

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 37.730

June 17, 2025

APPELLANT: HABITAT FOR HUMANITY, EDMONTON SOCIETY
(CURTIS KINAL)

MUNICIPAL ADDRESS(s): 120 – 730 ST. ALBERT TRAIL

LEGAL DESCRIPTION: LOT 7; BLK 1; PLAN 0321377

LAND USE CLASSIFICATION: TCC – TRAIL CORRIDOR COMMERCIAL

DATE OF HEARING: JUNE 25, 2025

PROPOSED DEVELOPMENT: INSTALLATION OF COMMERCIAL ACCESSORY
BUILDING (QUONSET)

The appellant is appealing a refusal decision by the Development Authority, for a Development Permit application to install a commercial accessory building (Quonset) on site. The proposed commercial accessory building is not in compliance with the provisions of Land Use Bylaw 18/2024.

All development within the City is regulated by Land Use Bylaw 18/2024. In accordance with Section 5.9(3)(xxiii)(b) accessory developments are a Discretionary Use in the TCC (Trail Corridor Commercial) District.

As a commercial accessory building, the Quonset would be required to meet the following regulations from the Land Use Bylaw:

Section 3.12 Design, Character, And Appearance Of A Building:

- (1) All exterior finishes shall have a finished treatment.
- (2) The design, character and appearance of a building, including all accessory buildings and relocatable buildings, must be:
 - a. Compatible with any other buildings on the site, and in the vicinity; and
 - b. Consistent with the regulations and purpose of the District in which the building is located.

The proposed Quonset, with its fabric exterior and utilitarian appearance, lacks a finished exterior treatment and is not compatible with the architectural standards and visual context of the area in which it is proposed.

Section 3.80 Design, Character, And Appearance Of Non-Residential Buildings:

- (1) In addition to the requirements in section 3.12 'Design, Character, And Appearance Of A Building,' all buildings must be finished as follows:

- a. Exterior finishing materials on facades visible from a public right-of-way, Residential District, residential use, natural area, or park shall be of a higher quality appearance, as determined by the Development Authority; and,
- b. The use of two or more colours or materials is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that compliments the principal building, as determined by the Development Authority.

(2) Large expanses of uninterrupted wall planes are prohibited where visible from a public right-of-way, Residential District, residential use, natural area or park.

The proposed Quonset does not meet the above criteria regulated by the Land Use Bylaw. The fabric material and lack of architectural detail do not provide the high-quality visual appearance expected for buildings in the TCC District. In addition, the large, uniform wall surfaces and absence of enhanced finishes contribute to its incompatibility to the surrounding built environment.

In rendering the permit decision, the Development Authority considered the parcel's land use districting, the applicable Land Use Bylaw regulations, and the specific details of the application submission.

During the application review process, the Development Officer suggested that the appellant consider constructing a permanent accessory building with conventional exterior finishes to better align with character of the existing buildings on the site and in the vicinity. The appellant declined to pursue this alternative and opted to proceed with the fabric-finished Quonset.

It may interest the Board to note the following:

- Accessory Buildings in the TCC Land Use District are regulated by Section 3.12 and Section 3.80 of the Land Use Bylaw.
- Accessory Buildings are a discretionary use in the TCC Land Use District.
- All exterior finishes shall have a finished treatment and be compatible with any other buildings on the site, or in the vicinity.
- The proposed white and grey Quonset is 40ft wide (12.19m), 80ft long (24.38m), 23ft (7.01m) high. It has a fabric finish with two (2) fabric zipper doors.
- The location for the proposed Quonset is enclosed by existing chain link and wooden fencing approximately 8ft (2.4m) in height along the perimeter. The fencing is generally in good condition and provides a reasonable degree of visual screening from the adjacent properties and public view.

If the Board supports the appeal, the following conditions are requested on the decision:

CONDITIONS:

1. Development Permit approval is issued to authorize the installation of a Quonset as an Accessory Building on the site.
2. The Accessory Building shall be located a minimum of 1.0m from the existing side fencing to allow for maintenance access.

3. Accessory Buildings are a discretionary use in the TCC (Trail Corridor Commercial) Land Use District, in accordance with Section 5.9(3)(xxiii)(3) of Land Use Bylaw 18/2024.
4. The development shall exist in accordance with the stamped, approved plan(s).
5. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes may require a new Development Permit application. No changes shall be undertaken without written authorization provided by the Development Officer.
6. The approved Accessory Building shall be maintained in a clean, structurally sound, and aesthetically acceptable condition at all times. The fabric exterior must be kept free from excessive fading, tearing, staining, or other forms of visible deterioration. The Accessory Building shall not be permitted to fall into a state of disrepair or neglect that would negatively impact the visual quality of the site or surrounding area, as determined by the Development Authority.
7. The existing visual screening, consisting of wood and chain link fencing installed around the site shall be maintained in good condition to effectively screen the Accessory Building from adjacent properties.
8. The Accessory Building shall only be used for accessory commercial storage purposes to the principal business on site and shall not be used for retail sales, or any other use without prior approval of the Development Authority.

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.



Melanie Smith
Development Officer I

Attachments:

- DP Refusal Decision (DP073150, dated June 2, 2025)
- Submitted site plan
- Aerial image of 730 St. Albert Trail
- Photos of proposed Accessory Building location



Development Permit Decision

Application Number: DP073150
Land Use District: TCC
Property File Number: 37.730

Municipal Address
120 730 ST ALBERT TR

Legal Description
PLAN 0321377;BLOCK 1;LOT 7

Type: DP CHANGE OF USE/OCCUPANCY/ALT - COMMERCIAL
Proposed Use: INSTALLATION OF QUONSET

Applicant:
KINAL, CURTIS
EDMONTON AB T5B 1G5
8210 YELLOWHEAD TR NW

Owner of Land:
TOTEM DEVELOPMENTS LTD.
BOX 1480, 630 - 1ST STREET W
COCHRANE AB T4C 1B4

Decision:
REFUSED

Decision Made By:
MELANIE SMITH

Conditions

1. Date of Decision: June 2, 2025

Development permit for the installation of a commercial accessory building (quonset) is refused.

The proposed white and grey quonset is 40 ft wide (12.19m), 80 ft long (24.38m), 23 ft (7.01m) high.
It has a fabric finish with two(2) fabric zipper doors.

Reason for Refusal:

In accordance with Land Use Bylaw 18/2024, Section 5.9 (3)(xxiii)(b), Accessory Developments are a Discretionary Use in the Trail Corridor Commercial (TCC) District.

In accordance with Land Use Bylaw 18/2024, Section 3.12 Design, Character, And Appearance Of A Building:

- (1) All exterior surfaces shall have a finished treatment.
- (2) The design, character and appearance of a building, including all accessory buildings and relocatable buildings, must be:
 - (a) Compatible with any other buildings on the site, and in the vicinity; and
 - (b) Consistent with the regulations and purpose of the District in which the building is located.

The proposed Quonset, with its fabric exterior and utilitarian appearance, lacks a finished exterior treatment and is not compatible with the architectural standards and visual context of the area in which it is proposed.

In accordance with Land Use Bylaw 18/2024, Section 3.80 Design, Character, and Appearance of Non-Residential Buildings:

- (1) In addition to the requirements in section 3.12 'Design, Character, And Appearance Of A Building,' all buildings must be finished as follows:
 - (a) Exterior finishing materials on facades visible from a public right-of-way, Residential

District, residential use, natural area, or park shall be of a higher quality appearance, as determined by the Development Authority; and,

(b) The use of two or more colours or materials is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that compliments the principal building, as determined by the Development Authority.

(2) Large expanses of uninterrupted wall planes are prohibited where visible from a public right-of-way, Residential District, residential use, natural area or park.

The proposed building does not meet these criteria. The fabric material and lack of architectural detail do not provide the high-quality visual appearance expected for buildings within the District. In addition, the large, uniform wall surfaces and absence of enhanced finishes or articulation further contribute to its incompatibility with the surrounding built environment.

NOTE:

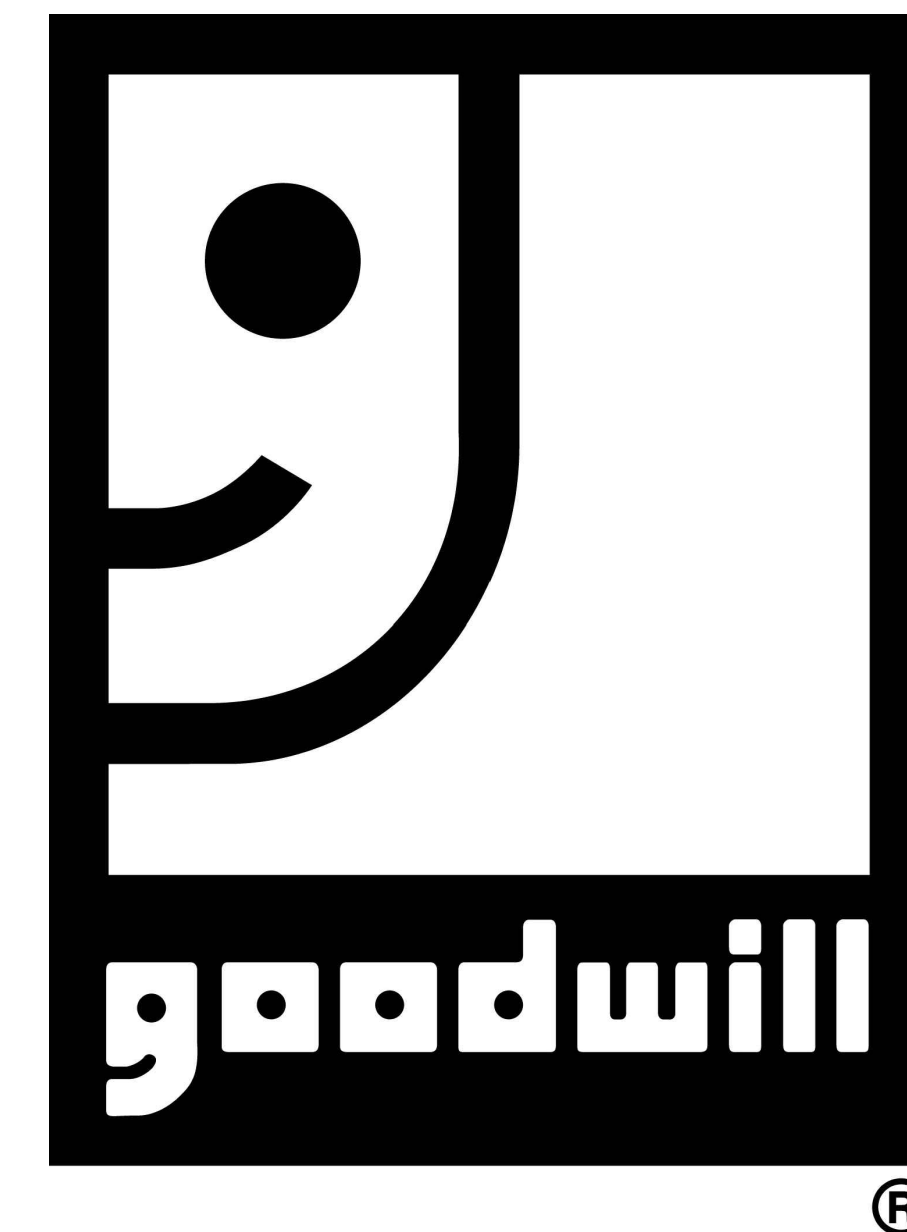
You may choose to appeal this Development Permit refusal to the Subdivision and Development Appeal Board within 21-days after the date on which this decision has been given to you as indicated above. Please refer to the rear of this form for contact information for the Legislative Services Department.

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.

Jun 02, 2025
Decision Date


Development Officer



CONTACT
BRENNAN MURPHY
DIRECTOR, PROPERTY SERVICES
BMURPHY@GOODWILL.AB.CA
(780) 944-1414

LOCATION
**(28) GOODWILL ON
THE TRAIL**
730 ST ALBERT TRL
ST. ALBERT, AB T8N 7H5

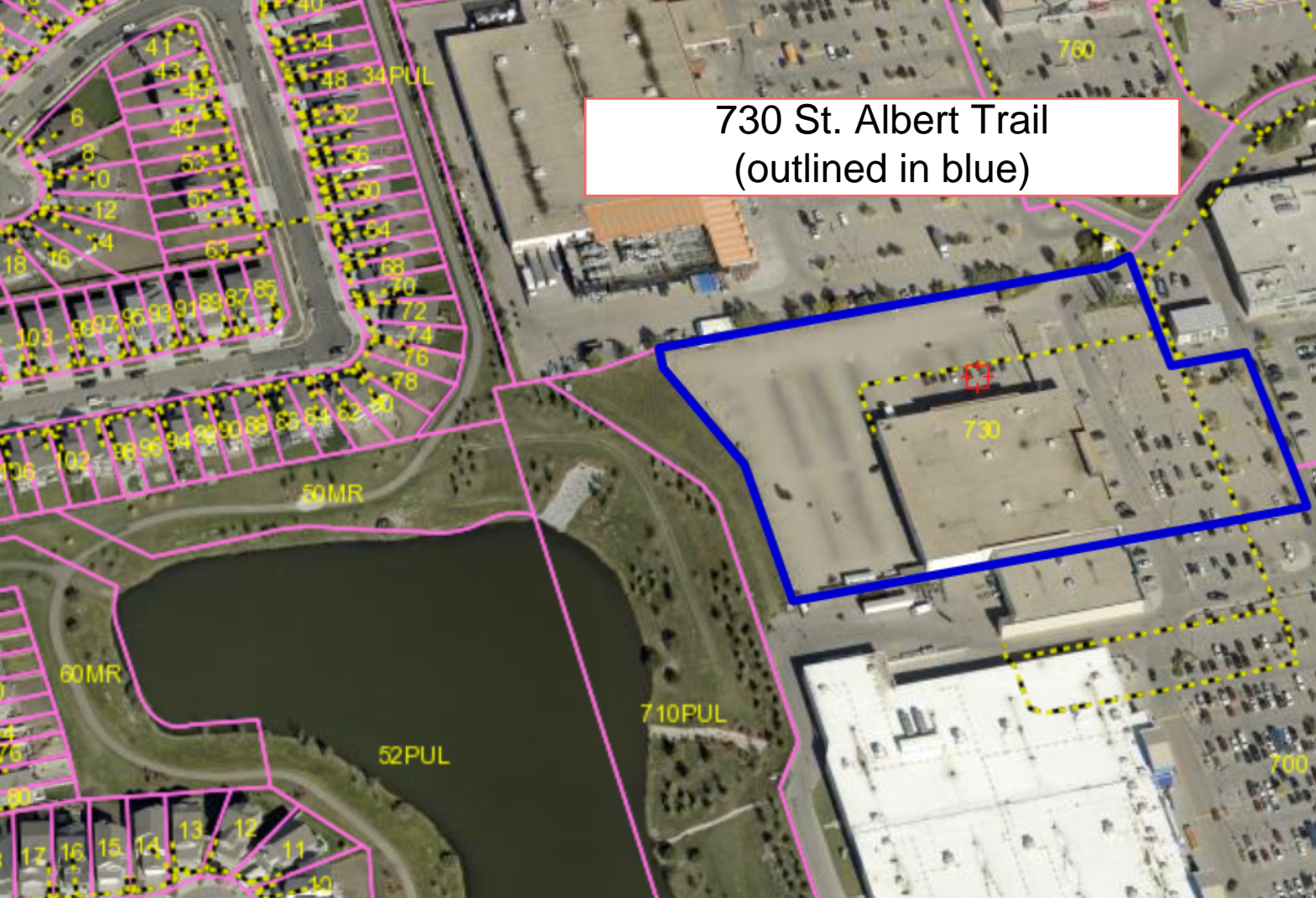
The diagram is a site plan showing a property layout. Key features include:

- QUONSET 80' x 40'**: A rectangular area with a pink hatched pattern, located in the upper left.
- H4H YARD 20' x 100'**: A rectangular area with a light blue hatched pattern, located in the center.
- GOODWILL**: A large rectangular area with a diagonal line pattern, located in the center-right.
- DOLLARAMA**: A rectangular area with a diagonal line pattern, located in the bottom right.
- NEW CHAINLINK FENCE (BLUE)**: A blue line with circular markers indicating fence posts, forming a large perimeter around the central areas.
- GATE**: A specific opening in the blue chainlink fence, indicated by a red arrow.

Red arrows point from the text labels to their corresponding features on the plan. The overall property boundary is shown with a grey line and circular markers.

DRAWING DATE 2024-07-22	NO. D100
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730 St. Albert Trail
(outlined in blue)



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EagfZ E[VW^aa] [^ Yfai SdVeCga` eWXa_ I S^ Sd



Inside Yard, Looking towards Quonset



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Sample Image of Accessory Building from provider website

