

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 5075.98

May 13, 2026

APPELLANT: ARVIN RAMNANAN (PROPERTY OWNER)

MUNICIPAL ADDRESS(S): 98 ELDRIDGE POINT

LEGAL DESCRIPTION: LOT 47; BLK 4; PLAN 242 2069

LAND USE CLASSIFICATION: LOW-DENSITY RESIDENTIAL (LDR)

DATE OF HEARING: MAY 27, 2026

PROPOSED DEVELOPMENT: PERGOLA WITH LOUVERED ROOF ON REAR DECK,
ATTACHED TO PRINCIPAL DWELLING (LOT COVERAGE
VARIANCE)

The appellant is appealing a refusal decision by the Development Authority, for a Development Permit application to construct a pergola with louvered roof on an existing deck. Pergola will be wall-mounted to the existing dwelling.

Development within the City is regulated by Land Use Bylaw 18/2024. Accordingly, Section 5.2 – Low-Density Residential (LDR) District regulates development within this district. A pergola with louvered roof that is attached to the dwelling is required to meet the setback and development requirements of the principal building. As proposed, the pergola with louvered roof meets those locational criteria; however, exceeds the maximum allowable lot coverage for the LDR district.

Section 5.2 identifies that the maximum allowable lot coverage for an LDR lot is limited to 40% for the dwelling and garage. The existing dwelling currently occupies 136.57 m² of lot coverage. The proposed pergola will add an additional 9.29 m², resulting in a total lot coverage of 145.86 m² (40.5%).

As proposed, the development exceeds the maximum permitted lot coverage by 0.5%, or 1.80 m².

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 any variance request to the maximum lot coverage for the proposed pergola with louvered roof.

It may interest the Board to note the following:

- The proposed pergola with louvered roof *complies* with the setback and locational criteria for the LDR district.
- The proposed pergola with louvered roof is an addition to the dwelling and will add 9.29 m².
- The existing home (with attached garage) covers 37.94% of the lot.
- The addition will result in a total lot coverage of 40.5%. <Overage of 0.5%>
- The Development Officer 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 wall-mounted pergola with louvered roof, a permitted use in the LDR Land Use District; in accordance with the provisions of Land Use Bylaw Section 5.2.
- 2) The addition results in a total lot coverage of 40.5%, with a variance of 0.5% allowed.
- 3) The pergola with louvered roof shall be constructed in accordance with the stamped, approved plan(s).
- 4) Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Authority, and any such changes shall not be undertaken until written authorization is provided by the Development Officer.
- 5) The exterior finishes of the pergola shall match or complement the exterior finishes of the existing dwelling.
- 6) The exterior finishes of the pergola must be completed within two (2) years of the date of development permit approval.

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
- Site Plan
- Elevation Plans



Development Permit Decision

Application Number: DP074480
Land Use District: LDR
Property File Number: 5075.98

Municipal Address
98 ELDRIDGE POINT

Legal Description
PLAN 2422069;BLOCK 4;LOT 47

Type: DP RES ALTERATION/ACCESSORY - ACCESSORY
Proposed Use: PERGOLA WITH LOUVERED ROOF, ON REAR DECK, ATTACHED TO PRINCIPAL DWELLING

Applicant:
RAMNANAN, ARVIN
ST ALBERT AB T8N 8C4
98 ELDRIDGE PT

Owner of Land:
RAMNANAN, ARVIN
98 ELDRIDGE PT
ST ALBERT AB T8N 8C4

Decision:
REFUSED

Decision Made By:
MELANIE SMITH

Conditions

1. Date of Refusal: April 30, 2026

The Development Permit application for a wall-mounted pergola with a louvered roof, attached to the existing dwelling and considered an addition under Section 5.2 (Low Density Residential District), is REFUSED.

The existing dwelling occupies 136.57 m² of lot coverage. The proposed pergola would add 9.29 m², resulting in a total lot coverage of 145.86 m² (40.5%).

The maximum permitted lot coverage for the dwelling and garage in this district is 40%. The proposal therefore exceeds the maximum by 0.5%.

In accordance with Section 2.15(5) of Land Use Bylaw 18/2024, the Development Authority is not permitted to vary lot coverage. As such, the proposed development cannot be approved.

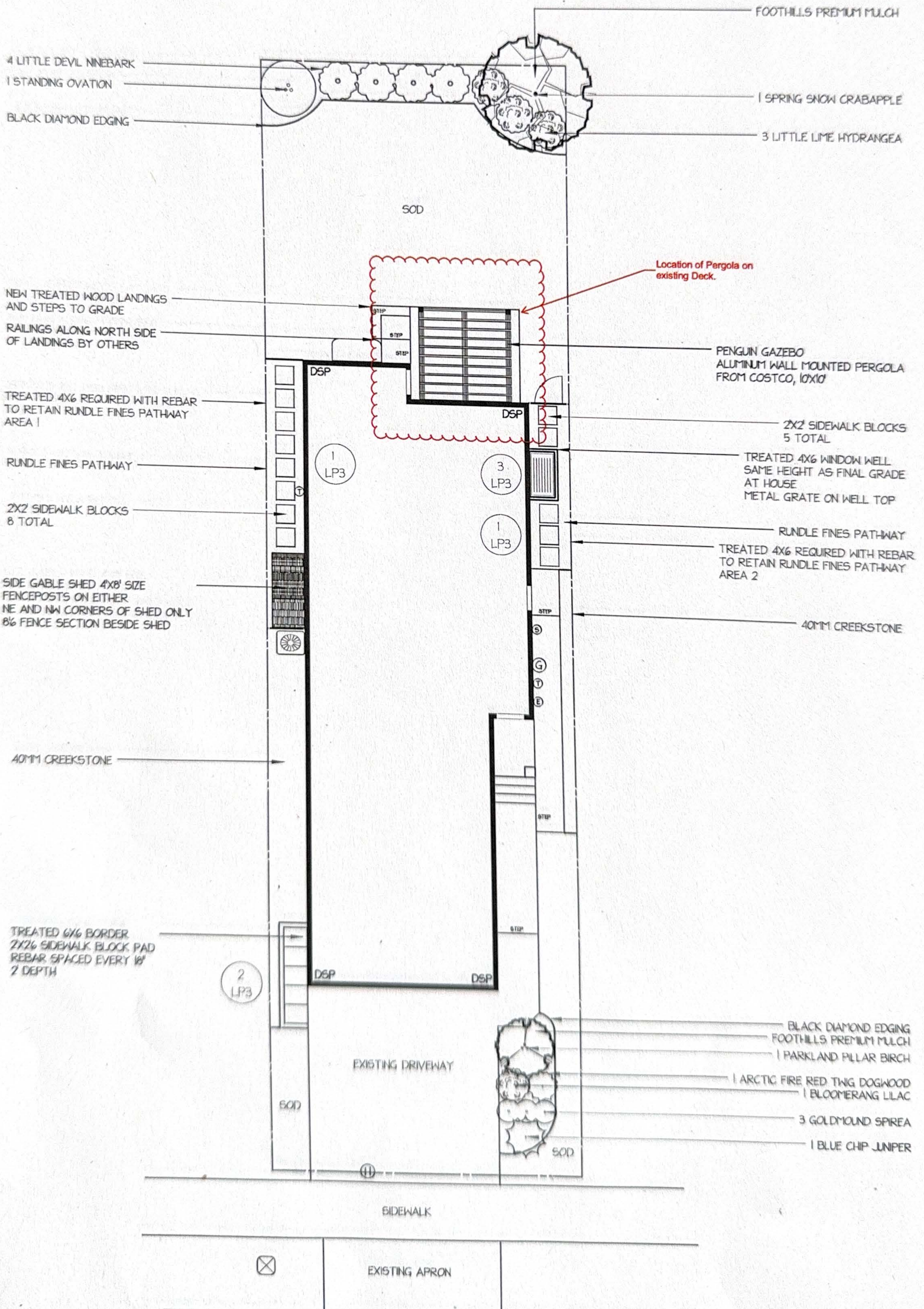
NOTES:

- a) Interior alterations shall be constructed in accordance with approved plans and all relevant requirements of the Alberta Building Code.
- 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) 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.
- 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) Construction sites are to be kept clean and free from debris while the site is under construction.

Apr 30, 2026
Decision Date


Development Officer

Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees				
1	Betula Platyphylla 'Jefpark'	PARKLAND PILLAR BIRCH	60MM	
1	Malus 'Spring Snow'	SPRING SNOW CRABAPPLE	60MM	
Shrubs				
1	Amelanchier 'Alnifolia 'Obelisk'	STANDING OVATION	5G	
1	Cornus sericea 'Farrar'	ARCTIC FIRE RED TWIG DOGWOOD	5G	
3	Hydrangea Paniculata 'Jane'	LITTLE LIME HYDRANGEA	5G	
1	Juniperus Horizontalis 'Blue Chip'	BLUE CHIP JUNIPER	5G	
4	Physocarpus Opulifolius 'Dorina May'	LITTLE DEVIL NINEBARK	5G	
3	Spiraea Japonica 'Spiraea'	GOLDMOUND SPIREA	2G	
1	Syringa 'Bloomerang'	BLOOMERANG LILAC	5G	



Location of Pergola on existing Deck.

PENGUIN GAZEBO ALUMINUM WALL MOUNTED PERGOLA FROM COSTCO, 10'X10'

2X2 SIDEWALK BLOCKS 5 TOTAL

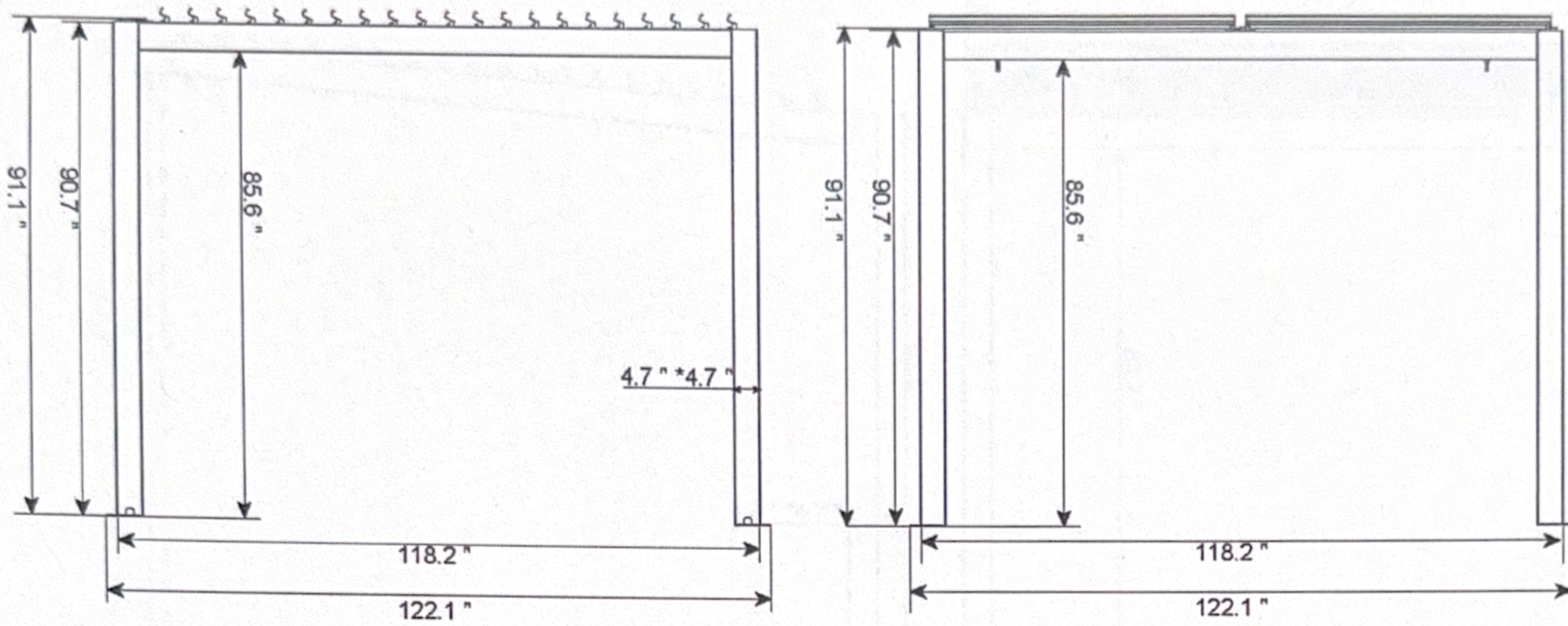
TREATED 4X6 WINDOW WELL SAME HEIGHT AS FINAL GRADE AT HOUSE METAL GRATE ON WELL TOP

RUNDLE FINES PATHWAY TREATED 4X6 REQUIRED WITH REBAR TO RETAIN RUNDLE FINES PATHWAY AREA 2

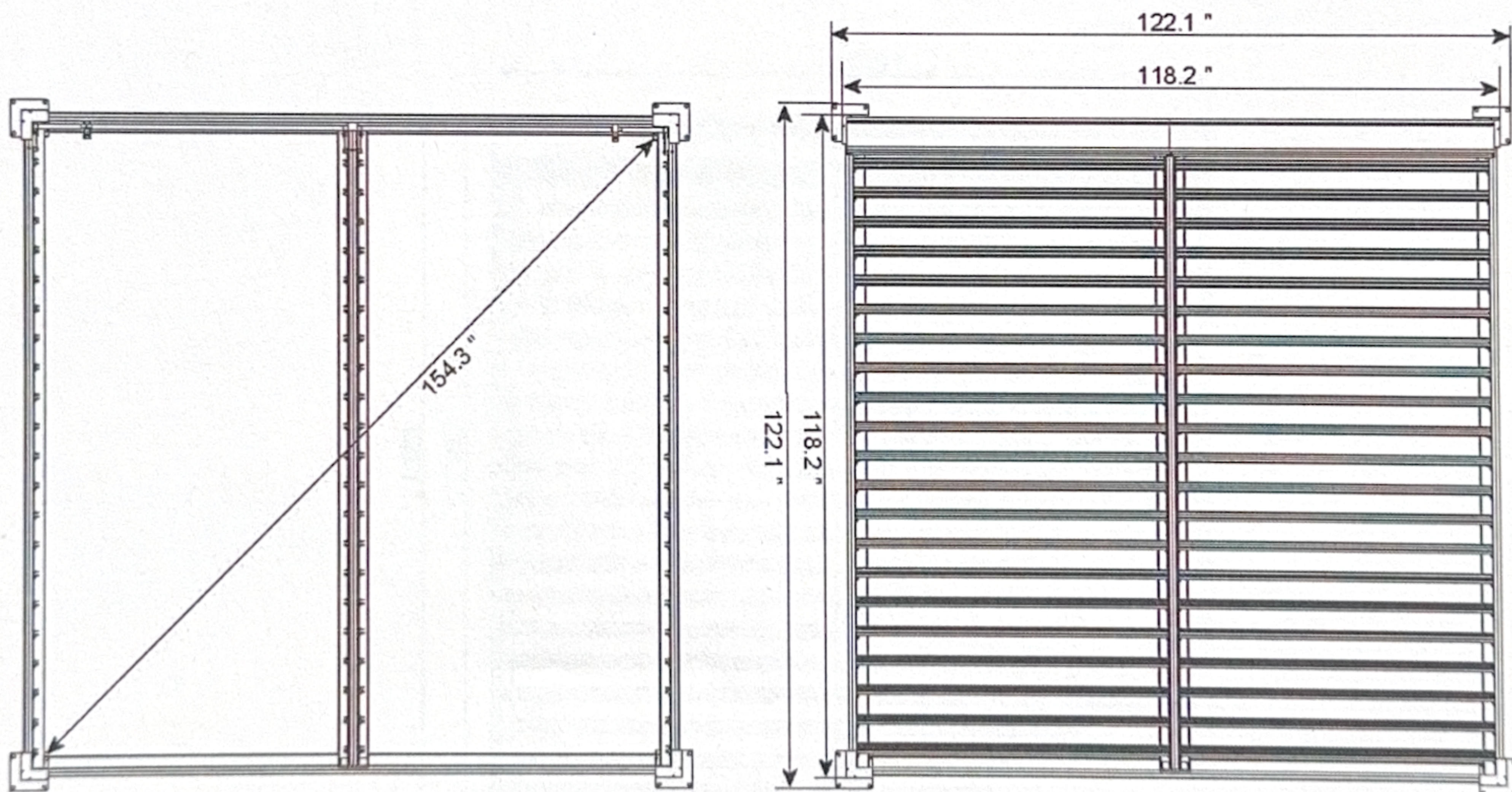
40MM CREEKSTONE

BLACK DIAMOND EDGING
FOOTHILLS PREMIUM MULCH
1 PARKLAND PILLAR BIRCH
1 ARCTIC FIRE RED TWIG DOGWOOD
1 BLOOMERANG LILAC
3 GOLDMOUND SPIREA
1 BLUE CHIP JUNIPER

WALLMOUNTED PERGOLA MURALE 10X10
PAW1010



VUE DE CÔTÉ | SIDE VIEW



VUE DE LA BASE DE LA STRUCTURE
VIEW OF STRUCTURE BASE

VUE DU TOIT | ROOF VIEW