

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 5075.46

February 23, 2026

APPELLANT: MARC CHARRON - OWNER

MUNICIPAL ADDRESS(S): 46 ELDRIDGE POINT

LEGAL DESCRIPTION: LOT 23; BLK 4; PLAN 242 2069

LAND USE CLASSIFICATION: LOW-DENSITY RESIDENTIAL (LDR)

DATE OF HEARING: MARCH 4, 2026

PROPOSED DEVELOPMENT: CONSTRUCT SUNROOM (LOT COVERAGE VARIANCE)

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.

Development within the City is regulated by Land Use Bylaw 18/2024. Accordingly, Section 5.2 – Low-Density Residential (LDR) District regulates development within this district. 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 meets those locational criteria; however, exceeds the maximum allowable lot coverage for the LDR district.

Section 5.2 identifies that the maximum allowable lot coverage for an LDR lot is limited to 40%, for the dwelling & garage. As proposed, the sunroom will add **27.6 m² (5.84%)** of area to the existing dwelling. With the existing dwelling currently at **39.72%** lot coverage, the proposed sunroom will result in a total lot coverage of **45.56%**. This is an excess of **5.56% or 26.11 m²**.

Section 2.15 of Land Use Bylaw 18/2024 speaks to ‘Variances and Conditions’. In accordance with Section 2.15(5), it states that, *“Except as otherwise provided in this Bylaw, there shall be no variance from the regulations prescribing floor area, lot coverage, density, or a site density bonus.”* Therefore, the Development Authority cannot consider any variance request to the maximum lot coverage for the proposed sunroom addition.

It may interest the Board to note the following:

- The proposed sunroom *complies* with the setback and locational criteria for the LDR district.
- The proposed sunroom is an addition to the dwelling and will add 27.6 m² or 5.84% to the lot.
- The existing home (with attached garage) covers 39.75% of the lot.
- The sunroom addition will result in a total lot coverage of 45.56%. <Overage of 5.56%>

- The Development Officer has no variance capacity to consider lot coverage requests.

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

CONDITIONS:

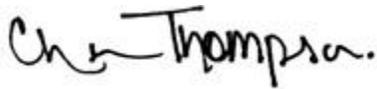
- 1) Development Permit approval is issued for a residential sunroom addition, a permitted use in the LDR Land Use District; in accordance with the provisions of Land Use Bylaw Section 5.2.
- 2) The sunroom addition results in a total lot coverage of 45.56%, with a variance of 5.56% allowed.
- 3) The 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.

A handwritten signature in black ink that reads "Chelsea D. Thompson". The signature is written in a cursive, flowing style.

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

Attachments:

- DP Refusal Decision
- Site Plan
- Elevation Plans
- Photos from the Applicant, showing the view to rear yard