

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

18 Gareth Place

Date: February 4, 2026

Presented by:

Megan McNab

Development Officer I

Planning & Development

Appeal at 18 Gareth Place (Gareth B)

The applicant is appealing the decision of the Development Authority in refusing a development permit application to convert a Dwelling (Duplex) into a Group Home.

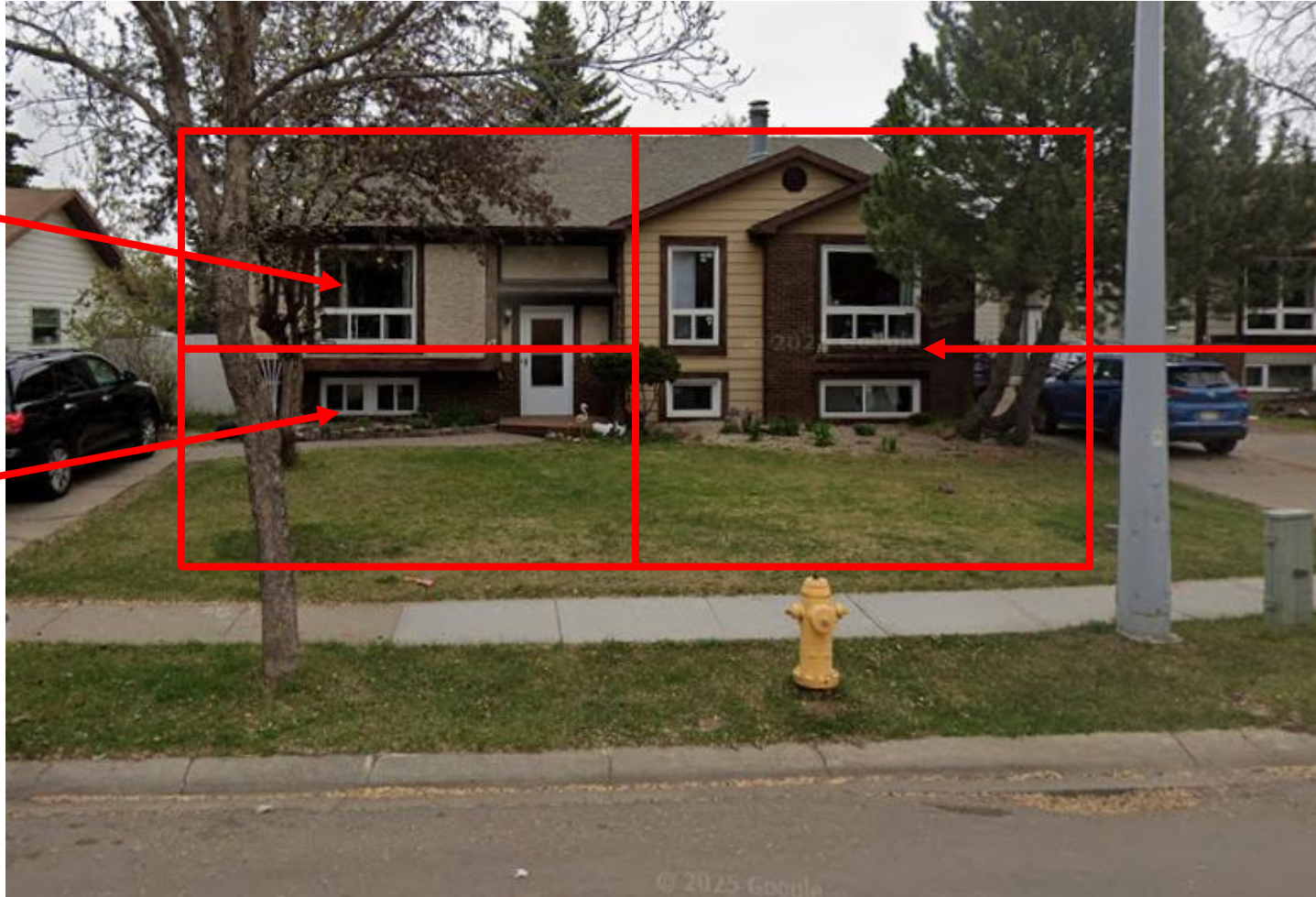
Appeal at 18 Gareth Place (Gareth B)

On January 12, 2026, the Development Authority refused an application for a Group Home at 18 Gareth Place (Gareth B) for three (3) individuals and two (2) staff members during the maximum working shift because the number of parking stalls required in accordance with Land Use Bylaw 18/2024, Section 4.3(10) exceeds the number of parking stalls available on the lot.

17 & 18 Gareth Place

Gareth C
17 Gareth Place
(approved under DP073820)

Gareth A
17 Gareth Place
(approved under DP073931)



Subject of Appeal
Gareth B
18 Gareth Place
(refused under DP073896)

Image retrieved from Google Maps on 1 13 2026.

Parking Regulations – 17 & 18 Gareth Place

- The development permit application stated that three (3) individuals will occupy 18 Gareth Place (Gareth B) and two (2) employees are required during the maximum working shift.
- The development permit application also stated that “the individuals are unable to drive and will never be able to drive, so the only people parking there will be the staff”.
- Section 4.3(10) of Land Use Bylaw 18/2024 requires that Group Homes must provide a minimum of one (1) on-site parking stall per three (3) sleeping units and one (1) parking stall per employee required during the maximum working shift.
- As such, **three (3) parking stalls are required for 18 Gareth Place (Gareth B).**
- Additionally, section 4.9(2) of Land Use Bylaw 18/2024 states that no more than two (2) of the required parking stalls can be designed in tandem per dwelling unit for the stalls to be counted towards the total required parking.

Parking Availability – 17 & 18 Gareth Place

Parking Stall 1

Parking Stall 2



Parking Stall 3

Parking Stall 4

Parking Availability – 17 & 18 Gareth Place

- The lot design and Land Use Bylaw regulations support four (4) on-site parking stalls that may be counted towards parking minimums.
- Currently, two (2) parking stalls are designated to DP073931 (lower floor of 17 Gareth Place / Gareth A) and two (2) parking stalls are designated to DP072820 (main floor of 17 Gareth Place / Gareth C).
- Together, all Group Home approvals on the property require seven (7) on-site parking stalls in accordance with Land Use Bylaw 18/2024:

	Occupant Parking Stall Requirements	Staff Parking Stall Requirements	Total Required Parking Stalls	Available Parking Stalls
Gareth A	1 parking stall for 1 individual	1 parking stall for 1 staff	2 parking stalls	2 parking stalls
Gareth C	1 parking stall for 1 individual	1 parking stall for 1 staff	2 parking stalls	2 parking stalls
Gareth B (subject of appeal)	1 parking stall for 3 individuals	2 parking stalls for 2 staff	3 parking stalls	0 parking stalls

Parking Availability – 17 & 18 Gareth Place



Image retrieved from Google Maps on 1 13 2026.

Parking Availability – 17 Gareth Place



Image retrieved from Google Maps on 1 13 2026.

Parking Availability – 18 Gareth Place



Image retrieved from Google Maps on 1 13 2026.

Variance Request – 18 Gareth Place

- Group Homes are a permitted use in the Low-Density Residential district.
- **The applicant has requested a variance to allow for zero (0) parking stalls compared to the three (3) parking stalls required by the Land Use Bylaw.**
- In accordance with Section 2.15(1) of Land Use Bylaw 18/2024, the Development Authority cannot approve a variance above 25%. As such, **the application was refused.**
- Apart from the parking regulations, the Group Home otherwise complies with the requirements of the Land Use Bylaw.

End of Presentation