



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