



Development Permit Decision

Application Number: DP074178
Land Use District: LLR
Property File Number: 18056.321

Municipal Address

321 RANKIN DR

Legal Description

PLAN 2421552;BLOCK 16;LOT 9

Type: DP LEAVE AS BUILT
Proposed Use: VARIANCE TO LOT COVERAGE

Applicant:

CANTIRO HOMES GP LTD.
EDMONTON AB T5S 1G2
17511 108 AVE

Owner of Land:

CANTIRO HOMES GP LTD.
17511 108 AVE
EDMONTON AB T5S 1G2

Decision:

REFUSED

Decision Made By:

MELANIE SMITH

Conditions

1. Date of Refusal: February 27, 2026
Development Permit Refused – Variance to Lot Coverage
Maximum lot coverage under the Land Use Bylaw: 55%
Proposed lot coverage: 56.06%
The Development Authority does not have the authority to vary lot coverage. Accordingly, this application is refused.

NOTE:

You may choose to appeal this Development Permit refusal to the Subdivision and Development Appeal Board within 21-days from the date on which you are notified of the decision. 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.

Feb 27, 2026
Decision Date


Development Officer

Important Notices

1. This Development Permit DOES NOT take effect until:

- a) The date of its issue, if it is issued by Council with respect to a development in a Direct Control District;
- b) The expiration of the Appeal period, if it is issued by the Development Officer, unless an Appeal is made to the Subdivision and Development Appeal Board; or
- c) If an Appeal is made, the date the Appeal is finally determined and a written decision is issued.

2. Development Permit Deemed Refused

An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

3. Right of Appeal

For further information regarding the Appeal Process, please visit the City of St. Albert Website under Subdivision and Development Appeal Board, appealing a Decision page, to obtain the required forms and directions for filing your appeal. If you have further questions please email:
sdabsubmissions@stalbert.ca

4. This is NOT a Building Permit

The issuance of this Development Permit does not preclude the requirement for a Building Permit, which must be obtained separately. For information regarding Building Permits, please contact the *City of St. Albert Building Inspection Branch* at 780-459-1654.

5. Responsibility of Applicant/Developer (Check your Certificate of Title)

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 caveat, easement or other instrument affecting the building or land.

6. Dial Before You Dig (Think Safety!)

If your development involves digging or excavation, please contact Utility Safety Partners (formerly *Alberta One-Call*) at 1-800-242-3447 before you start in order to locate any utility lines on your property.

7. Expiry of a Development Permit

A development permit ceases to be in effect if the development for which the permit is issued has not commenced within 24 months from the date of issuance; or The *development* for which the *Development Permit* is issued has commenced but no physical work to complete the *development* has occurred for a period of 12 months.



5 St. Anne Street
St. Albert, Alberta T8N 3Z9

Phone: 780-459-1642
Email: development@stalbert.ca