

**CITY OF ST. ALBERT**

# **Subdivision and Development Appeal Board**

## **20, 170 Kingswood Boulevard**

**Date: May 27, 2026**

**Presented by:**

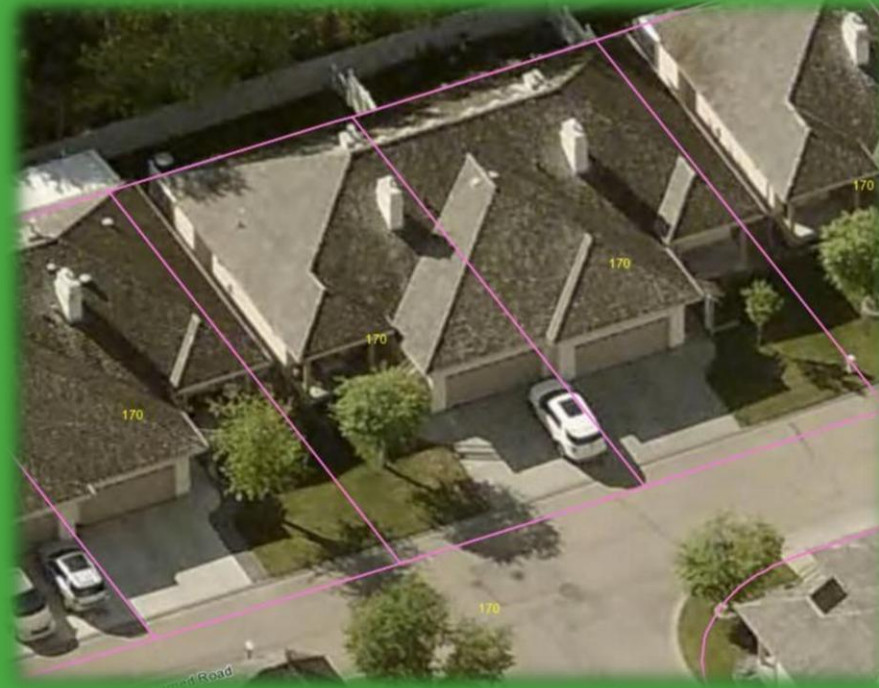
**Chelsea Thompson, Development Officer II**  
*Planning and Development*

# 20, 170 Kingswood Blvd

## Appeal:

To construct sunroom on existing deck, at the rear of the property.

(Rear Yard Setback Variance)



# 20, 170 Kingswood Boulevard

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## Proposal

- To construct a screened sunroom (with 1 polycarbonate wall) on the existing rear deck.
- Sunroom will be 3.66m wide x 3.0m deep (12' x 10').

## Details

- Located in the LDR – Low Density Residential District.
- A sunroom is considered an addition to the dwelling.
- Sunroom (as an addition) is a permitted use in the LDR district.

# 20, 170 Kingswood Boulevard

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## Variance

- The sunroom is required to meet the building location criteria of the LDR district.
- Land Use Bylaw 18/2024 - Section 5.2(10)(c)(i)(A) requires a minimum rear yard setback of **6.0 m**.
- As proposed, the sunroom will be located **4.2 m** from the rear property line.
- The requested variance to the rear setback is **1.8m** or **30%**.

## Why the Permit Was Refused

- The variance requested *exceeds* the powers of the Development Officer to approve, in accordance with Section 2.15(1).

# 20, 170 Kingswood Boulevard

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Item	Regulation / Amount
Required Setback (Rear)	6.0 m
Proposed Setback (Rear)	4.2 m
Deficiency (m)	1.8 m
<b>Variance Requested (%)</b>	<b>30%*</b>

*\* Requested Variance exceeds the power of the Development Officer to approve.*

# 20, 170 Kingswood Boulevard

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## Additional Context

- The proposal otherwise complies with setbacks in the LDR District.
- The sunroom is being professionally designed and installed.
- The sunroom will aesthetically match and/or compliment the principal dwelling.
- The subject property backs onto a green space at the rear.

# 20, 170 Kingswood Boulevard

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## Notes

- Should the Board decide in favour of the Appellant, Administration requests that the conditions and notes identified in the Development Officer's report be applied to the permit.

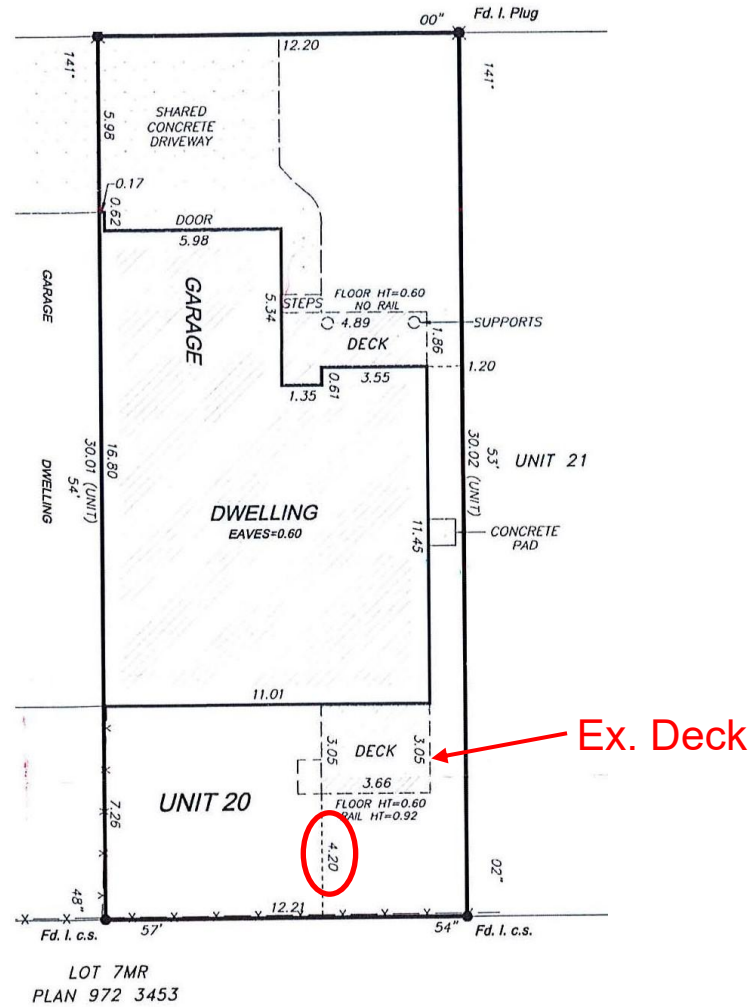
# 20, 170 Kingswood Boulevard



**Aerial Image**

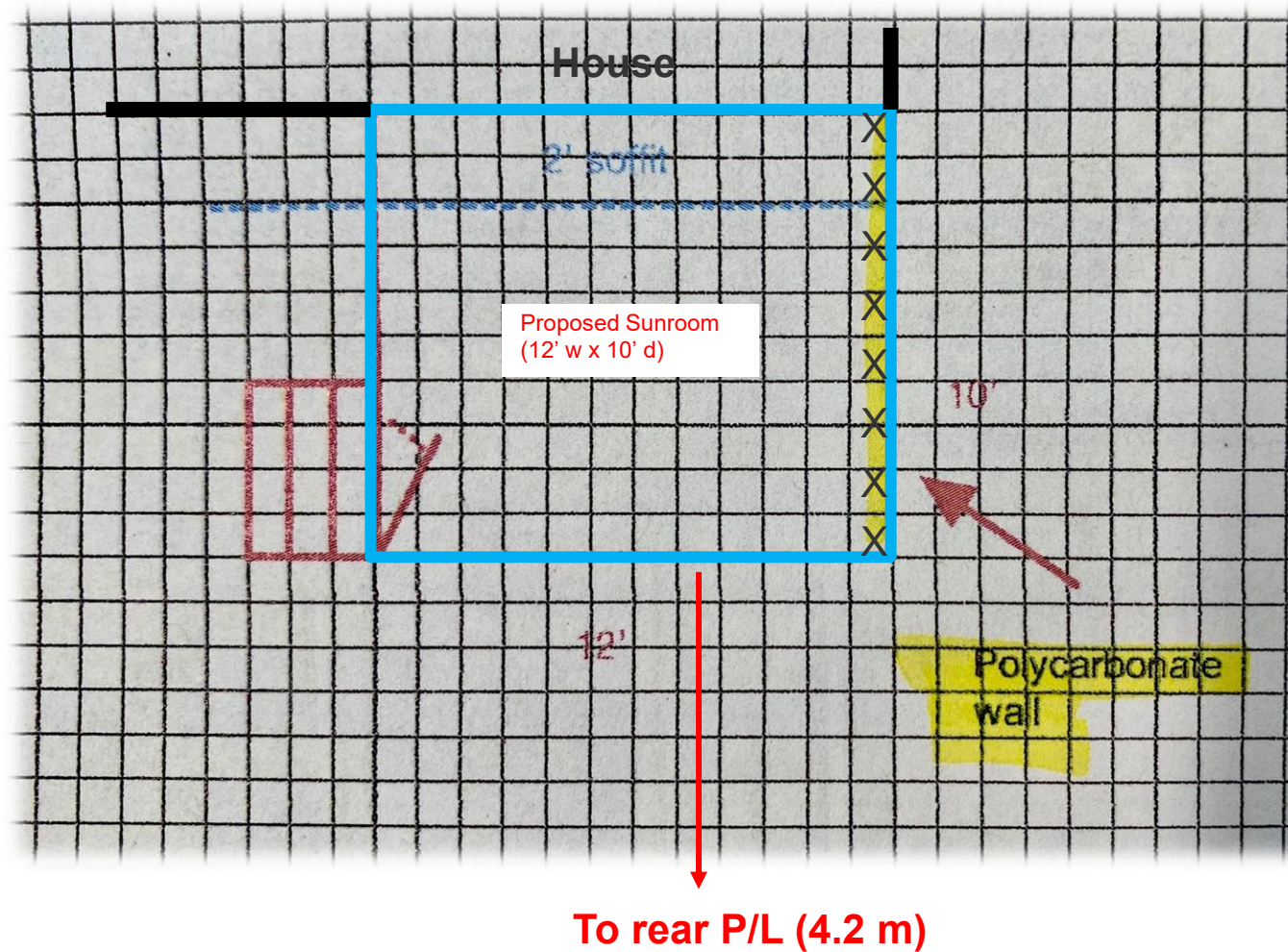
# 20, 170 Kingswood Boulevard

**Note:**  
Existing Rear Deck  
Is located 4.20 m from  
Rear P/L.



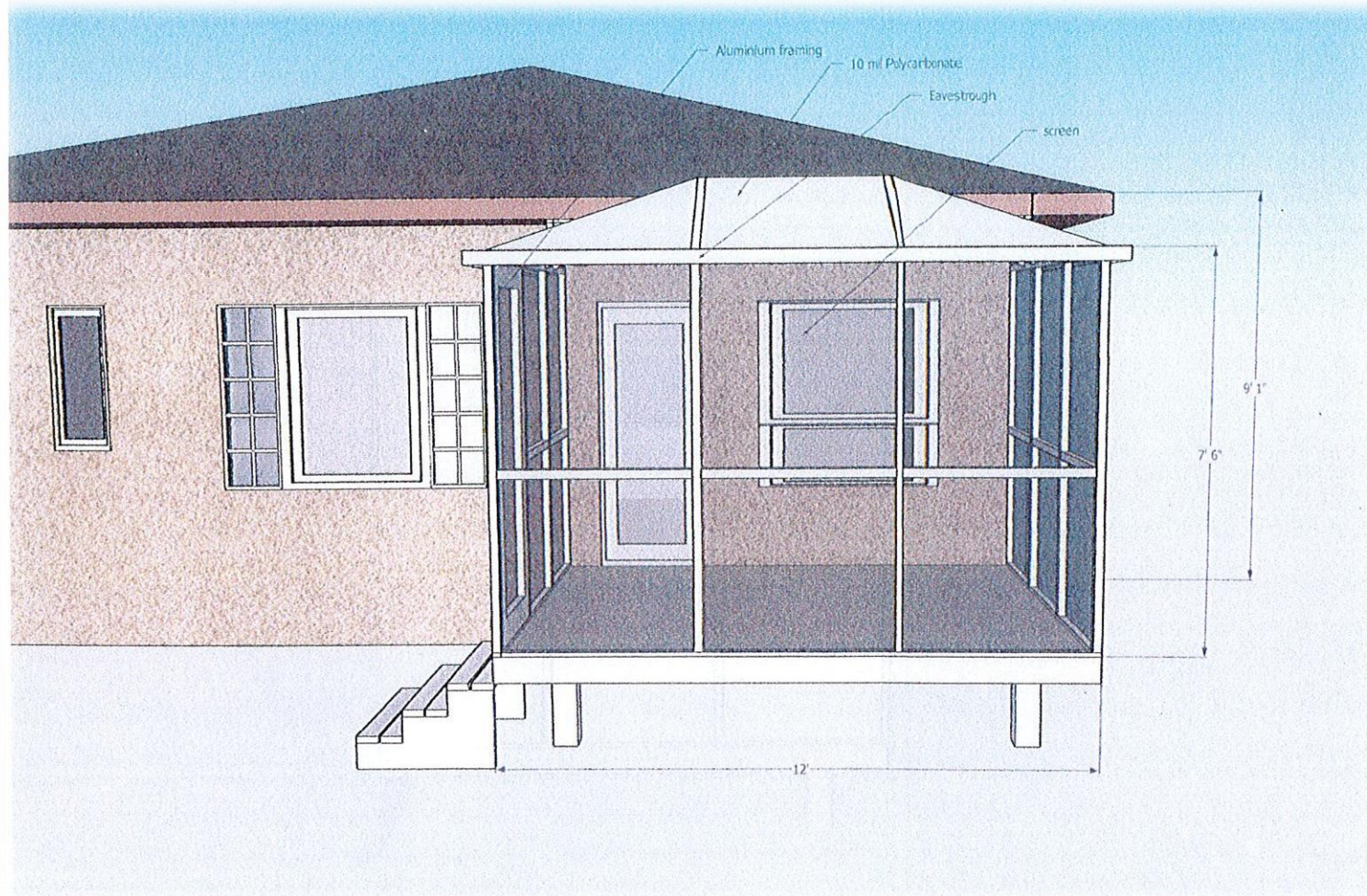
**Ex. Site Plan (RPR)**

# 20, 170 Kingswood Boulevard



**Proposed Sketch Plan**

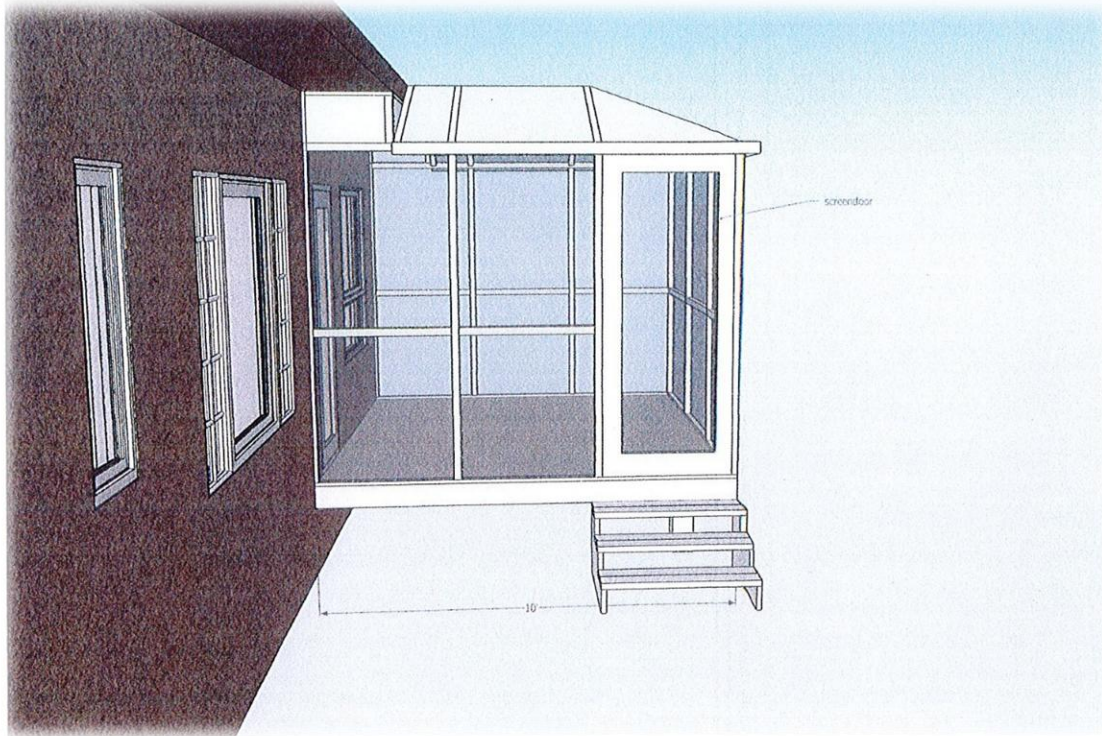
# 20, 170 Kingswood Boulevard



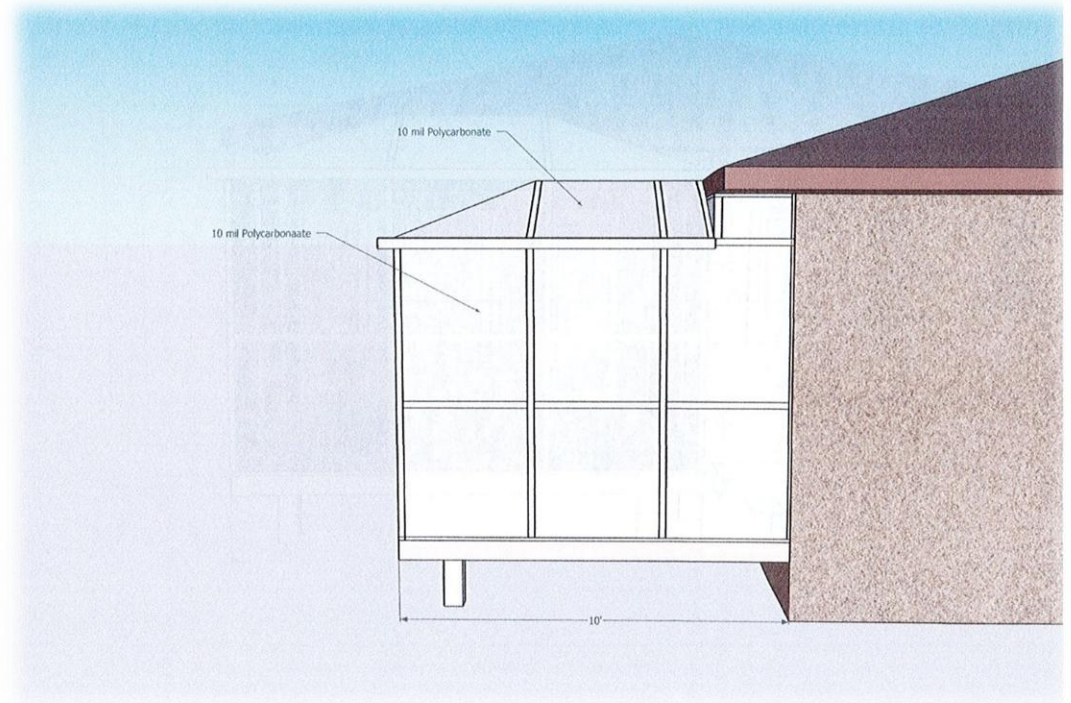
**Elevation - Rear**

# 20, 170 Kingswood Boulevard

Left



Right



**Side Elevations**

# 20, 170 Kingswood Boulevard

End of Presentation

Questions?