



## Development Permit Decision

Application Number: DP073896  
Land Use District: LDR  
Property File Number: 7006.17

**Municipal Address**  
18 GARETH PL

**Legal Description**  
DESCRIPTIVE PLAN 1321423; BLOCK 1; LOT 99

**Type:** DP CHANGE OF USE/OCCUPANCY/ALT - RES  
**Proposed Use:** GROUP HOME

**Applicant:**  
LO-SE-CA FOUNDATION  
1, 215 CARNEGIE DR  
PERSONS WITH DISABILITIES  
ST ALBERT AB T8N 5S2

**Owner of Land:**  
LO-SE-CA FOUNDATION  
PERSONS WITH DISABILITIES  
1, 215 CARNEGIE DR  
ST ALBERT AB T8N 5S2

**Decision:**  
REFUSED

**Decision Made By:**  
MEGAN MCNAB

**Conditions**

1. Date of Decision: January 12, 2026

Development Permit application for a Group Home is REFUSED.

As per Land Use Bylaw 18/2024, Section 4.3(10), a Group Home requires a minimum of "(a) one parking stall per three sleeping units; and (b) one parking stall per employee required during the maximum working shift."

The proposed development requires 3 parking spaces in accordance with the submitted plans.

In combination with the other uses on the property, there are NO available parking stalls on site.

The variance required for the number of parking stalls exceeds the capacity of the Development Officer to approve.

2. 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 is given. Please refer to the rear of this form for contact details and more information about the appeal process.

Jan 12, 2026  
**Decision Date**

  
**Development Officer**