

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 18056.323

March 9, 2026

APPELLANT: CANTIRO HOMES GP LTD.
MUNICIPAL ADDRESS(S): 323 RANKIN DRIVE
LEGAL DESCRIPTION: LOT 10; BLK 16; PLAN 242 1552
LAND USE CLASSIFICATION: LANED-LOT RESIDENTIAL (LLR)
DATE OF HEARING: APRIL 1, 2026
PROPOSED DEVELOPMENT: VARIANCE TO LOT COVERAGE

Background

The appellant is appealing a refusal decision by the Development Authority for a Development Permit application requesting a variance to the maximum lot coverage.

Development within the City is regulated by Land Use Bylaw 18/2024. Section 5.4 establishes the regulations for development within the Laned-Lot Residential (LLR) District and Section 3.56 establishes the regulations for Dwelling – Townhomes.

During a compliance review of the property, it was identified that the detached garage proposed for the site does not align with the approved development permit plans. While the approved principal building and approved detached garage met the applicable locational requirements of the Land Use Bylaw, the Real Property Report submitted for compliance indicates that the concrete pad constructed for the garage is larger than the garage approved under the development permit.

Although the garage structure has not yet been built, the size of the pad suggests an intent to construct a garage larger than approved. A garage of this size would result in the total lot coverage exceeding the maximum permitted lot coverage.

Lot Coverage

Section 3.56(5)(a)(ii) of the Bylaw identifies that the maximum allowable lot coverage for a Townhouse – Single (internal unit) is 55%.

- Proposed lot coverage: 56.06%
- Maximum allowable: 55%
- Over: 1.06% or 2.21m²

Variance Authority

Section 2.15 of Land Use Bylaw 18/2024 addresses “Variances and Conditions.”

- Section 2.15(5) states:

“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.”

As such, the Development Authority has no authority to grant a variance to the maximum lot coverage.

In my interest the Board to note the following:

- At the time of the original garage application, the applicant was advised that the garage size would need to be reduced to meet lot coverage requirements. The applicant complied and submitted revised plans.
- The concrete pad that was poured is larger than the size shown on the approved plans.
- This discrepancy results in the lot coverage exceeding the maximum by 1.06% (2.21 m²).
- The Development Authority has no variance capacity to consider lot coverage requests.

If the Board supports the appeal, the following conditions & notes are requested:

CONDITIONS:

- 1) Development Permit approval is issued for a variance to lot coverage, for a total lot coverage of 56.06%

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.

f) An on-street construction permit is required for any construction taking place on City property including but not limited to driveway construction. Contact Engineering Services at 780-459-1654 to obtain the permit.

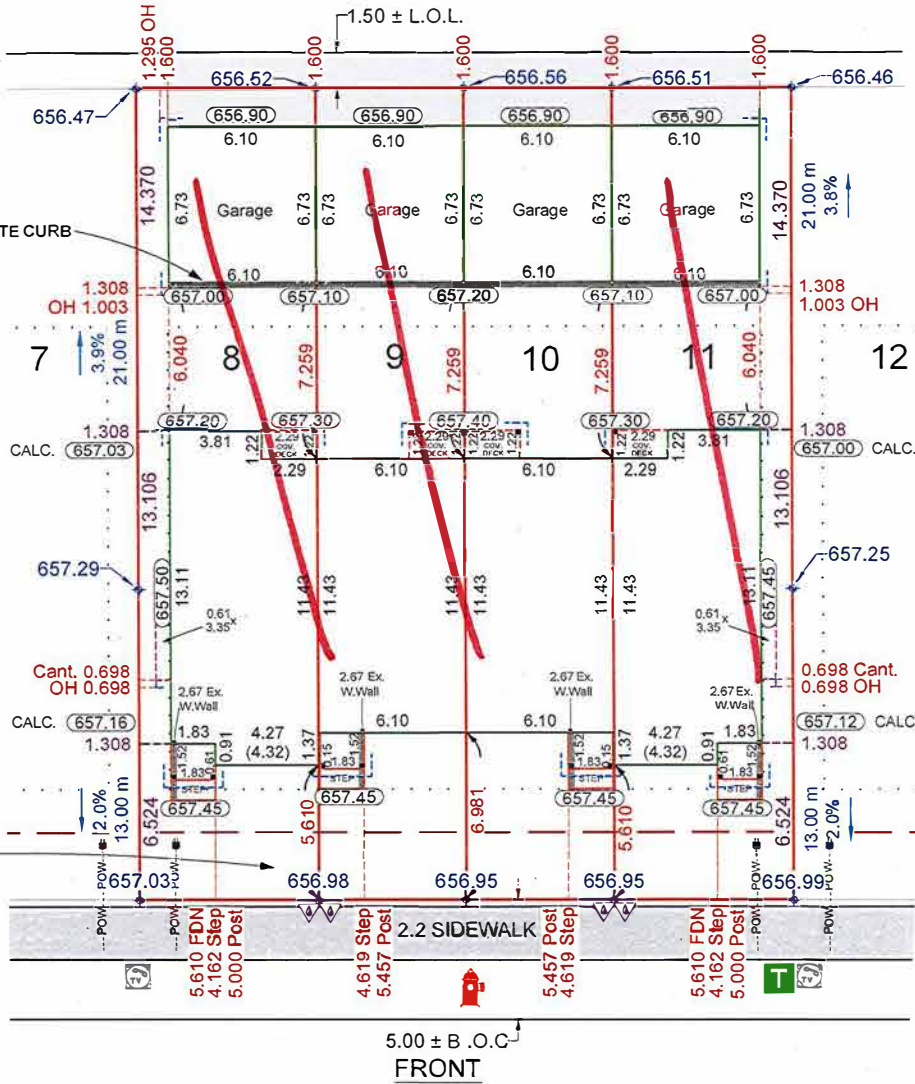
A handwritten signature in black ink that reads "M. Smith". The letters are cursive and somewhat stylized.

Melanie Smith
Development Officer I

Attachments:

- DP Refusal Decision - see Agenda Item 6.3
- Plot Plan

PLOT PLAN



- SANITARY SEWER INVERT (LOT 8) = 653.98
- SANITARY SEWER INVERT (LOT 9) = 653.98
- SANITARY SEWER INVERT (LOT 10) = 653.95
- SANITARY SEWER INVERT (LOT 11) = 653.95

ELEVATION DETAILS	
HOUSE TYPE:	1 STOREY
FINISHED FLOOR:	658.29
BOTTOM OF FOOTING:	654.96
BASEMENT HEIGHT:	9'3"
FINISHED GRADE AT-FRONT STEP:	657.45
4 RISE, DOWN 4"	
FINISHED GRADE AT-BACK OF HOUSE:	L-657.20, M-657.30, M-657.40, M-657.30, R-657.20
GRADE BELOW-BACK/SIDE DOOR SILL:	
GRADE BELOW-BASEMENT WINDOWS:	WELL AS REQ'D
TOP OF CONCRETE BASEMENT WALL:	657.99
GARAGE FLOOR:	656.90
SANITARY SEWER SERVICE INVERT:	SEE DETAIL
FOOTING SIZE:	0.20

NOTES

- BUILDER/OWNER RESPONSIBLE TO ENSURE BACK FILL LEVELS MEET ALL CODES.
- BUILDER / OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY THE LOCAL APPROVING AUTHORITY
- ALL DISTANCES SHOWN ARE IN METER AND DECIMALS THEREOF.
- ALL DIMENSIONS AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.
- ALL DIMENSIONS SHOWN TO FOUNDATION WALL, FINAL EXTERIOR CLADDING MAY ALTER DIMENSIONS
- THE ELEVATION OF THIS HOUSE HAS BEEN DESIGNED SO THAT IT WILL BE IN CONFORMANCE WITH THE LOT GRADING PLAN.
- RAIN WATER LEADERS TO BE DETERMINED.**
(NO INFORMATION ON ENGINEERING, CONTACT ENGINEER PRIOR TO CONSTRUCTION)
- CANTILEVER SUBJECT TO ALL BUILDING CODE REGULATIONS BUILDER/OWNER RESPONSIBLE TO ENSURE COMPLIANCE.

DETAILS	
- LOT AREA (8):	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:	16.81 %
- TOTAL COVERAGE:	50.75 %
- DRIVEWAY AREA:	18.89 m ² (203.3 ft ²)
- LOT AREA (9):	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:	18.89 m ² (203.5 ft ²)
- 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:	18.89 m ² (203.5 ft ²)

LEGEND			
PROPOSED CLEAN OUT	PROPOSED HYDRANT	PROPOSED BACK OF CURB	B.O.C.
PROPOSED STREET LIGHT	PROPOSED SERVICE PEDESTAL	PROPOSED BACK OF WALK	B.O.W.
PROPOSED C.C. LOCATION	PROPOSED POWER SERVICE	PROPOSED LIP OF LANE	L.O.L.
PROPOSED TRANSFORMER	PROPOSED FENCE LINE	PROPOSED UTILITY VAULT	DESIGN GRADE ELEVATION

LEGAL INFORMATION		
LOT	B LOCK	PLAN NUM.
8,9,10 & 11	16	242 1552
CIVIC ADDRESS:		
319 RANKIN DRIVE (LOT 8)		
321 RANKIN DRIVE (LOT 9)		
323 RANKIN DRIVE (LOT 10)		
325 RANKIN DRIVE (LOT 11)		
LOCATION	SUBDIVISION	
ST ALBERT	RIVERSIDE	

Pals Geomatics Corp.

EMAIL: PLOTPLAN@PALSGEOMATICS.COM
 PHONE: 780-455-3177
 FAX: 780-481-1301
 10704 - 176TH STREET NW
 EDMONTON, ALBERTA T5S 1G7

Canadian Home Builders Association Member

DWG DETAILS			
Rev. No.	Date:	Drafted By:	Description
PP	3/12/25	AWANG	
06	6/13/25	AWANG	RISERS
07	6/16/25	AWANG	OVERHANG
08	2/25/26	JGRAY	GARAGES
BUILDER/OWNER: CANTIRO HOMES			
MODEL: BUNGALOW TOWNHOMES MODERN (STANDARD)			
JOB NUM.: 3-08-4116008/009/010/011			
LOT ZONING: RXL		SCALE: 1:300	