

From: [Dustin Bizon | Multi Instruments](#)
To: [SDAB Submissions](#)
Subject: Potential development 65 Carlton Drive
Date: Tuesday, March 24, 2026 3:00:30 PM
Attachments: [SKM_C300i26032414250.pdf](#)

External Email: Use caution with links and attachments.

Good afternoon.

I received notification of this appeal today. As a business owner in the area, I have no concerns. The primary complaint I've heard is about parking after construction is complete. This is complete nonsense as the layout clearly showed a huge amount of parking on the property. Also, worship day is generally Friday afternoon and the parking around this area even at the busiest time will not be a concern.

Given the language I have seen floating around about this, it seems far more likely that this appeal has more to do with what the property is going to have built on it than "parking issues".

Best regards.

D. Bizon

Dustin Bizon
Multi instruments Inc.
(m) 780-233-5039
(o) 587-290-0923
dustin.bizon@multi-instruments.com
www.multi-instruments.com

LEGISLATIVE SERVICES

Email: SDABSubmissions@stalbert.ca

March 20, 2026

Dear Sir/Madam:

Re: Appeal against the decision of the Development Officer dated February 19, 2026 regarding the property legally described as:
PLAN: 0625875; BLOCK: 8; LOT: 9 – 65 Carleton Drive, St. Albert, AB

This letter is to notify you that an appeal has been filed with the St. Albert Subdivision and Development Appeal Board in regard to the above noted property. You are being notified at this time because you are an owner of property within a selected distance of 30m from the subject property.

The Appellant is appealing a decision of the Development Officer in approving a Development Permit application to authorize construction of a mosque.

Conditions

1. Development Permit approval is to authorize construction of a mosque. A "religious assembly" use is a discretionary use in the BPR - Business Park 2 land use district in which this lot is located. A discretionary use permit is subject to mandatory notification to adjacent properties within a 30m radius who have the right to file an appeal against the issuance of the permit within 21-days of receipt of notice. Pending that appeal period and barring an appeal the permit is deemed valid.
2. Prior to the occupancy, all conditions of the development permit, save those of a continuing nature, shall be fulfilled unless written authorization is otherwise provided by the City. Failing to comply with the conditions of development permit approval shall render this permit invalid.
3. Parking for the building has been calculated based on the provisions of Section 4.6(30) of the Land Use Bylaw. The Transportation Planning Engineer has reviewed the submitted Transportation Impact Assessment (TIA) document and is satisfied that based on the information provided by the applicant in terms of the attendance numbers and peak times of operation that the existing road network and the parking provided will be acceptable. Future development of the site shall be subject to additional review and new documents may be required.
4. Bicycle racks shall be provided as per Section 4.16(5) at 6 spaces per building.
5. All parking spaces shall be hard surfaced and accessible by permanent vehicles access, in accordance with the Land Use Bylaw and to the satisfaction of Engineering Services.

6. Any parking spaces, loading spaces or drive aisles shall be clearly demarcated or physically divided to delineate each area.

7. Landscaping:

Shall be provided in accordance with Part 3.97 and 3.102(1)(f) of the Land Use Bylaw 18/2024 and to the satisfaction of and approval of Engineering Services. Section 3.102(1)(f) states "Where at the time of development, the area between the front property line and the curb, and/or the curb and sidewalk is not landscaped, this area shall be landscaped to the City standards."

The landscaping shall be completed within two (2) years of the date of the building permit approval.

8. There shall be no exterior speakers installed on the building and in accordance with

information provided by the applicant there will be no call to prayer (Adhan) to announce the start of prayers at the mosque.

9. No portion of the structure, including eaves, cantilevers, or balconies shall be located on or project over, any utility right-of-ways or easements without written permission from all utility companies: and

The applicant/developer shall be responsible for ensuring that any utility right-of-ways that affects the parcel have been duly addressed prior to issuance of the building permit.

10. 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.

11. All building elevations to be as indicated on the stamped, approved plan(s) with the final appearance and type of exterior finishing materials to be approved by the Development Authority.

12. The site is to be serviced, landscaped and fenced as per the plans accepted by the Development Approving Authority, in consultation with the City Engineering Department, which acceptance may impose any conditions, including but not limited to completion deadlines, the provision of security, and minimum insurance requirements that the City considers appropriate.

13. The following shall be subject to separate development permit applications and approvals:

- a) on-site signage;
- b) future development- additions or interior alterations;
- c) any new Use(s); and
- d) any change of Use, or change in the intensity of Use.

14. Screening Requirements:

- a) All rooftop mechanical equipment must be visually and acoustically screened to the satisfaction of the Development Officer;
- b) Any exterior garbage and/or recycle containers must be visually screened to the satisfaction of the Development Officer.

15. Prior to the release of the written Development Permit decision, payment of a Development Permit decision fee shall be provided to the Development Authority in the amount of \$ 9620.40 in accordance with the Master Rates Bylaw – Schedule E: Development Fees.
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16. The site and building shall be developed as per the plans stamped, signed and conditionally approved by the Development Officer to the standards, Land Use Bylaw requirements, and satisfaction of the City of St. Albert.

17. Outdoor lighting of the development shall comply with the provisions of Section 3.24 of the Land Use Bylaw. In this regard, outdoor lighting must be located and arranged so that rays of light are not directed at adjacent sites and indirect rays do not adversely affect an adjacent site.
18. Prior to the issuance of a Building Permit, the following fees, levies, charges, securities, and documentation, shall be provided to the Development Authority and where indicated below, approvals obtained from the Development Authority or other City of St. Albert approving department:
 - a) Payment of any off-site charges pursuant to clause 650(1)(e) of the Municipal Government Act, clause 3.11(1)(b)(iv) of the City of St. Albert Land Use Bylaw, and the City of St. Albert Off-Site Levy Bylaw 30/2013;
 - b) Payment of construction water charges, as per Master Rates Bylaw – Schedule H: Water Service Connection Fees;
 - c) Payment of street cleaning levy, as per Master Rates Bylaw – Schedule A: Building Permit Fees, Lot Grading, Street Cleaning;
 - d) Submission of, and approval by Engineering Services of, a detailed civil engineering

drawing package, including site grading, and drainage plans with erosion and sediment control measures identified;

e) Submission of, and approval by Engineering Services of, detailed plans for underground power, water, sanitary and storm sewer servicing including the location of all service connections, as required;

f) Submission of, and approval by Building Inspection Services of, two (2) complete sets of detailed construction drawings, including detailed architectural, structural, electrical and mechanical drawings;

g) Payment of any outstanding property taxes;

h) The posting of a letter of credit (LOC) in an amount to be determined by, and in a form satisfactory to, the Development Authority, as security for the due and proper performance of all obligations under this development permit. The City of St. Albert may call on such security in such amounts, and at such times as it deems appropriate in the event the City determines that:

(i) the applicant/developer has failed to comply with any provision of this Permit;

(ii) this Permit is suspended or cancelled;

(iii) work has been commenced under this Permit but has not been properly completed within a reasonable period of time, as determined by the Development Authority;

i) A Certificate of Insurance (COI), in the name of the property owner, and in the form prescribed by and to the satisfaction of the Development Authority;

j) Payment of applicable Building Permit fees as per Master Rates Bylaw – Schedule A: Building Permit Fees, Lot Grading, Street Cleaning;

k) Submission of, and approval by Engineering Services of, a detailed landscaping plan prepared & stamped by a registered Alberta Landscape Architect (AALA) to the standards, Land Use Bylaw requirements, and satisfaction of the Development Approving Authority.

Note: All fees are as per Master Rates Bylaw, as approved by City Council on a yearly calendar basis.

The Subdivision and Development Appeal Board will hear the appeal on **Wednesday, April 1, at 5:30 p.m.** in Council Chambers, 3rd floor, St. Albert Place, 5 St. Anne Street, St. Albert.

You are invited to inform the Board of your comments either in person at the hearing, or in writing through this office. Written comments may be emailed to sdabsubmissions@stalbert.ca if you are unable to attend. Written comments received by this office will be provided to all persons having an interest in the appeal, including the Appellant, in accordance with the Access to Information Act. If you are sending an agent in your place, please provide written authorization for the representative to act on your behalf. Those persons who provide comments regarding the appeal will be notified by email of the decision of the Board.

Sincerely,

Kairee Droogers

Kairee Droogers
Clerk
Subdivision & Development Appeal Board