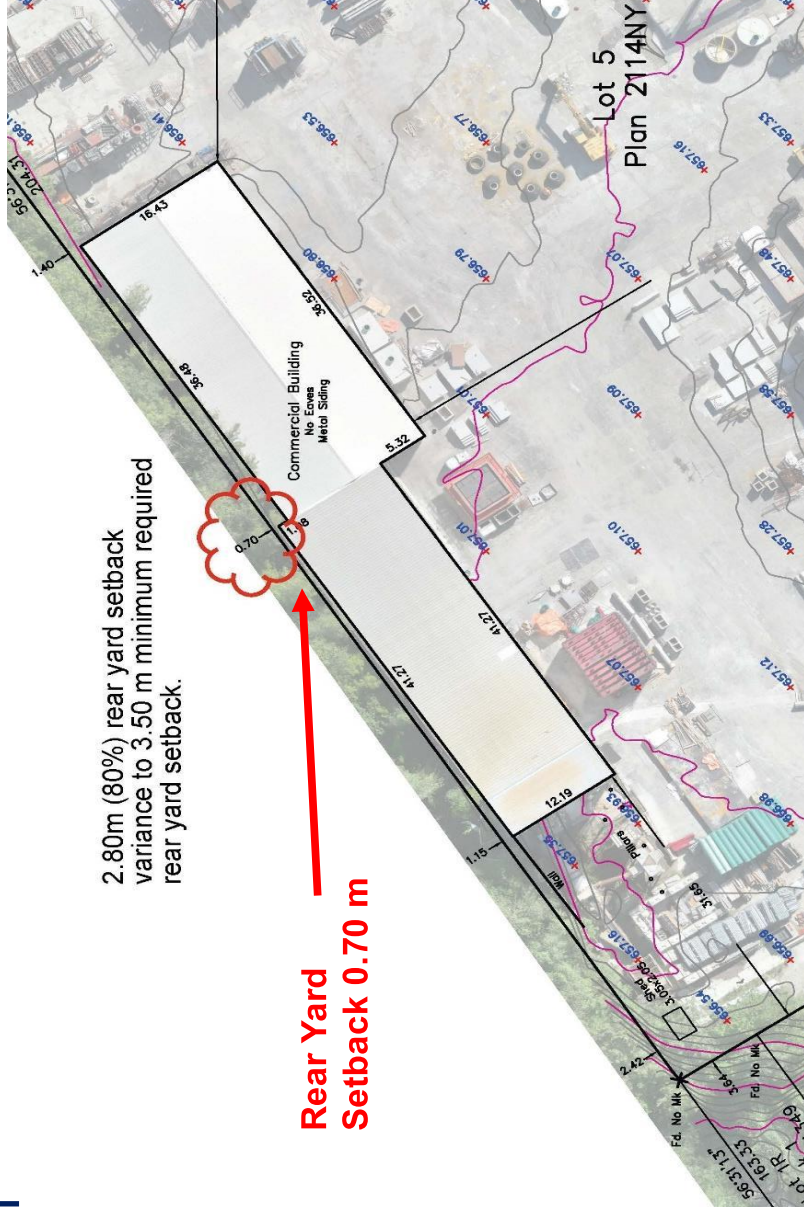
19 Riel Drive

Existing site plan

**Industrial Building
and Tower to remain
as built**

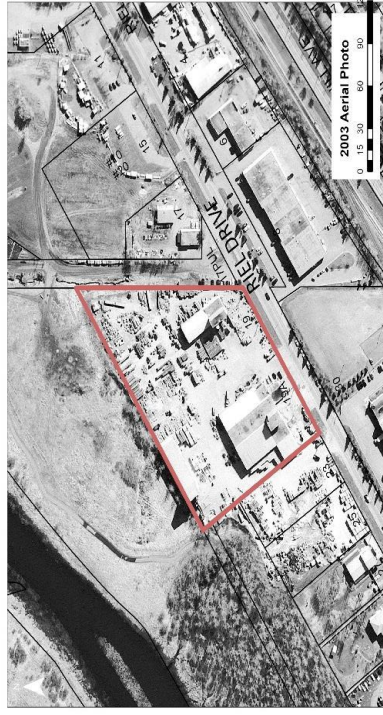
2.80m (80%) rear yard setback
variance to 3.50 m minimum required
rear yard setback.

**Rear Yard
Setback 0.70 m**



19 Riel Drive

- Historical Air Photos 2003-2024



19 Riel Drive

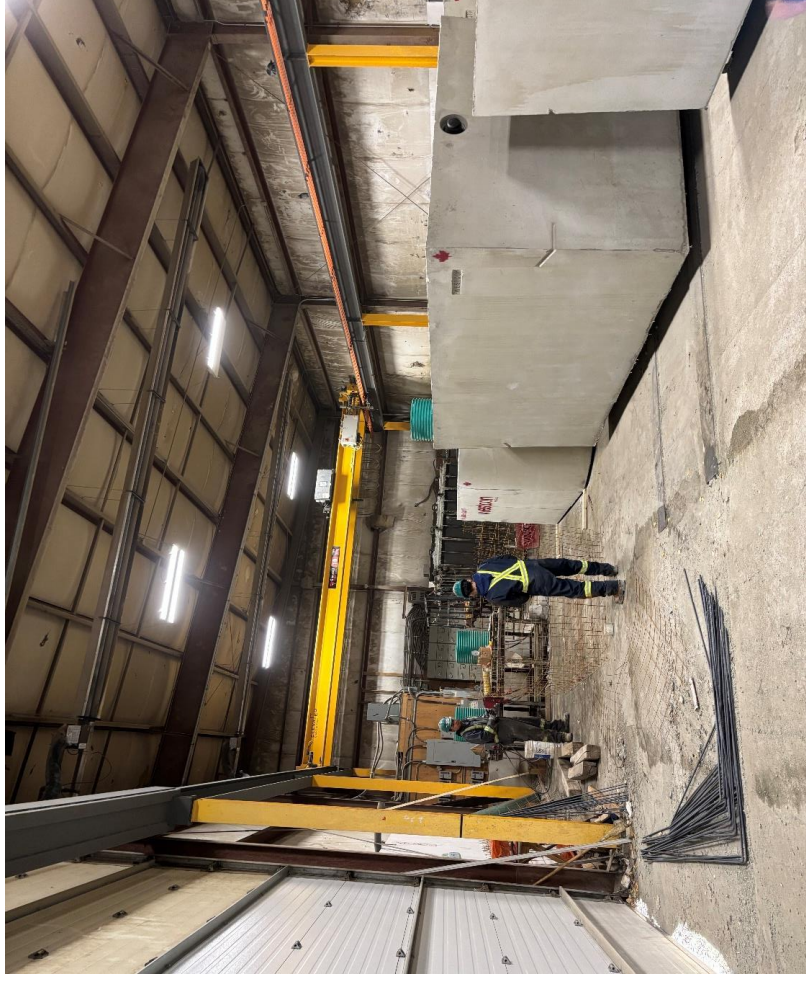
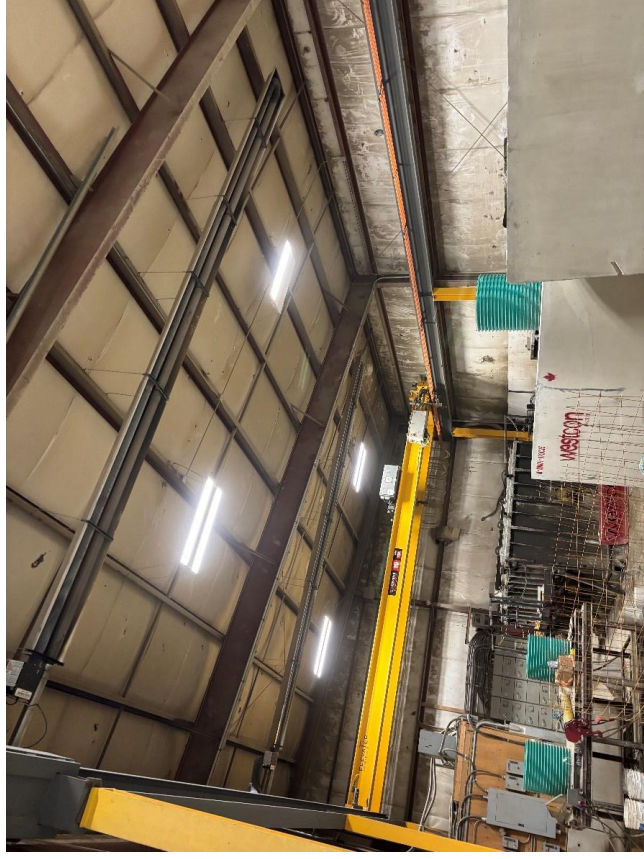


Street View
from Riel Drive



19 Riel Drive

Westcon industrial building interior photos



19 Riel Drive

- 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.

19 Riel Drive

End of Presentation

Questions?

1 & 3 Nectar Wynd

Notes: Refused application to construct connecting breezeway between two showhomes = 0.0m side yard setbacks.

1 & 3 Nectar Wynd

- Appellant is appealing the refusal of applications to construct a connecting structure, “breezeway”, between 1 & 3 Nectar Wynd “Residential sales centres”. The LUB refers to showhomes as such.
- The structures will be temporary for the length of time the showhomes operate and will be removed when the showhomes convert to sale properties for occupation. (see report)
- The Land Use Bylaw requires that the minimum side yard setbacks for these lots are as follows:
 - 1 Nectar Wynd – lot width 12.94m – required side yard setback 1.80m
 - 3 Nectar Wynd – lot width 9.92m – required side yard setback 1.25m

1 & 3 Nectar Wynd

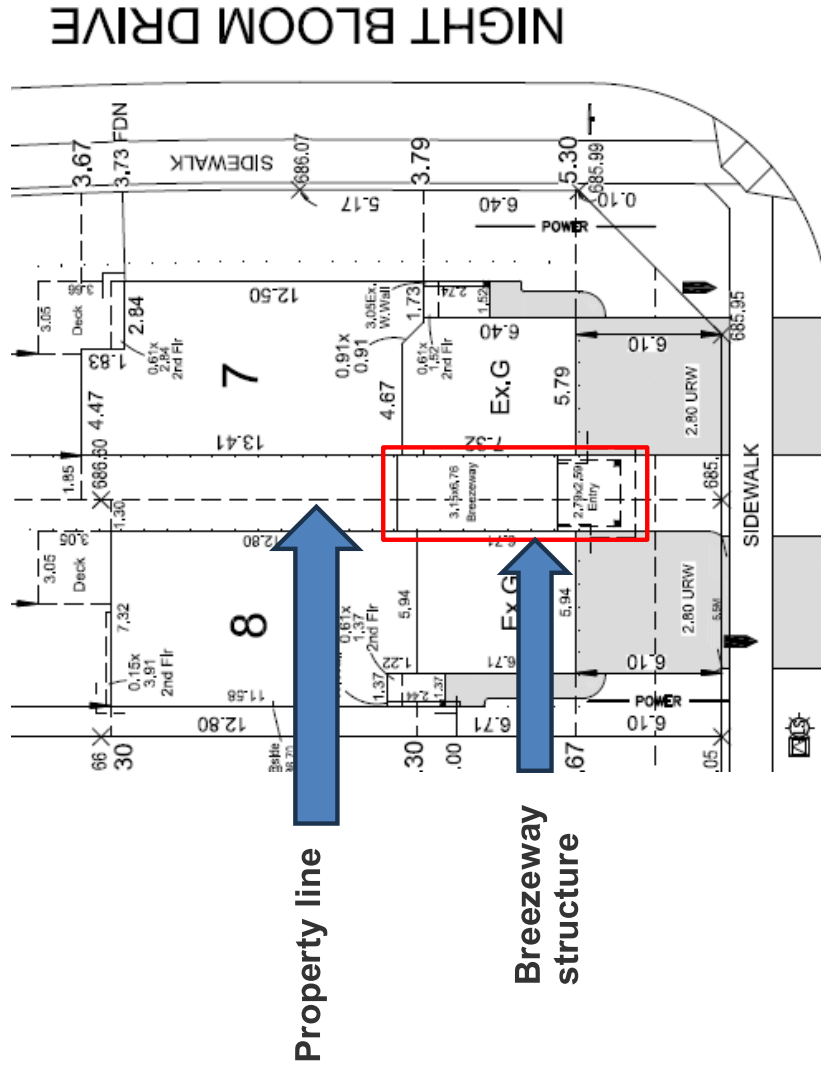
- Proposed side yard setbacks:
 - 1 Nectar Wynd – proposed side yard setback – 0.0m
 - 3 Nectar Wynd – proposed side yard setback – 0.0m
- Variances required:
 - 1 Nectar Wynd – 1.8m or 100%
 - 3 Nectar Wynd – 1.25m or 100%

If the Board finds in favour of the appellant, please include the proposed conditions in your decision.

1 & 3 Nectar Wynd

- The appellant must apply for separate Development Permits to convert the “Residential sales centres” to “dwellings (single detached)” when they convert for sale/occupancy.
- Two permits will be required at a fee of \$84.00 per permit.

1 & 3 Nectar Wynd



1 & 3 Nectar Wynd

End of Presentation

Questions?