



Development Permit Decision

Application Number: DP074480
 Land Use District: LDR
 Property File Number: 5075.98

Municipal Address
 98 ELDRIDGE POINT

Legal Description
 PLAN 2422069;BLOCK 4;LOT 47

Type: DP RES ALTERATION/ACCESSORY - ACCESSORY
Proposed Use: PERGOLA WITH LOUVERED ROOF, ON REAR DECK, ATTACHED TO PRINCIPAL DWELLING

Applicant:
 RAMNANAN, ARVIN
 ST ALBERT AB T8N 8C4
 98 ELDRIDGE PT

Owner of Land:
 RAMNANAN, ARVIN
 98 ELDRIDGE PT
 ST ALBERT AB T8N 8C4

Decision:
 REFUSED

Decision Made By:
 MELANIE SMITH

Conditions

1. Date of Refusal: April 30, 2026

The Development Permit application for a wall-mounted pergola with a louvered roof, attached to the existing dwelling and considered an addition under Section 5.2 (Low Density Residential District), is REFUSED.

The existing dwelling occupies 136.57 m² of lot coverage. The proposed pergola would add 9.29 m², resulting in a total lot coverage of 145.86 m² (40.5%).

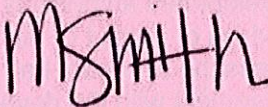
The maximum permitted lot coverage for the dwelling and garage in this district is 40%. The proposal therefore exceeds the maximum by 0.5%.

In accordance with Section 2.15(5) of Land Use Bylaw 18/2024, the Development Authority is not permitted to vary lot coverage. As such, the proposed development cannot be approved.

NOTES:

- a) Interior alterations shall be constructed in accordance with approved plans and all relevant requirements of the Alberta Building Code.
- b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.
- c) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.
- d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.
- e) Construction sites are to be kept clean and free from debris while the site is under construction.

Apr 30, 2026
Decision Date


Development Officer

Important Notices

1. This Development Permit DOES NOT take effect until:

- a) The date of its issue, if it is issued by Council with respect to a development in a Direct Control District;
- b) The expiration of the Appeal period, if it is issued by the Development Officer, unless an Appeal is made to the Subdivision and Development Appeal Board; or
- c) If an Appeal is made, the date the Appeal is finally determined and a written decision is issued.

2. Development Permit Deemed Refused

An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

3. Right of Appeal

For further information regarding the Appeal Process, please visit the City of St. Albert Website under Subdivision and Development Appeal Board, appealing a Decision page, to obtain the required forms and directions for filing your appeal. If you have further questions please email:
sdabsubmissions@stalbert.ca

4. This is NOT a Building Permit

The issuance of this Development Permit does not preclude the requirement for a Building Permit, which must be obtained separately. For information regarding Building Permits, please contact the *City of St. Albert Building Inspection Branch* at 780-459-1654.

5. Responsibility of Applicant/Developer (Check your Certificate of Title)

A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any caveat, easement or other instrument affecting the building or land.

6. Dial Before You Dig (Think Safety!)

If your development involves digging or excavation, please contact Utility Safety Partners (formerly *Alberta One-Call*) at 1-800-242-3447 before you start in order to locate any utility lines on your property.

7. Expiry of a Development Permit

A development permit ceases to be in effect if the development for which the permit is issued has not commenced within 24 months from the date of issuance; or The *development* for which the *Development Permit* is issued has commenced but no physical work to complete the *development* has occurred for a period of 12 months.



5 St. Anne Street
St. Albert, Alberta T8N 3Z9

Phone: 780-459-1642
Email: development@stalbert.ca