

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
CITY OF ST. ALBERT**

5 St. Anne Street
St. Albert, AB T8N 3Z9
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HEARING DATE: March 4, 2026
FILE NO.: LEG00990

Notice of Decision of Subdivision and Development Appeal Board

INTRODUCTION

- [1] On February 12, 2026, the Development Authority of the City of St. Albert (the "Development Authority") Refused to issue a development permit to allow the construction of a sunroom on a home located at 46 Eldridge Point, St. Albert and legally described as Lot 23, Block 4, Plan 242 2069 (the "Lands"). The applicant for the Development Permit was Marc Charron (the "Applicant").
- [2] Marc Charron filed an Appeal from the Development Officer's refusal to issue a Development Permit on February 12, 2026.
- [3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on March 4, 2026, in an in-person hearing.

PRELIMINARY MATTERS

A. Board Members

- [4] The Chair confirmed from all parties in attendance that there was no opposition to the composition of the Board hearing the appeal. No one in attendance objected to the members of the Board hearing the appeal.

B. Exhibits

- [5] The Chair confirmed that everyone in attendance had the full hearing package prepared for the hearing.
- [6] There were two exhibits:
 - A) Development Officer's PowerPoint presentation,
 - B) Appellant's photo of a similar sunroom.

C. Miscellaneous

[7] There was no request for an adjournment of the hearing.

[8] There were no objections to the proposed hearing process.

DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[9] The St. Albert Subdivision and Development Appeal Board strikes the Development Officer's refusal and submits a Development Permit Approval with the following 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 the Development Permit.

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.

SUMMARY OF HEARING

[10] The following is a brief summary of the oral and written evidence and arguments submitted to the Board. At the beginning of the hearing, the Board indicated that it had reviewed all the written materials and submissions filed in advance of the hearing.

Development Authority

[11] The Development Authority stated that 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 and setback criteria; however, exceeds the maximum allowable lot coverage for the LDR district.

[12] The Development Authority also stated that Section 5.2 identifies 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**.

[13] The Development Authority pointed out that 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. The development officer provided a presentation that was accepted as exhibit A.

Applicant/Appellant

[14] The Appellant stated his interests in building a screened in sunroom were centered on his concerns about privacy and noise issues when on his deck. With respect to privacy, the appellant stated their deck faces directly west into two stormwater pond areas that are bordered by walkways. The appellant related that they feel as if they are in a "fishbowl" and any activity on their deck could be observed by anyone using this stormwater public amenity, as well as a skating and hockey rink. The appellant is also concerned about insects, especially mosquitos and bees as he is severely allergic to bee stings. Since the deck will be screened in, the pest factor from flying insects should be mitigated. The appellant provided documentation on the manufacture and construction of the sunroom adding that it will be built inside the railing system currently installed on the deck. The appellant provided a photo of a similar type of sunroom that was labeled exhibit B

Affected Persons

[15] A question the Board must determine is whether those individuals who made written submissions and/or appeared before the Board are affected persons. The Board notes that no one made any submissions either in person or through letters or emails either opposing or supporting this Development Permit. Notifications were sent to 10 neighbours advising them of this appeal hearing.

[16] The Board believes the only affected person is the Appellant for obvious reasons.

FINDINGS OF FACT

[17] The Lands are legally described as Lot 23, Block 4, Plan 242 2069.

[18] The Appeal was filed on February 12, 2026.

[19] The Applicant is an affected person.

[20] The sunroom will add 27.6 square meters or 5.84% to the dwelling.

[21] The current structure occupies 39.72% of the lot. The addition of the sunroom will increase this footprint to 45.56% or 5.56% over the required 40%.

[22] The development officer is prohibited from granting a variance to this Development permit by virtue of Section 2.15 of the Land Use Bylaw.

REASONS

Jurisdiction

[23] The Board's jurisdiction is found in s. 687(3) of the MGA.

687(3) *In determining an appeal, the subdivision and development appeal board*

...

- (a.1) must comply with any applicable land use policies;*
- (a.2) subject to section 638, must comply with any applicable statutory plans;*
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;*
- (a.4) must comply with the applicable requirements of the regulations under the Gaming, Liquor and Cannabis Act respecting the location of premises described in a cannabis licence and distances between those premises and other premises;*
- (b) must have regard to but is not bound by the subdivision and development regulations;*
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;*
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,*
 - (i) the proposed development would not*
 - (A) unduly interfere with the amenities of the neighbourhood, or*
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,*
 - and*
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.*

[24] In making this decision, the Board has examined the provisions of the MDP and the LUB and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, and the Appellant.

Issues to be Decided

[25] The Board must determine the following issues:

- a) The increase in the size of the structure on lands at 5.56% in excess of the provisions of the Land Use Bylaw,
- b) The impact the proposed sunroom on potential undue interference with amenities in the neighbourhood,
- c) How the proposed sunroom could materially interfere with the use, enjoyment or value of neighbouring parcels of land,

d) That the proposed sunroom conforms with the use prescribed for that land and the Land Use Bylaw.

[26] In considering the issues above, the Board determined neighbours on either side of the proposed sunroom were not affected in any way. The Board came to that conclusion based on the complete lack of opposition to the proposed sunroom by the neighbours even though ten (10) neighbours received advanced notice of this appeal hearing. The Board took note that according to the Land Use Bylaw, sunrooms are a permitted use in this Low Density Residential area.

[27] Additionally, the Appellant was able to demonstrate the effectiveness of the proposed sunroom in dealing with his legitimate concerns.

Conclusion

[28] For the above reasons, the Board strikes the Development Officer's refusal and submits a Development Permit Approval with conditions mentioned above.

[29] Issued this 6 day of March, 2026, for the City of St. Albert Subdivision and Development Appeal Board.

Bill Newton

[Bill Newton \(Mar 9, 2026 14:23:18 MDT\)](#)

Bill Newton, Chair
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

This decision may be appealed to the Court of Appeal of Alberta on a question of law or jurisdiction, pursuant to s. 688 of the Municipal Government Act, RSA 2000, c M-26.

APPENDIX "A"
BOARD MEMBERS

MEMBERS

1. Bill Newton - Chair
2. Christian Benson – Vice Chair
3. Marcel LeBlanc
4. Feinan Long
5. Dan Santucci
6. Garry Rorke

APPENDIX "B"
REPRESENTATIONS

PERSONS APPEARING

1. Marc Charron - Appellant
2. Chelsea Thompson – Development Officer
3. Renee McDonald – SDAB Clerk

APPENDIX "C"
DOCUMENTS RECEIVED AND CONSIDERED BY THE SDAB:

Agenda Package			
	Description	Date	Pages
1.	Agenda	February 25, 2026	1
2.	Development Officer’s Report	February 25, 2026	2 - 21
3.	Appellant Submission	February 25, 2026	22 - 26
4.	Radius Map & Labels	February 25, 2026	27 - 29

Exhibits			
	Description	Date	Exhibit
1.	Development Officer Power Point Presentation	March 4, 2026	A
2.	Appellant Photo	March 4, 2026	B

CITY OF ST. ALBERT

Exhibit A

Subdivision and Development Appeal Board

46 Eldridge Point

Date: March 4, 2026

Presented by:
Chelsea Thompson
Development Officer II
Planning and Development

 **stalbert.ca**

St. Albert
City of
Cultivate Life



46 Eldridge Point

Appeal:

Construction of a sunroom on the existing rear deck.



46 Eldridge Point

- The Appellant is appealing the decision of the Development Officer in refusing a development permit application to construct a sunroom on an existing rear deck.
- A sunroom is an addition to the principal dwelling and regulated by **Section 5.2** of LUB 18/2024.
- The parcel is within the LDR – low density residential district. The addition is a ‘permitted’ use in the district.
- In the LDR district, lot coverage is **limited to 40%** for the dwelling and attached garage.
- The proposed sunroom, results in a lot coverage above the 40% maximum.

46 Eldridge Point

- The lot is **469.68 m²** in area.
- The existing home & attached garage occupies **39.72%** (186.56 m²) of the site.
- The sunroom will be approx. **8.99m x 3.07m** (29' 6" x 10') in dimension.
- The sunroom addition will add **27.6 m²** (297 sq. ft) of area to the lot coverage, which will exceed the 40% maximum by **5.56%** (**26.11 m²** or **281 sq. ft**)
- The total proposed lot coverage for this LDR parcel would be **45.56%**

46 Eldridge Point

- LUB **Section 2.15** 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."*
- The Development Authority has no authority to consider a variance request to lot coverage and therefore, the sunroom addition application was REFUSED.
- It should be noted that the sunroom otherwise **complies** with the setbacks required within the LDR land use district, including the side and rear setbacks.

46 Eldridge Point

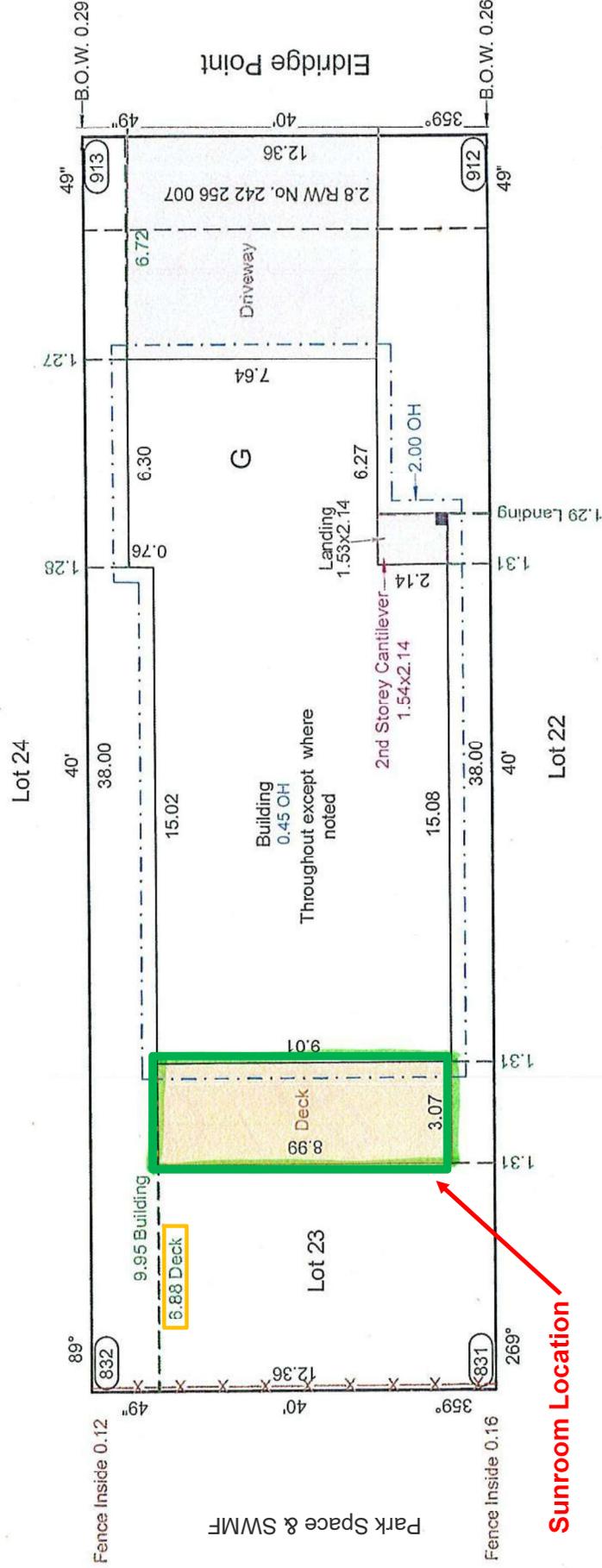
- **Note:** Should the Board grant the appeal, Administration requests that the 'Conditions' and 'Notes' included in the Development Officer's report be applied to the permit decision.

46 Eldridge Point



Site Map

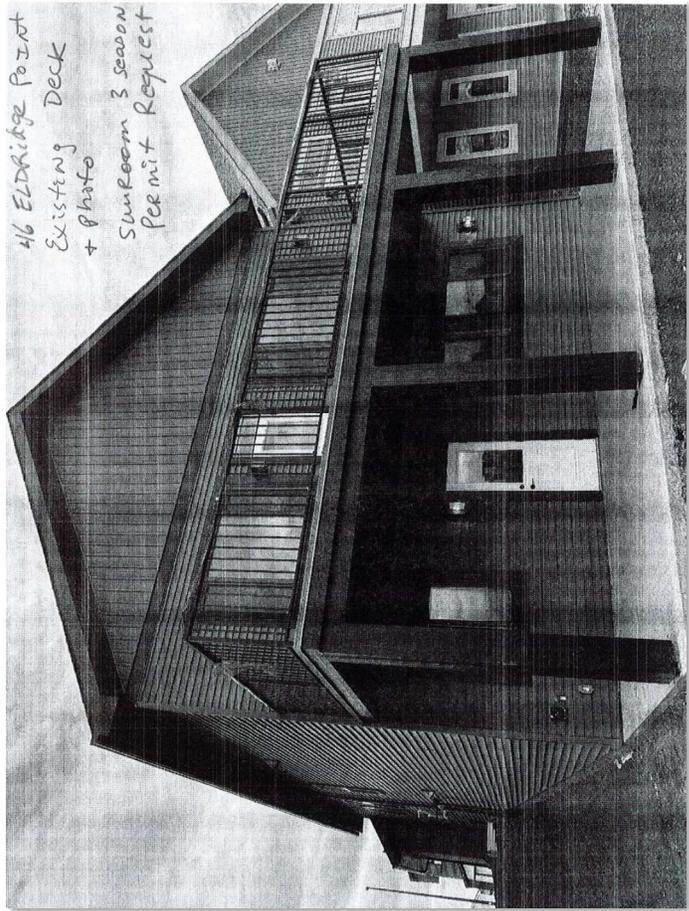
46 Eldridge Point



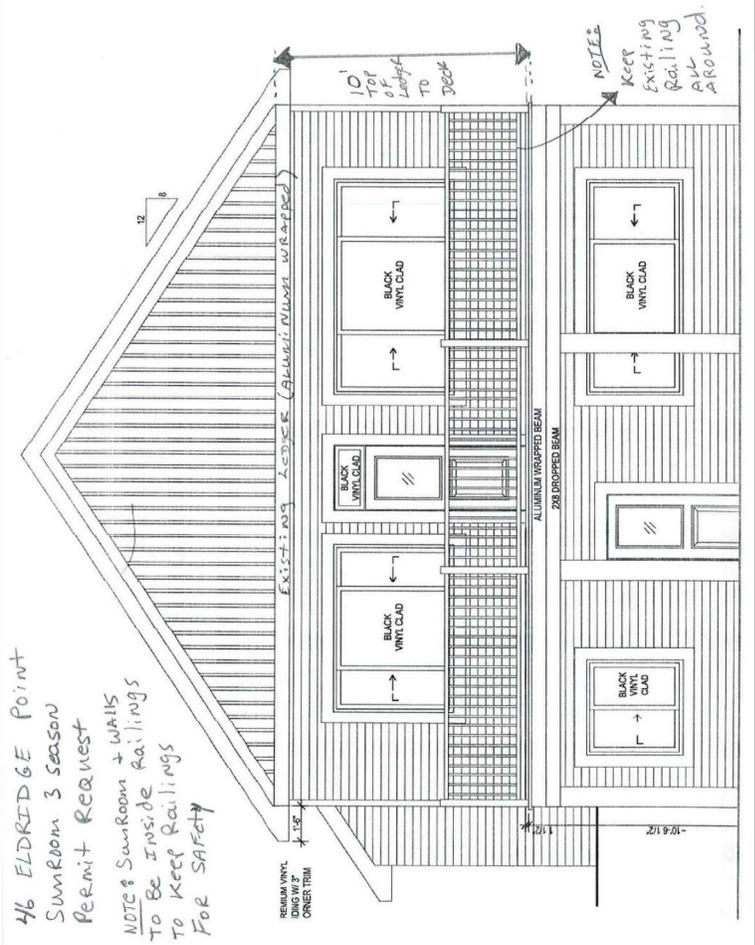
Sunroom Location

Site Plan

46 Eldridge Point



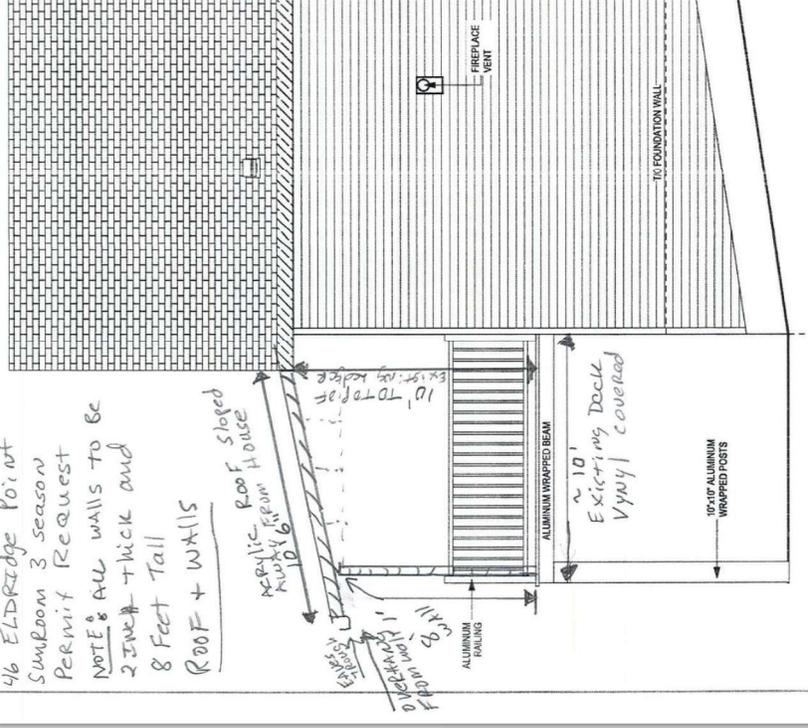
46 ELDRIDGE POINT
 SUNROOM 3 SEASON
 PERMIT REQUEST
 NOTE: SUNROOM + WALLS
 TO BE INSIDE RAILINGS
 TO KEEP RAILINGS
 FOR SAFETY



Sunroom Details

46 Eldridge Point

46 ELDRIDGE POINT
 Sunroom 3 season
 Permit Request
 NOTE: ALL WALLS TO BE
 2 INCH THICK AND
 8 FEET TALL
 ROOF + WALLS



Sunroom Details

46 Eldridge Point

SUNSPACE SPECIFICATION SHEET

Customer: Relaxed Living Ltd. Order Date: Feb 5, 2026
Tag Name: Charron Page 1 of 3

Room Specifications

9' 6" Projection x 25' 6" Width
Room Style: Studio
Wall Type: Model 200
Backwall Height: 114"
Frontwall Height: 96"
Framing Colour: Bronze
Ext. Panel Skin: Bronze Alum. Stucco
Int. Panel Skin: Bronze Alum. Stucco
Kneewall: 6-3/4" Solid Panel
Transom Style: Bronze Vinyl
Cut Pitch: Yes

Room Layout



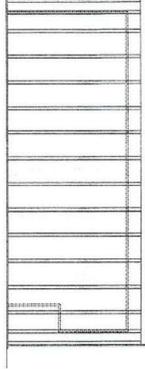
Floor Specifications

Use Existing Floor

Roof Specifications

10' 6" Projection x 27' 6" Width
Roof Type: Acrylic Roof System
Roof Pitch: 1.89 / 12 (8.97°)
Panel Color: Heat Stop Blue
Gutter Color: Bronze
Downspout Kits: 2
Downspout Color: Bronze

Roof Layout



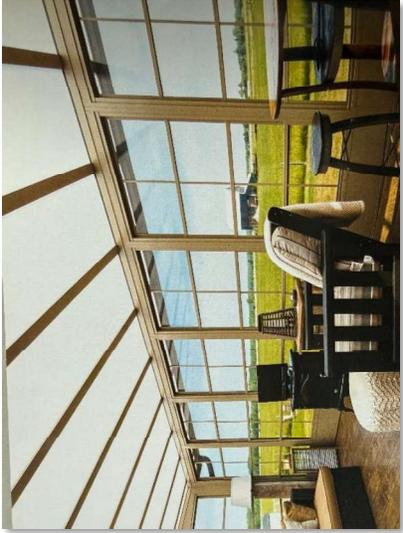
Windows and Doors

Window Type: Vertical 4 Track
Window Color: Black
Vinyl Tint: Bronze
Screen Type: Better Vue Insect Screen
Left Wall 1: V4T Entry Door
36" x 79-1/8" LHH, Inswing, 6-3/4"
Kneewall, Oil Rubbed Bronze Hardware,
Bronze Vinyl Trapezoid Transom

This Room is to be installed on a House

Sunroom Details

46 Eldridge Point



Sunroom Examples

46 Eldridge Point



Sunroom Details

46 Eldridge Point

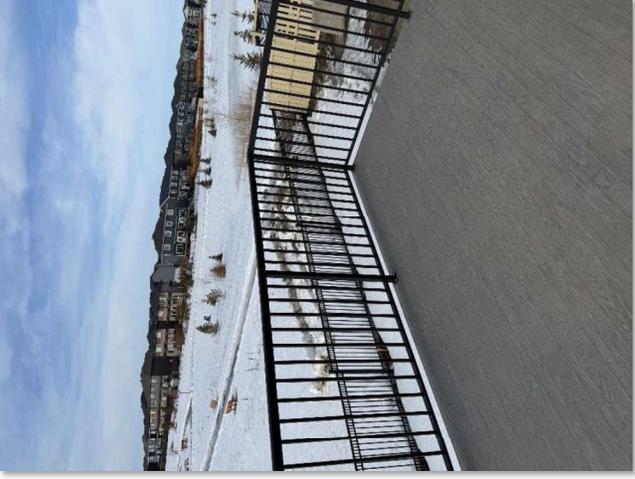
(South)



(West)



(North)



Rear Deck View - Park & SWMF

46 Eldridge Point

End of Presentation

Questions?

Exhibit B

Exhibit B



MODEL 400 INSULATED SUNROOM

THERMAL ROOM WALLS

High density 3" foam walls keep this room warm and comfortable and the heavy gauge 3" aluminum extrusions offer strong support for wind and snow load. All extrusions have commercial grade thermal breaks reducing condensation and heat loss. All windows are high efficiency glass with Low-E Argon gas adding one more level of protection from the elements.

THERMA-DECK A GOOD MATCH! IGNORING WHAT IS UNDER FOOT, NO LONGER.

Therma-Deck is a pre-manufactured floor deck that is both strong and insulated.

Available in 4-1/2" thick R17. 6-1/2" thick R26. 8-1/4" thick R35.

Panels consist of Engineered Oriented Strand Board sheets that sandwich the insulating core into a solid product. This eliminates costly Framing work and costly installation labour.

Having a finished surface, your Therma-Deck is ready to receive the finished flooring, such as, carpet, tile, laminates or hardwood. Due to the natural strength of Therma-Deck it is also used as a roofing product. Allowing for shingles on the exterior and a variety of interior ceiling finishes. As your dealer for more information on Therma-Deck products and applications.

AVAILABLE COLORS

Aluminum
Standard



White



Driftwood

