



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

 Requested Variance = 1.8 m (30%)

NOTE:

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

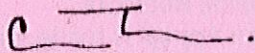
To file an appeal, please visit the City's webpage at www.stalbert.ca and search up 'Appealing a Decision'.

(<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.

May 07, 2026
Decision Date



Development Officer