

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 10004.86

July 29, 2025

APPELLANT: Parkwood Master Builder

MUNICIPAL ADDRESS(s): 86 Jubilation Drive

LEGAL DESCRIPTION: Lot 7, Blk 18, Plan 2422448

LAND USE CLASSIFICATION: SLR

DATE OF HEARING: August 6, 2025

PROPOSED DEVELOPMENT: Single Detached Dwelling – New
Attached Garage and Two Bedroom Basement Suite
(Variance for Lot Coverage)

The appellant is appealing the refusal of a development permit application for a Single Detached Dwelling. Land Use Bylaw 18/2024, Section 5.3(6)(a) states that the maximum lot coverage in this land use district (SLR) is 40% for the principal dwelling and garage. The house is proposed with 42.56% lot coverage. In accordance with Section 2.15(5), the Development Officer cannot vary lot coverage.

The Development Authority does not support the appeal as it exceeds maximum lot coverage requirements in accordance with Land Use Bylaw 18/2024. The application pertains to the construction of a new home in a newly developing area characterized by a standard building lot and devoid of encumbrances that would limit the ability of the builder to adhere to established lot coverage requirements. The maximum lot coverage percentages specified in the Land Use Bylaw are designed to ensure that a portion of each lot remain unobstructed by structures. The Development Authority has advised the appellant that lot coverage requirements can be met with a design change to the proposed dwelling.

It may interest the Board to note the following:

Maximum lot coverage: 40%

Proposed lot coverage: 42.56%

Variance required: 6.4% or 11.40 sq. metres or 123 sq. feet. The Development Officer cannot vary lot coverage.

If the Board approves the appeal, the following conditions should be noted on the decision:

1. Development Permit approval is issued for the construction of a single-detached dwelling with attached garage and two-bedroom basement suite, issued in accordance with the provisions of Land Use Bylaw 18/2024.

2. No portion of a fireplace chase or cantilevered section including eaves shall project more than 0.6 metre into a required sideyard.
3. The finished floor of the main level shall not be located more than 2.0 m above the finished grade.
4. The dwelling shall be constructed in accordance with approved site plan.
5. The dwelling height shall not exceed 11.0m.
6. The maximum lot coverage shall be permitted by SDAB at 42.56%.
7. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes shall not be undertaken until written authorization is provided by the Development Officer.
8. The exterior finishes must be completed within two (2) years of the date of the development permit.
9. Future deck and basement development shall be subject to a separate development permit application.
10. The landscaping shall be completed within two (2) years of the date of development permit approval.
11. Failing to comply with the conditions of development permit approval shall render this permit invalid.

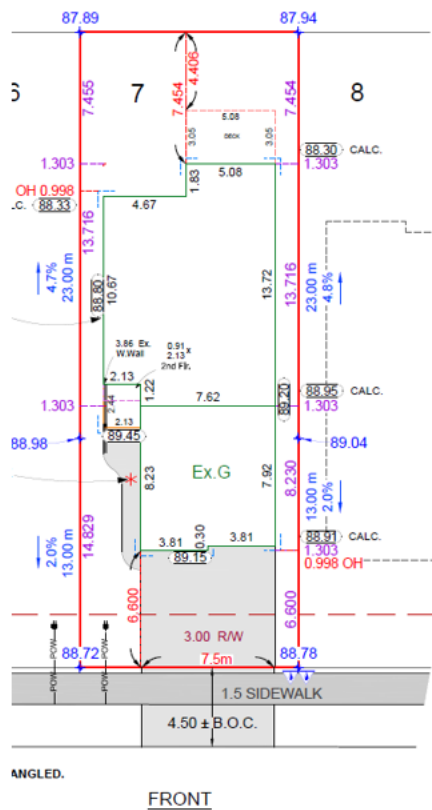
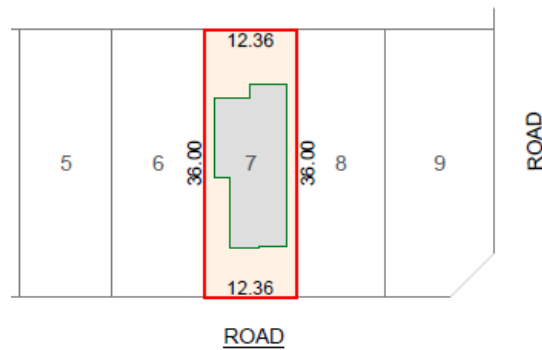
NOTES:

- a) 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.
- 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) All construction must conform to the relevant requirements of the Alberta Building Code, the City of St. Albert municipal engineering standards and all applicable codes, laws, regulations and standards.
- 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) The city property on or adjacent to development including, but not limited to; the existing sidewalk, curb and boulevard features shall be protected from damage throughout the construction process. Damage caused by the owner, builder, tradesman or suppliers shall be repaired to the satisfaction of the City of St. Albert Engineering Services. An inspection of the existing site conditions must be completed by city staff prior to commencement of the work. All snow and debris shall be removed from the sidewalk areas for the inspection. If

necessary, a city representative will contact the applicant and request the site be cleared for inspection, prior to demolition and commencement of construction.

MSmith

Melanie Smith
Development Officer I



- LOT AREA: 444.96 m² (4789.5 ft²)
- HOUSE AREA: 189.38 m² (2038.5 ft²)
- HOUSE COVERAGE: 42.56 %