

**CITY OF ST. ALBERT**

# Subdivision and Development Appeal Board

## 87 Edgefield Way

Date: June 10, 2026

Presented by:

**Melanie Smith** Development Officer I  
*Planning and Development*

# 87 Edgefield Way

## Appeal:

- Appeal of the approval of a Home-Based Business Level 2
- Proposed use: Diamond and Gold Edmonton – online jewelry sales
- Home Based Businesses are a discretionary use within the SLR – Small-Lot Residential District (Section 5.3(3)(ii)(b))



# 87 Edgefield Way

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## **Proposal:**

### **Home Based Business Level 2**

- Online jewelry sales business
- Business intended to operate primarily online
- Limited in-person interaction

### **Customer Activity**

- Maximum of five (5) customer pick-ups per week
- No employees proposed

### **Parking**

- All business-related parking restricted to the on-site driveway
- No customer parking permitted on the street

# 87 Edgefield Way

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## **The Development Authority considered:**

- Scale and nature of the proposed operation
- Anticipated traffic and parking demand
- Neighbourhood compatibility
- Potential impacts to adjacent properties
- Discretionary use considerations under the Land Use Bylaw

## **Outcome**

- Proposed use determined to be low-intensity in nature
- Business intended to operate primarily online
- Limited customer attendance anticipated
- Compatible with the residential character of the area
- Approval issued with conditions

# 87 Edgefield Way

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## **Appellant Concerns**

The appellant identified concerns regarding:

- Existing on-street parking congestion
- Traffic circulation within the neighbourhood
- Vehicle maneuverability and visibility

## **Administration Response**

- Concerns reflect broader existing neighbourhood conditions
- Proposed Home Based Business not identified as materially contributing to those conditions
- Limited customer activity anticipated
- On-site parking required as a condition of approval



# 98 Eldridge Point

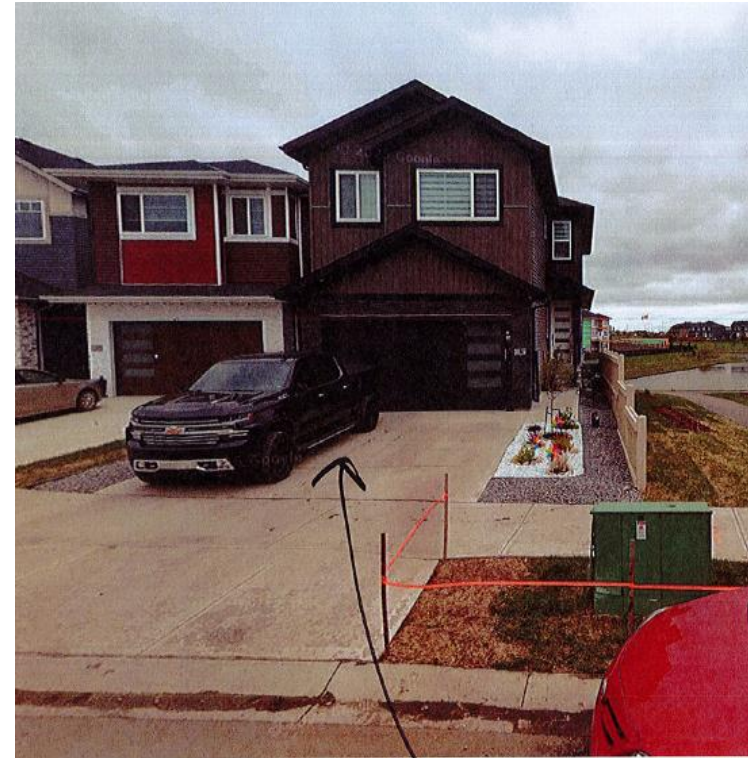


87 Edgefield Way – Outlined in blue.

# 87 Edgefield Way

## Conditions of Approval

- Maximum of five (5) customer pick-ups per week
- All business-related parking accommodated on-site
- No customer parking permitted on the street



Client  
parking  
- HBB -

<b>APPROVED</b> For Development Permit Only City of St. Albert Planning & Development Department Approved by <i>M. Smith</i> Date <i>APR 30 / 2024</i>
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# 87 Edgefield Way

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## Administration Position

- Home Based Businesses are discretionary uses within the SLR District
- Proposed operation is low-intensity in nature
- Business activity primarily online
- Limited customer attendance anticipated
- Development Authority does not anticipate material impacts to neighbouring properties
- Proposed use is not considered to contribute to existing parking or traffic conditions within the neighbourhood

# 87 Edgefield Way

End of Presentation

Questions?