

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

File: 11015.170

May 15, 2026

APPELLANT: KATHERINE BROWN - OWNER

MUNICIPAL ADDRESS(S): 20, 170 KINGSWOOD BLVD

LEGAL DESCRIPTION: LOT 20; PLAN 002 3745

LAND USE CLASSIFICATION: LOW-DENSITY RESIDENTIAL (LDR)

DATE OF HEARING: MAY 27, 2026

PROPOSED DEVELOPMENT: CONSTRUCT SUNROOM (REAR SETBACK VARIANCE)

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The appellant is appealing a refusal decision by the Development Authority, for a Development Permit application to construct a rear sunroom on an existing deck of the dwelling. Land Use Bylaw 18/2024 regulates all development in the City. Accordingly, the Low-Density Residential (LDR) District - Section 5.2 regulates development on this subject parcel.

A sunroom is considered an 'addition to the dwelling' and is required to meet the setback and development requirements of the principal building. As proposed, the sunroom does *not* meet the rear yard setback requirement for a dwelling in the LDR district.

The LDR district requires a minimum rear yard setback of no less than 6.0 m. As proposed, the sunroom would be located 4.2 m from the rear property line. This is a deficiency of 1.8m or a 30% variance.

Section 2.15 of Land Use Bylaw 18/2024 speaks to 'Variances and Conditions'. In accordance with Section 2.15(1), it states that the Development Authority has variance consideration for up to 25% of any applicable measurement limit. The requested variance exceeds the powers of the Development Officer to approve, at the requested 30%.

It may interest the Board to note the following:

- The proposed sunroom is an 'addition to the dwelling' and will add 11.15 m<sup>2</sup> (120 ft<sup>2</sup>).
- The sunroom is a permitted use.
- A minimum **6.0m** rear setback is required in the LDR district.
- The proposed sunroom will be **4.2m** from the rear property line.
- The requested variance will be **1.8m or 30%**.
- The variance **exceeds** the Development Officer's variance powers.

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

CONDITIONS:

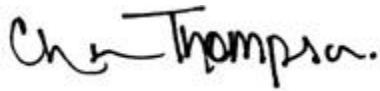
- 1) Development Permit approval is issued for a residential sunroom addition, a permitted use in the LDR Land Use District; in accordance with the provisions of Land Use Bylaw Section 5.2.
- 2) The sunroom addition has been approved with a rear yard variance, reducing the required rear yard setback to 4.2 m.
- 3) The sunroom development 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 sunroom shall match or complement the exterior finishes of the existing dwelling.
- 6) The exterior finishes of the sunroom 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.



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Chelsea D. Thompson, L.A.T, C.Tech.  
Development Officer II

Attachments:

- DP Refusal Decision
- Aerial Image – 20, 170 Kingswood Boulevard
- Elevation Plans
- Development Site Sketch
- RPR Survey for existing deck location



# Development Permit Decision

Application Number: DP074563  
Land Use District: LDR  
Property File Number: 11015.170.  
20

**Municipal Address**  
20 170 KINGSWOOD BLVD

**Legal Description**  
PLAN 0023745; LOT 20; N

**Type:** DP RES ALTERATION/ACCESSORY - ACCESSORY  
**Proposed Use:** SCREEN ROOM ON DECK

**Applicant:**  
BROWN, DENIS W  
ST ALBERT AB T8N 6Z6  
20, 170 KINGSWOOD BLVD

**Owner of Land:**  
BROWN, DENIS W  
20, 170 KINGSWOOD BLVD  
ST ALBERT AB T8N 6Z6

**Decision:**  
REFUSED

**Decision Made By:**  
CHELSEA THOMPSON

**Conditions**

1. Development Permit application to constructed a screened-in sunroom at the rear of the dwelling is REFUSED.

The proposed addition to the dwelling is required to meet the building location criteria of the Low-Density Residential (LDR) land use district. As proposed, the sunroom will be located 4.2 m from the rear property line, whereas Land Use Bylaw 18/2024 - Section 5.2(10)(c)(i)(A) requires a minimum setback of 6.0 m.

The requested variance to the rear setback is 1.8m or 30%. The variance requested exceeds the powers of the Development Officer to approve, in accordance with Section 2.15(1).

Required Rear Setback = 6.0 m  
Proposed Rear Setback = 4.2 m

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Requested Variance = 1.8 m (30%)

NOTE:

This Development Permit refusal decision may be appealed to the Subdivision and Development Appeal Board (SDAB).

To file an appeal, please visit the City's webpage at [www.stalbert.ca](http://www.stalbert.ca) and search up 'Appealing a Decision'.

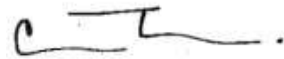
(<https://stalbert.ca/dev/planning/subdividing/appeals>)

Important!

Filing an appeal is a time-sensitive process and regulated by the Municipal Government Act (MGA). Should you have any questions about the appeal application or SDAB process, please reach out to [SDABsubmissions@stalbert.ca](mailto:SDABsubmissions@stalbert.ca).

May 07, 2026

**Decision Date**



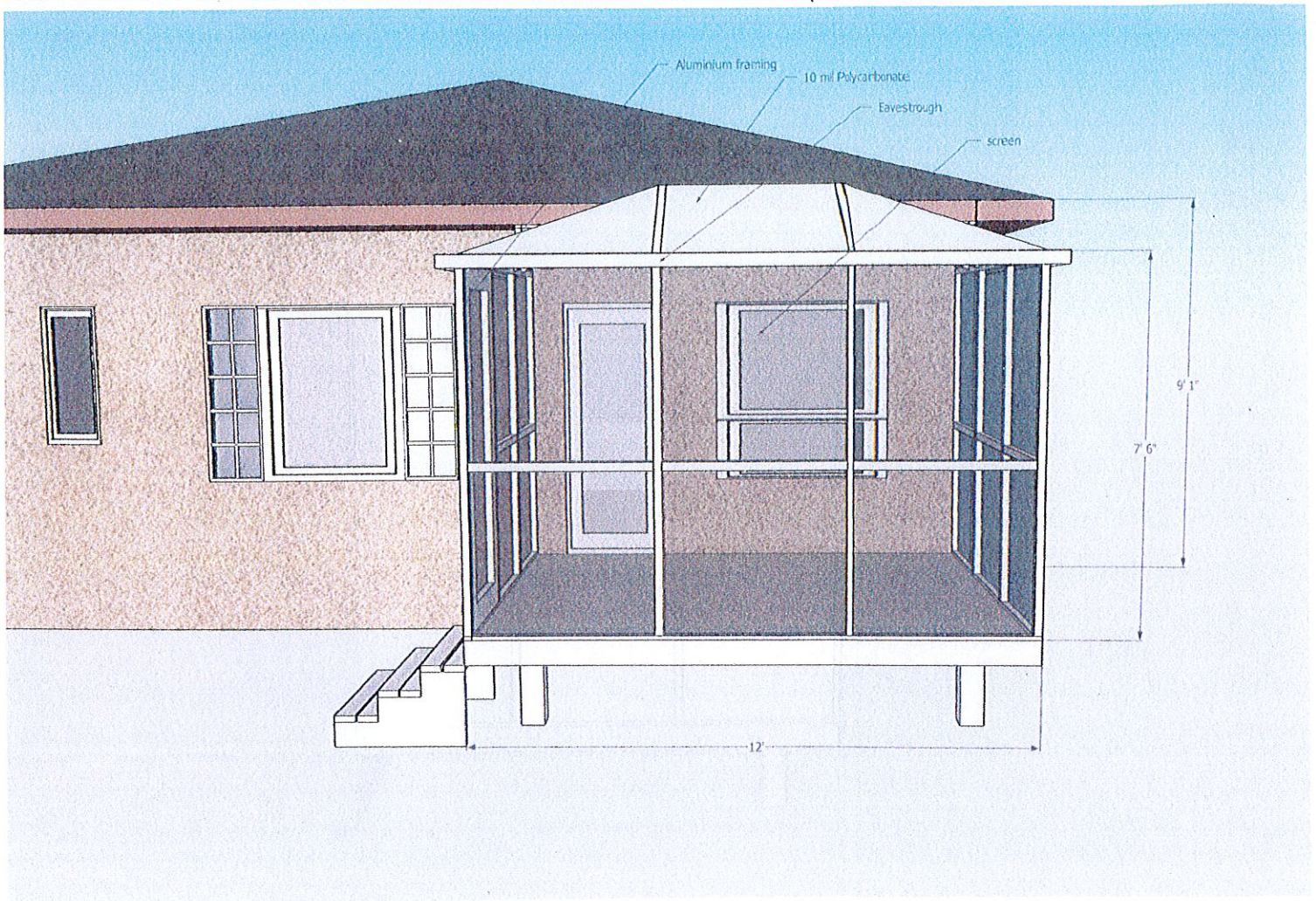
**Development Officer**





# SUNCOAST

ENCLOSURES™

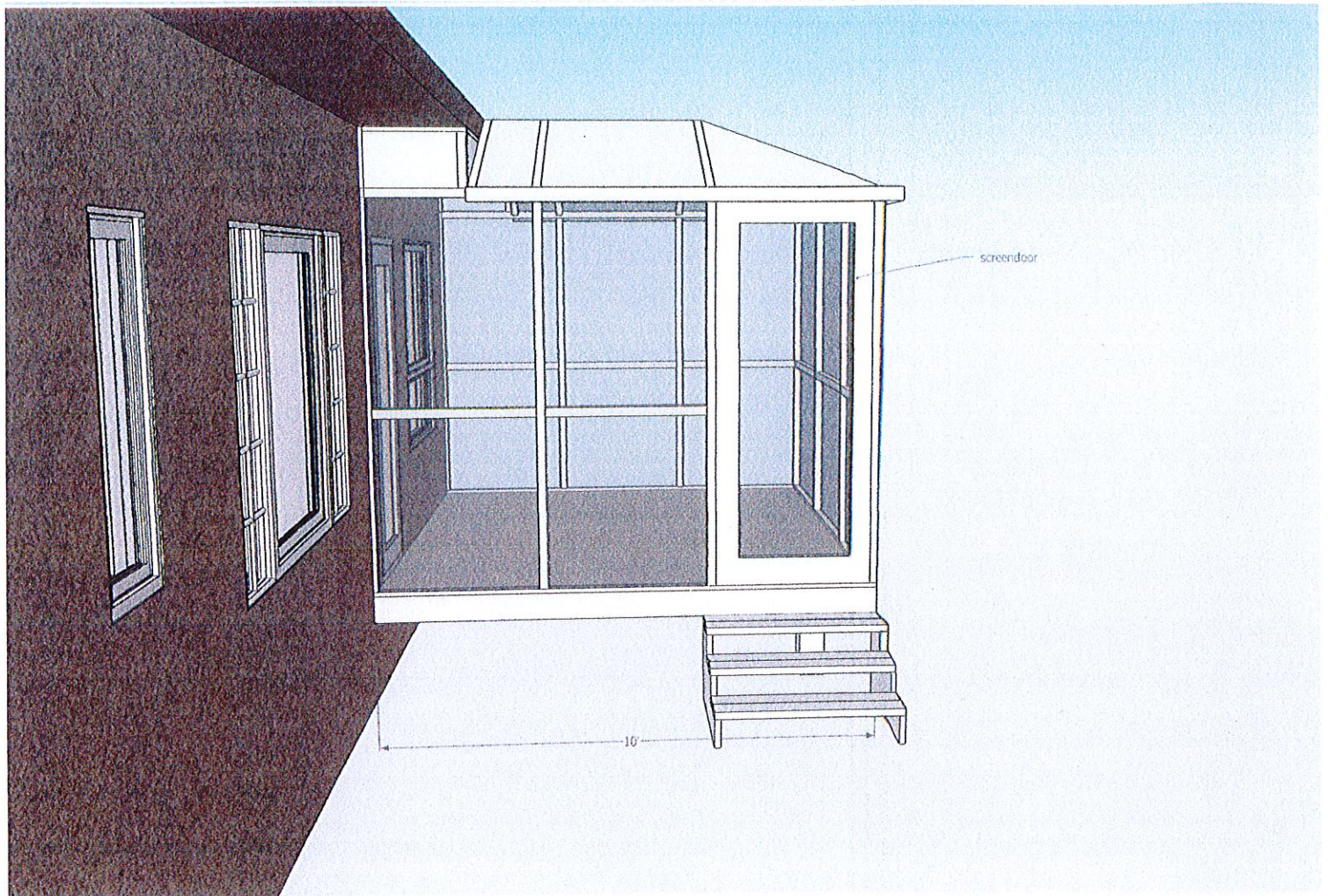


**Front**

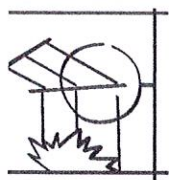


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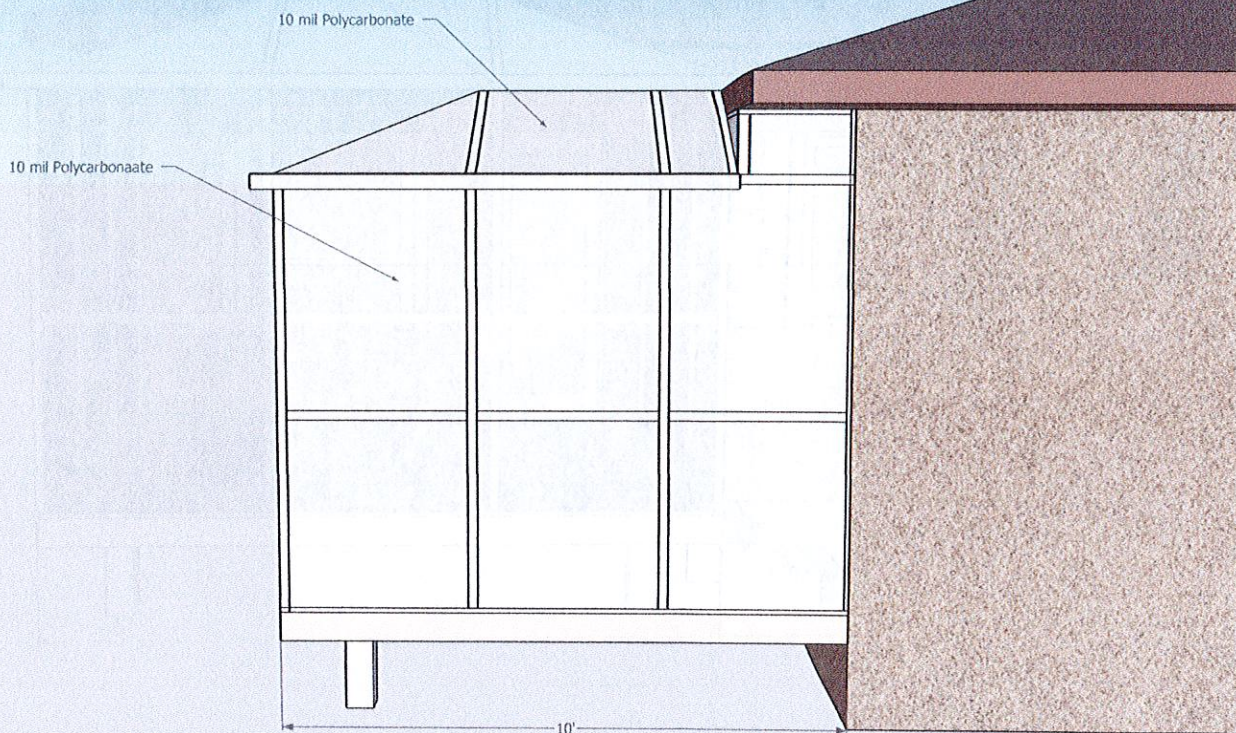


Left



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**Right**



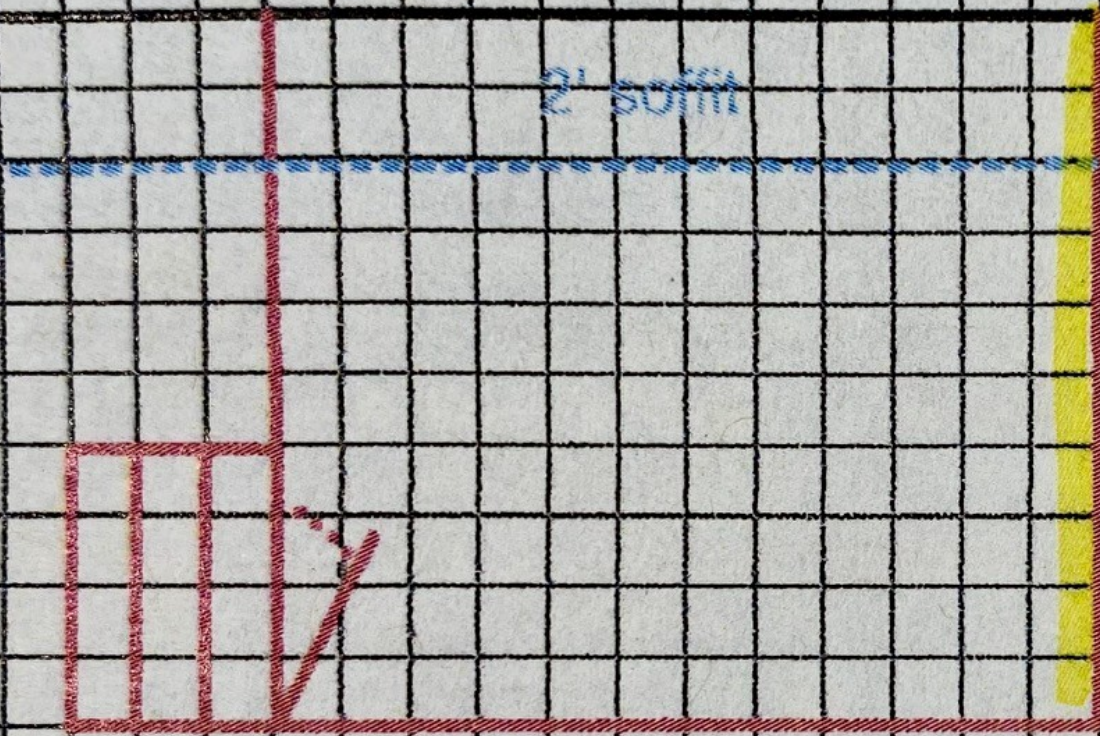
# SUNCOAST ENCLOSURES™

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www.suncoastenclosures.com



Type:	<input type="checkbox"/> Louvered Roof	<input checked="" type="checkbox"/> Polycarbonate Roof	<input type="checkbox"/> Screen Wall	<input type="checkbox"/> 3 Season Wall	<input type="checkbox"/> Retractable Screen Vinyl	<input type="checkbox"/> Other:
Frame Color:	<input checked="" type="checkbox"/> White	<input type="checkbox"/> Black	<input type="checkbox"/> Brown	<input type="checkbox"/> Custom:	Blade Color:	<input type="checkbox"/> White <input type="checkbox"/> Black <input type="checkbox"/> Brown <input type="checkbox"/> Custom:
Roof Style:	<input type="checkbox"/> Mansard	<input type="checkbox"/> Gable	<input type="checkbox"/> Shed	Roof Height: 8'7"	Wall Height:	Windows: <input type="checkbox"/> Clear <input type="checkbox"/> Tinted <input type="checkbox"/> Grey Tinted
Polycarbonate Roof	<input type="checkbox"/> Clear	<input type="checkbox"/> Grey	<input type="checkbox"/> Opaque	Screen Type: 55%	Screen Color: Black	
Accessories (heating, lighting, smarthome, etc.)					# of Doors: 1	Chair Rail: <input type="checkbox"/>



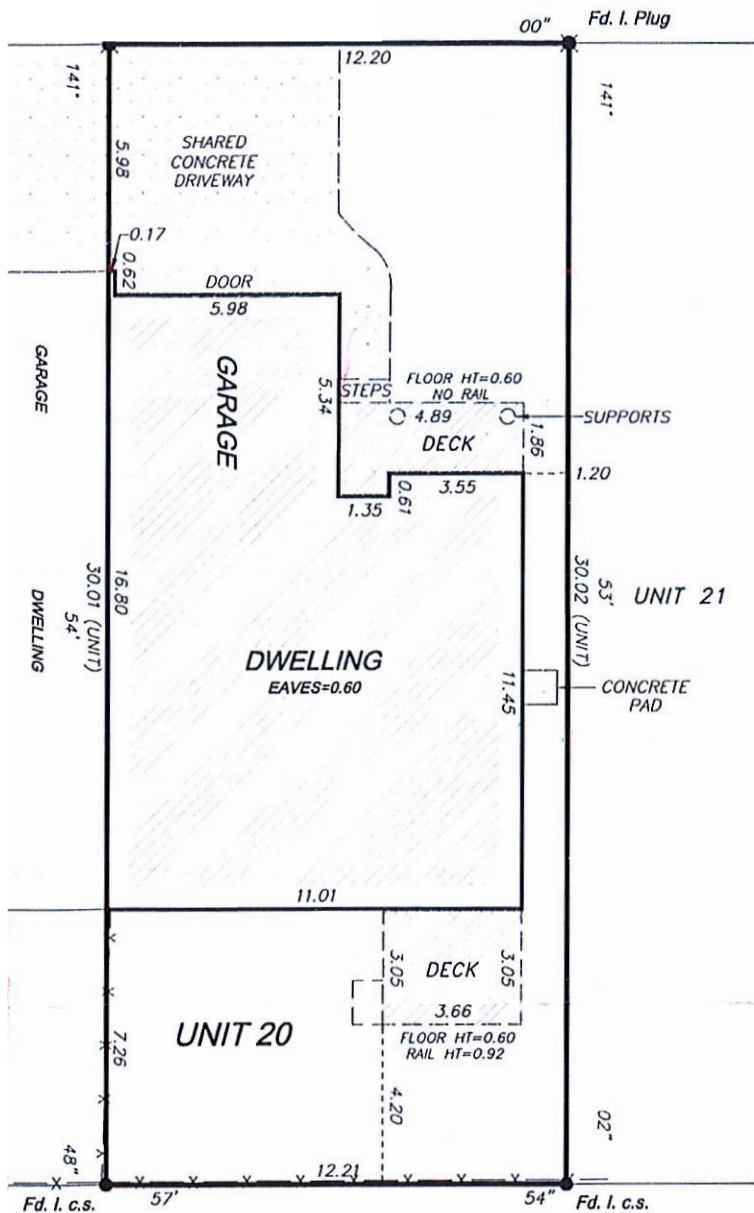


2' soffit

12'

0'

Polycarbonate wall



LOT 7MR  
 PLAN 972 3453