



## Development Permit Decision

Application Number: DP074063  
 Land Use District: LDR  
 Property File Number: 5075.46

**Municipal Address**  
 46 ELDRIDGE POINT

**Legal Description**  
 PLAN 2422069;BLOCK 4;LOT 23

**Type:** DP RES ALTERATION/ACCESSORY - ACCESSORY  
**Proposed Use:** SUNROOM WITH VARIANCE

**Applicant:**  
 MARC CHARRON  
 ST ALBERT, AB T8N 8C4  
 46 EDGRIDGE PT

**Owner of Land:**  
 HOMEXX CORPORATION.  
 11103-182 STREET NW  
 EDMONTON AB T5S 2R3

**Decision:**  
 REFUSED

**Decision Made By:**  
 CHELSEA THOMPSON

### Conditions

1. Development Permit application for a rear attached sunroom, deemed as an addition to the single-family dwelling and regulated by Section 5.2 - Low Density Residential District, is REFUSED.
2. The existing dwelling occupies 39.72% of the lot. Under the lot coverage maximums in the LDR land use district, the maximum permitted lot coverage for the dwelling (and garage) is set at 40%. As proposed, the sunroom addition will add 27.6 sq. metres of area to the lot coverage, which exceeds the 40% maximum.

Existing Lot Coverage of House & Garage = 39.72%  
 Proposed Sunroom = 5.84% Approx.

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 Total proposed new Lot Coverage = 45.56%

Therefore, proposal is over lot coverage by 5.56% or 26.11 sq. metres.

3. Section 2.15 of Land Use Bylaw 18/2024 speaks to Variances and Conditions. In accordance with Section 2.15(5), it states that, "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."

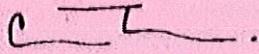
Therefore, the Development Authority cannot consider a variance request to the maximum lot coverage in the LDR district and for the proposed sunroom addition.

NOTE:

Be advised that a Development Permit refusal decision may be appealed to the Subdivision and Development Appeal Board (SDAB). Appealing a decision is a time-sensitive process and must be appealed within the MGA legislated time frame. More information is available on the City's website: <https://stalbert.ca/dev/planning/subdividing/appeals/>

Questions can be emailed to: [SDABSubmissions@stalbert.ca](mailto:SDABSubmissions@stalbert.ca)

Feb 12, 2026  
**Decision Date**

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**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](mailto: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

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