



Development Permit Decision

Application Number: DP073293
Land Use District: LDR
Property File Number: 6006.2

Municipal Address
2 FALCON CRES

Legal Description
PLAN 6049RS;BLOCK 2;LOT 40

Type: DP SECONDARY SUITE DEVELOPMENT - BASEMENT
Proposed Use: SECONDARY SUITE - INTERNAL - MICRO SUITE - NOT BASEMENT

Applicant:
THOMPSON, KATIE
EDMONTON AB T5T 4S2
21707 80 AVE

Owner of Land:
THOMPSON, KATIE
21707-80 AVE NW
EDMONTON AB T5T 4S2

Decision:
REFUSED

Decision Made By:
MELANIE SMITH

Conditions

1. Date of refusal: July 8, 2025

Development permit for the addition of a second, secondary suite (internal, micro suite) within the existing single detached dwelling is refused.

The proposed secondary suite would be the second internal suite on the property, with a floor area of 29.31 sq.m.

Reason for Refusal:

(1) In accordance with Land Use Bylaw 18/2024, Section 3.69(5)(a) 'Notwithstanding section (5), in the LDR district only, a maximum of two secondary suites are allowed on a lot with the dwelling (single detached), provided that one of the suites is contained within the principal dwelling.'

The intent of this Section is to allow one secondary suite within the principal dwelling, and, optionally one additional suite in the form of a garden suite or garage suite. The dwelling already contains an approved basement suite. The addition of a second internal suite would exceed the number of internal secondary suites permitted on a single property.

(2) In accordance with Land Use Bylaw 18/2024, Section 3.69(8)(a), 'The minimum area of a Secondary Suite (internal) shall not be less than 30.00 sq.m.'

The proposed micro suite is 29.31 sq.m. The proposed micro suite fails to meet the minimum required floor area for a self-contained dwelling unit.

NOTE:

You may choose to appeal this Development Permit refusal to the Subdivision and Development Appeal Board within 21-days after the date on which this decision has been given to you as indicated above. Please refer to the rear of this form for contact information

for the Legislative Services Department.

Jul 08, 2025
Decision Date


Development Officer

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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 *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 expires if the development for which it was issued does not commence within 12 months from the date of issuance. Upon receipt of a written request from the applicant prior to the expiration date, the validity of a development permit may be extended once by the authority which approved it, for a period not exceeding 12 months.



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

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