

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
DEVELOPMENT OFFICER REPORT**

FILE NUMBER:	7006.17
APPLICATION NUMBER:	DP073896
DATE:	January 26, 2025
APPELLANT:	LO-SE-CA FOUNDATION
MUNICIPAL ADDRESS:	18 Gareth Place, St. Albert
LEGAL DESCRIPTION:	Lot 99, Block 1, Plan 1321423
PROPOSED DEVELOPMENT:	Group Home with Variance to Parking
LAND USE CLASSIFICATION:	Low-Density Residential (LDR)
DATE OF HEARING:	February 4 <sup>th</sup> , 2026
DATE OF DEVELOPMENT PERMIT DECISION:	January 12 <sup>th</sup> , 2026
DATE APPEAL FILED:	January 13 <sup>th</sup> , 2026

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The applicant is appealing the decision of the Development Authority in refusing a development permit application to convert a DWELLING (DUPLEX) into a GROUP HOME with a variance to parking regulations.

**Background Information:**

On December 9th, 2025, the Development Authority approved application DP073820 to convert the main floor of 17 Gareth Place (Gareth C) into a Group Home for one (1) individual and one (1) staff member during the maximum working shift. As required by Land Use Bylaw 18/20224, two (2) parking stalls were provided in tandem for this use.

On January 7, 2026, the Development Authority approved application DP07393 to convert the lower floor of 17 Gareth Place (Gareth A) into a Group Home for one (1) individual and one (1) staff member during the maximum working shift. As required by Land Use Bylaw 18/20224, two (2) parking stalls were provided in tandem for this use.

On January 12, 2026, the Development Authority refused application DP073896 for a Group Home at 18 Gareth Place (Gareth B) for three (3) individuals and two (2) staff members during the maximum working shift because the number of parking stalls

required in accordance with Land Use Bylaw 18/2024, Section 4.3(10) exceeds the number of parking stalls available on the lot.

The development permit applications for Gareth A, B, and C stated that “the individuals are unable to drive and will never be able to drive, so the only people parking there will be the staff”.

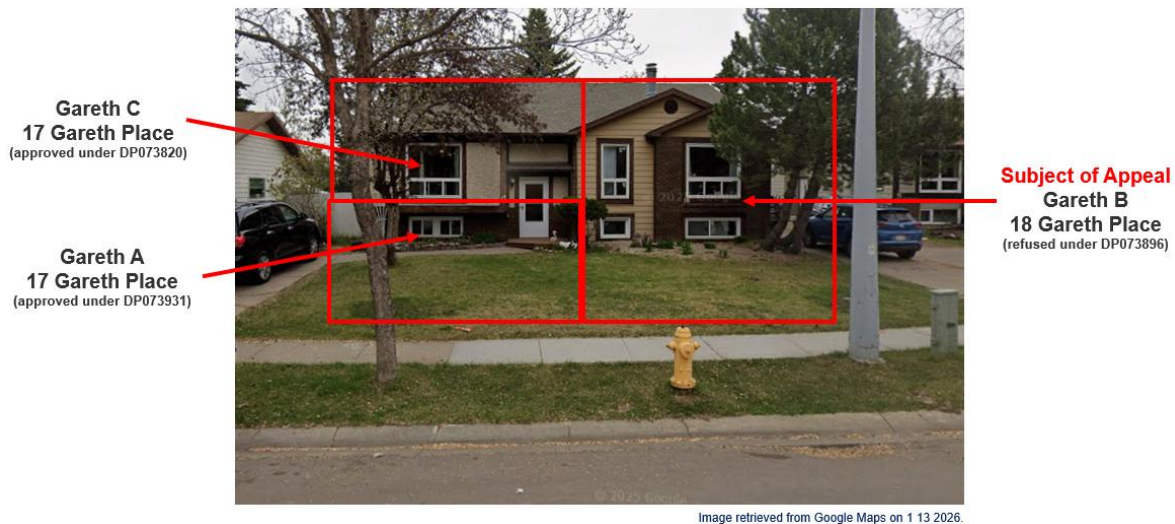


Figure 1: Location of Gareth A, B, and C

### Review of Group Home Regulations:

Group Homes are a permitted use in the Low-Density Residential district.

Land Use Bylaw 18/2024 defines a Group Home as “a development consisting of the use of a residential dwelling for care and supervision of occupants. A group home is intended to provide room and board for occupants requiring specialized or personal care, guidance, or supervision. The residential character of the development shall be primary, with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This does not include transitional accommodation”.

As such, the Development Authority required three (3) separate applications for three (3) separate Group Homes as each is self-contained with a kitchen, bathroom, and sleeping unit(s), and the occupants do not live together in a single housekeeping group.

The Development Authority assessed the intensity of use on the property in regard to having three Group Homes on a single lot. Section 3.58(1) allows a maximum of eight (8) residents within a single Group Home. The proposed development proposes five (5) individuals within three (3) separate Group Homes which meets the regulations if all individuals were living together as a single housekeeping group. The Development Authority has no concern regarding the intensity of use.

### Parking Availability:

The lot design and Land Use Bylaw regulations support four (4) on-site parking stalls that may be counted towards parking minimums.

Section 4.9(2) of Land Use Bylaw 18/2024 states that no more than two (2) of the required parking stalls can be designed in tandem per dwelling unit for the stalls to be counted towards the total required parking.

Currently, two (2) parking stalls are designated to DP073931 (lower floor of 17 Gareth Place / Gareth A) and two (2) parking stalls are designated to DP072820 (main floor of 17 Gareth Place / Gareth C).



*Figure 2: Approximate location of available parking stalls on the property.*

### **Review of Parking Regulations:**

Section 4.3(10) of Land Use Bylaw 18/2024 requires that Group Homes must provide a minimum of one (1) on-site parking stall per three (3) sleeping units and one (1) parking stall per employee required during the maximum working shift.

The development permit application indicated that three (3) individuals will occupy 18 Gareth Place (Gareth B), and two (2) employees are required during the maximum working shift.

As such, three (3) parking stalls are required for 18 Gareth Place (Gareth B).

In accordance with Land Use Bylaw 18/2024, all Group Home approvals on the property together require seven (7) on-site parking stalls.

	Occupant Parking Stall Requirements	Staff Parking Stall Requirements	Total Required Parking Stalls	Available Parking Stalls
Gareth A	1 parking stall for 1 individual	1 parking stall for 1 staff	2 parking stalls	2 parking stalls
Gareth C	1 parking stall for 1 individual	1 parking stall for 1 staff	2 parking stalls	2 parking stalls
Gareth B (subject of appeal)	1 parking stall for 3 individuals	2 parking stalls for 2 staff	3 parking stalls	0 parking stalls

**Required number of parking stalls: 3**

**Number of available parking stalls: 0**

**Variance required: 3 parking stalls (100%)**

The variance to the parking regulations exceeds the capacity of the Development Officer to approve as per Section 2.15(1).

Apart from the parking regulations, the Group Home otherwise complies with the regulations of the Land Use Bylaw.

**Should the Board grant the Appeal, administration requests that the conditions below be applied to the decision:**

Permit Conditions:

1. The Subdivision and Development Appeal Board approves a Development Permit authorizing a Group Home within the Low Density Residential (LDR) District in accordance with section 5.2 of the City of St. Albert Land Use Bylaw 18/2024.
2. This approval authorizes a Group Home with 0 dedicated parking stalls, whereas Section 4.3(10) of Land Use Bylaw 18/2024 requires 3 parking stalls be provided.
  - a. Required number of parking stalls: 3
  - b. Number of available parking stalls: 0
  - c. Variance required: 3 parking stalls
3. The maximum number of residents in the Group Home shall be in accordance with the submitted plans. An increase in residents is subject to separate Development Permit approval.
4. The residential character of the development shall be primary, with the occupants living together as a single housekeeping group and using cooking facilities shared in common.
5. The development shall be operated in accordance with the stamped, approved plan(s).
6. Any proposed changes (e.g. addition of employees, addition of residents) 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 Authority.

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.



Megan McNab  
Development Officer I  
City of St. Albert