

ALLOWED WITH CONDITIONS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD CITY OF ST. ALBERT

5 St. Anne Street
St. Albert, AB T8N 3Z9
Email: sdabsubmissions@stalbert.ca
Telephone: (780) 459-1500

HEARING DATE: April 1, 2026
FILE NO.: LEG00994

Notice of Decision of Subdivision and Development Appeal Board

Re: PLAN 2421552; BLOCK 16; LOT 8 - known municipally as 319 Rankin Drive, St. Albert, AB.

INTRODUCTION

- [1] On February 27, 2026, the Development Authority of the City of St. Albert (the "Development Authority") refused to issue a development permit to approve a variance to Lot Coverage located at 319 Rankin Drive and legally described as PLAN 2421552; BLOCK 16; LOT 8 (the "Lands"). The applicant for the Development Permit was Cantiro Homes GP Ltd. (the "Applicant").
- [2] Megan Beres filed the original appeal on March 2, 2026. At the appeal hearing, Paul Thomson, agent for the owner of Cantiro Homes GP Ltd. represented the Appellant.
- [3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on April 1, 2026, in a hybrid 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] The appellant, Mr. Thomson, provided a power point presentation covering all aspects of this appeal as well as appeals for 321 Rankin Drive, 323 Rankin Drive and 325 Rankin Drive. This presentation is included as **Exhibit A**.

The Board proposed to hear all submissions regarding 319, 321, 323, and 325 Rankin Drive in one session as opposed to four separate appeal presentations in the interest of time and efficiency. Neither Mr. Thomson nor the Development Authority objected to this process

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 Subdivision and Development Appeal Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition listed below:

1. Development Permit approval is issued for a variance to lot coverage, for a total lot coverage of 50.75%

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 the Land Use Bylaw 18/2024 has established at Section 5.4, regulations for the development of Townhomes in a Laned-Lot Residential (LLR) District such as this district where this development is proposed. Section 3.56 of the Bylaw establishes regulations for a Dwelling in a Townhome setting.

[12] The Development Authority stated that problems arose during the compliance review process where it was discovered that although the building and detached garage complied with the regulations in the approved plans for the development, the Real Property Report showed that the garage pad was larger than what had been approved. The garage pad was 1.89 square meters larger. This oversized pad meant that the overall coverage of the lot exceeded the allowed maximum by 0.75%. The Development Authority stated that Section 3.56(5)(a)(ii) of the Bylaw identifies that the maximum allowable lot of coverage for a Townhouse – Single (end unit) is 50%.

- Proposed lot coverage: 50.75%
- Maximum allowable: 50%
- Over: 0.75% or 1.89 m²

[13] The Development Authority pointed out that Section 2.15 of the Land Use Bylaw states: "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." In other words, the Development Authority had no ability to grant a variance.

[14] The Development Authority confirmed that they were aware that the overage was an unintentional misreading of the construction plans. The Development Authority was aware that no garage had been built on this larger than approved pad but considered that any garage built would occupy the total space available. The Development Authority conceded that on being told about the issue with an over sized garage pad the Appellant immediately shut down construction of the garage on his own initiative.

Applicant/Appellant

- [15] The Appellant Mr. Thomson (Thomson) stated that these particular Townhomes are constructed to the maximum lot coverage in order to obtain as much space for occupants/owners as possible. Normally these Townhomes would be multi-story allowing for a smaller footprint. These Townhomes are intended for people with accessibility and mobility issues and are single story bungalows that are intended to be affordable.
- [16] Thomson stated that as soon as they became aware of the garage pad issues, they stopped further construction and checked all their other similar developments to make sure they were compliant and not oversized. Thomson stated that the mistake with these Townhomes was an issue of misreading the lot plans, and nothing more. He stated all the Townhomes in this development were basically unchanged so there were no other issues like lane setbacks, streetscape character or neighbouring properties.
- [17] Thomson stated another reason for maximizing the size of the garages was to reduce the potential need for on street parking. He pointed out that there are multiple four-story buildings across the street from these townhomes and on street parking will be an issue. Thomson requested variances on the four Townhouse properties in these appeals. Additionally, when asked if a smaller, compliant garage could be built on the pads, Thomson said no as the pads had been designed and constructed for the larger garages.

FINDINGS OF FACT

- [18] The Lands are legally described as PLAN 2421552; BLOCK 16; LOT 8.
- [19] The Appeal was filed on March 2, 2026.
- [20] The Applicant is an affected person.
- [21] The garage pad at 319 Rankin Drive is oversized and results in a lot coverage of 50.75%.
- [22] The Development Authority has no ability to issue a variance for lot coverage by on account of Section 2.15 of the Land Use Bylaw 18/2024.

REASONS

Affected Persons

- [23] The first question the Board must determine is whether those individuals who made written submissions and appeared before the Board are affected persons. The Board notes that no party raised any objection with any other party's participation.
- [24] Clearly, Thomson is an affected person in this appeal as he and his company are the owners of this development. They have a considerable stake in this appeal.

Jurisdiction

[25] 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.*

[26] In making this decision, the Board has examined the provisions of the Municipal Development Plan and the Land Use Bylaw and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, and the Appellant. The Board notes that of the ten notices sent to potential neighbours, no one appeared or made written submissions either in support or opposing this appeal.

Issues to be Decided

[27] The Board must determine the following issues:

1. Does the proposed development comply with Section 687(3) generally and specifically does it comply with Section 687(3)(d)(1) and (2) in that the development would 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.

[28] The Board has determined that this development complies with all applicable land use policies, and statutory plans. The Board has further determined that the proposed development will not unduly interfere with amenities of the neighbourhood, would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and conforms with the use prescribed for that land in the Land Use Bylaw 18/2024.

Conclusion

[29] For the above reasons, the Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition and notes listed above.

Issued this 14 day of April, 2026 for the City of St. Albert Subdivision and Development Appeal Board.



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. Dan Santucci
5. Ken Benson

APPENDIX "B"
REPRESENTATIONS

PERSONS APPEARING

1. Melanie Smith – Development Officer
2. Kairee Droogers – SDAB Clerk
3. Renee McDonald – SDAB Clerk
4. Paul Thomson – Appellant

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

Agenda Package			
	Description	Date	Pages
1.	Agenda	April 1, 2026	1 - 5
2.	Development Officer's Report	April 1, 2026	6 - 10
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4.	Development Permit Decision	April 1, 2026	14 - 17
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Exhibits			
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1.	Appellant's Presentation	April 1, 2026	A

EXHIBIT A

CANTIRO™

Amazing Lives Happen Here

Development Appeal
319-325 Rankin Drive

Properties Subject to Appeal

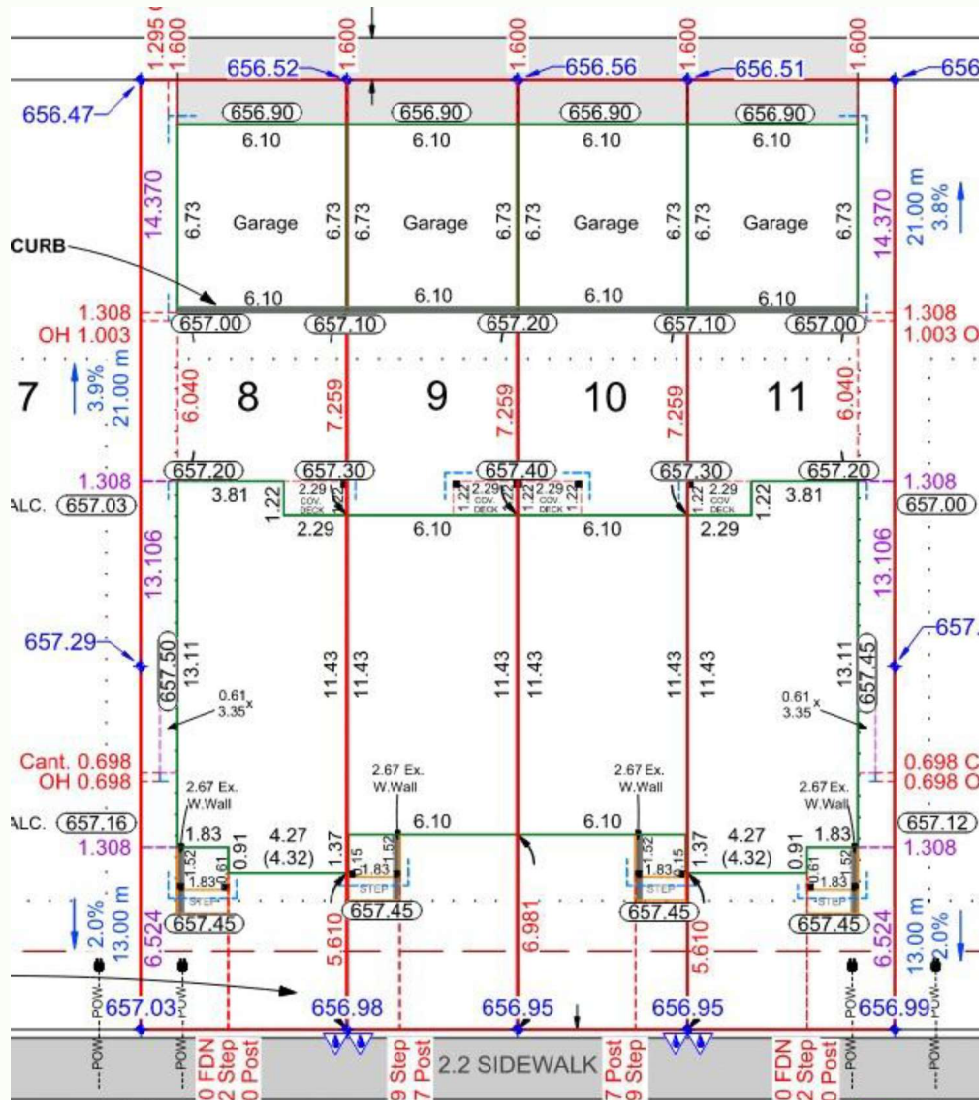
The appeal applies only to the following four properties

319 Rankin Drive (end unit)

321 Rankin Drive (interior unit)

323 Rankin Drive (interior unit)

325 Rankin Drive (end unit)



Lot Coverage Summary - End Units vs Interior Units

End Units – Units 319 & 325

Permitted lot coverage: 55%

Proposed lot coverage:

56.06%

Variance: +1.06%

Interior Units – Lots 321 & 323

Permitted lot coverage: 50%

Proposed lot coverage:

50.75%

Variance: +0.75%

Housing Typology - Bungalow Townhomes

Single-level living designed for accessibility

Responds to demand from an aging population

Naturally requires a larger building footprint than multi-storey townhomes

Intentionally maximizes permitted lot coverage to support functionality

Designed to remain affordable

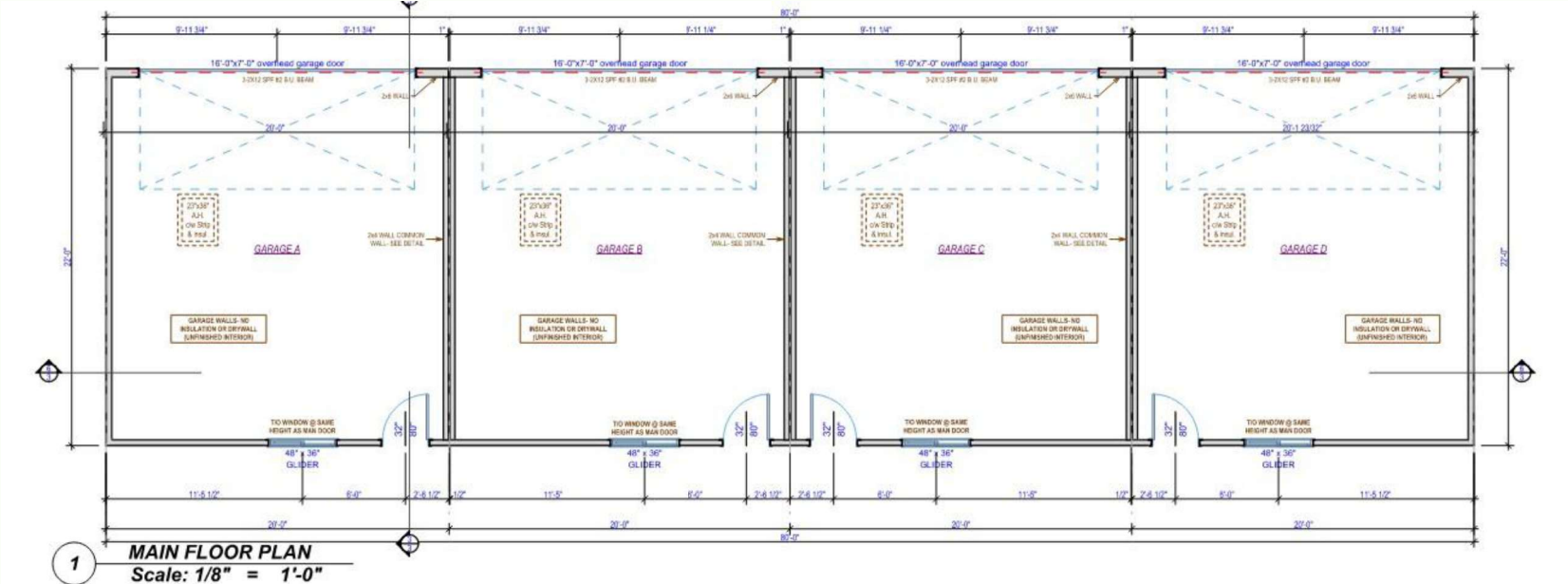


Construction Context - How We Made it Here

This condition was identified on the RPR compliance

These four lots are the only instances where this occurred

All other lots in the project were built in full compliance



Practical Interpretation of Why the Variance is Minor

The exceedances are:

Quantifiable
Minimal
Not visually perceptible

No change to:

Building height
Alley setbacks
Streetscape character
Neighboring properties

The intent of the Land Use Bylaw is maintained despite the minor numerical
exceedance



Grading & Drainage Confirmation – No Technical Impacts

Grading and drainage remain fully compliant.

No impact to:

Approved drainage plans

Surface water flow

Adjacent properties or municipal infrastructure



Overall Planning Rationale - Why Approval is Appropriate

Alley setbacks are maintained

Variances are minimal and isolated

Functional garages reduce on-street parking demand

Supports single-level housing for an aging population

No negative impacts to neighbors or the public realm

Proportionality of Remediation – Why Redesign is Not Reasonable

Remediation would require:

Demolition and removal of concrete pads

Re-excavation and reconstruction

Significant cost and schedule impacts

The benefit gained would be recovery of less than 1–1.06% lot coverage

ALLOWED WITH CONDITIONS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD CITY OF ST. ALBERT

5 St. Anne Street
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HEARING DATE: April 1, 2026
FILE NO.: LEG00995

Notice of Decision of Subdivision and Development Appeal Board

Re: PLAN 2421552; BLOCK 16; LOT 9 - known municipally as 321 Rankin Drive, St. Albert, AB.

INTRODUCTION

- [1] On February 27, 2026 the Development Authority of the City of St. Albert (the "Development Authority") refused to issue a development permit to approve a variance to Lot Coverage located at 321 Rankin Drive and legally described as PLAN 2421552; BLOCK 16; LOT 9 (the "Lands"). The applicant for the Development Permit was Cantiro Homes GP Ltd. (the "Applicant").
- [2] Megan Beres filed the original appeal on March 2, 2026. At the appeal hearing, Paul Thomson, agent for the owner of Cantiro Homes GP Ltd. represented the Appellant.
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The Board proposed to hear all submissions regarding 319, 321, 323, and 325 Rankin Drive in one session as opposed to four separate appeal presentations in the interest of time and efficiency. Neither Mr. Thomson nor the Development Authority objected to this process.

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 Subdivision and Development Appeal Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition listed below:

1. Development Permit approval is issued for a variance to lot coverage, for a total lot coverage of 56.06%.

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.

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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.

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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.

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[11] The Development Authority stated that the Land Use Bylaw 18/2024 has established at Section 5.4, regulations for the development of Townhomes in a Laned-Lot Residential (LLR) District such as this district where this development is proposed. Section 3.56 of the Bylaw establishes regulations for a Dwelling in a Townhome setting.

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- Proposed lot coverage: 56.06%
- Maximum allowable: 55%
- Over: 1.06% or 2.21 m²

[13] The Development Authority pointed out that Section 2.15 of the Land Use Bylaw states: "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." In other words, the Development Authority had no ability to grant a variance.

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aware that no garage had been built on this larger than approved pad but considered that any garage built would occupy the total space available. The Development Authority conceded that on being told about the issue with an over sized garage pad the Appellant immediately shut down construction of the garage on his own initiative.

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FINDINGS OF FACT

[18] The Lands are legally described as PLAN 2421552; BLOCK 16; LOT 9.

[19] The Appeal was filed on March 2, 2026.

[20] The Applicant is an affected person.

[21] The garage pad at 321 Rankin Drive is oversized and results in a lot coverage of 56.06%.

[22] The Development Authority has no ability to issue a variance for lot coverage by on account of Section 2.15 of the Land Use Bylaw 18/2024.

REASONS

Affected Persons

[23] The first question the Board must determine is whether those individuals who made

written submissions and appeared before the Board are affected persons. The Board notes that no party raised any objection with any other party's participation.

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- (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*
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[26] In making this decision, the Board has examined the provisions of the Municipal Development Plan and the Land Use Bylaw and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, and the Appellant. The Board notes that of the ten notices sent to potential neighbours, no one appeared or made written submissions either in support or opposing this appeal.

Issues to be Decided

[27] The Board must determine the following issues:

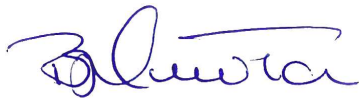
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[28] The Board has determined that this development complies with all applicable land use policies, and statutory plans. The Board has further determined that the proposed development will not unduly interfere with amenities of the neighbourhood, would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and conforms with the use prescribed for that land in the Land Use Bylaw 18/2024.

Conclusion

[29] For the above reasons, the Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition and notes listed above.

Issued this ¹⁴ ___ day of April, 2026 for the City of St. Albert Subdivision and Development Appeal Board.



Bill Newton, Chair
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APPENDIX "A"
BOARD MEMBERS

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2. Christian Benson – Vice Chair
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4. Dan Santucci
5. Ken Benson

APPENDIX "B"
REPRESENTATIONS

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Exhibits			
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EXHIBIT A

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Development Appeal
319-325 Rankin Drive

Properties Subject to Appeal

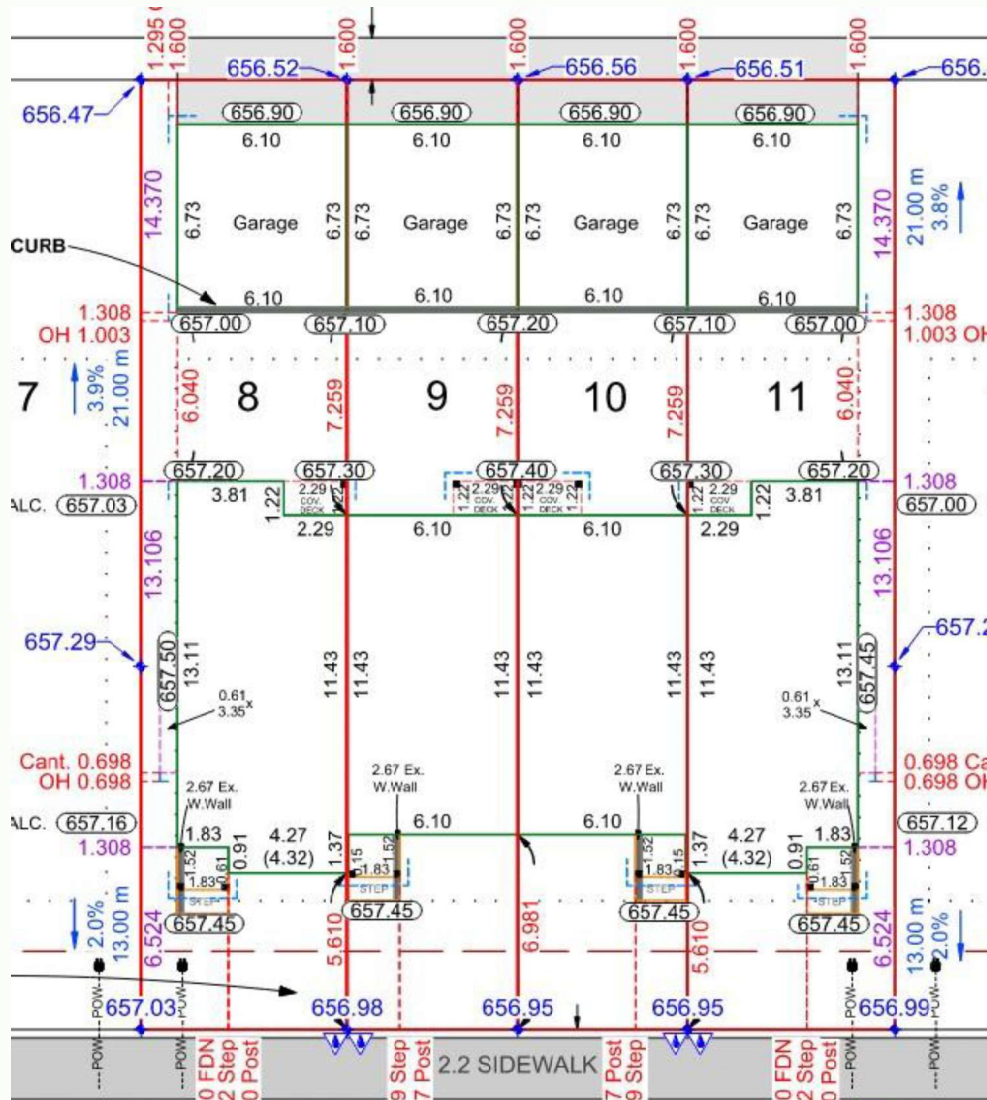
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319 Rankin Drive (end unit)

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323 Rankin Drive (interior unit)

325 Rankin Drive (end unit)



Lot Coverage Summary - End Units vs Interior Units

End Units – Units 319 & 325

Permitted lot coverage: 55%

Proposed lot coverage:

56.06%

Variance: +1.06%

Interior Units – Lots 321 & 323

Permitted lot coverage: 50%

Proposed lot coverage:

50.75%

Variance: +0.75%

Housing Typology - Bungalow Townhomes

Single-level living designed for accessibility

Responds to demand from an aging population

Naturally requires a larger building footprint than multi-storey townhomes

Intentionally maximizes permitted lot coverage to support functionality

Designed to remain affordable

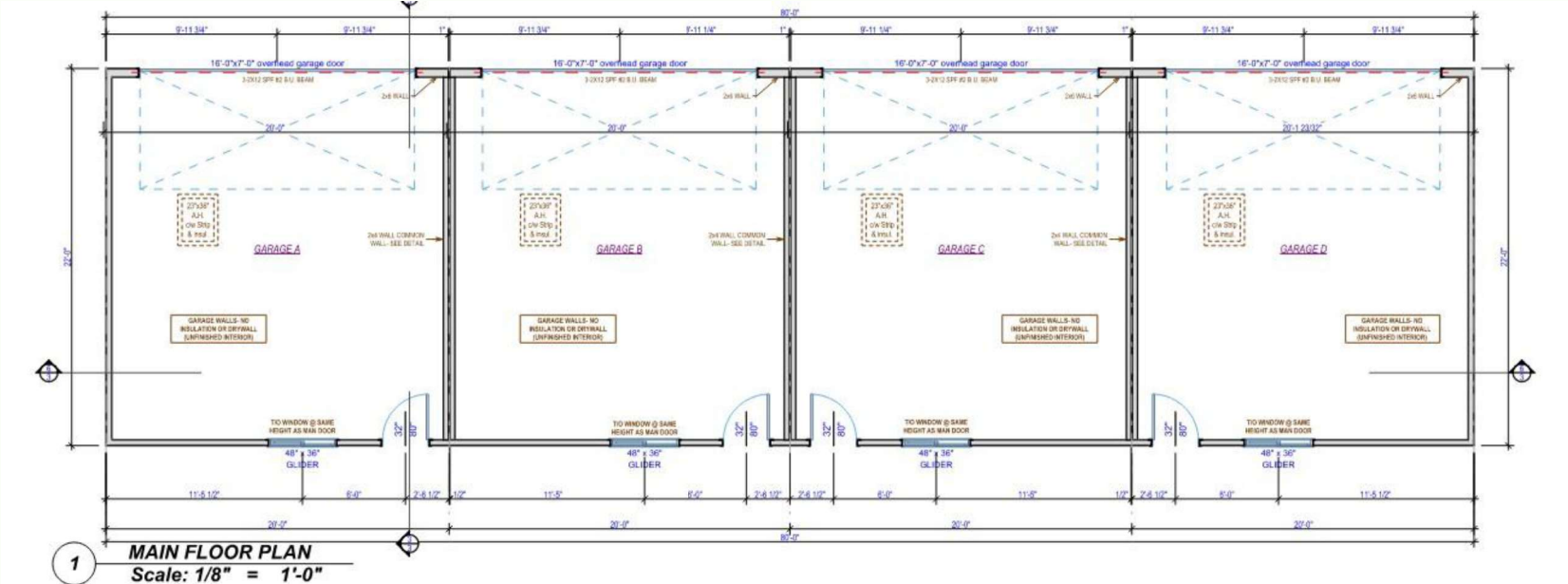


Construction Context - How We Made it Here

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Practical Interpretation of Why the Variance is Minor

The exceedances are:

Quantifiable
Minimal
Not visually perceptible

No change to:

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Alley setbacks
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Neighboring properties

The intent of the Land Use Bylaw is maintained despite the minor numerical
exceedance



Grading & Drainage Confirmation – No Technical Impacts

Grading and drainage remain fully compliant.

No impact to:

Approved drainage plans

Surface water flow

Adjacent properties or municipal infrastructure



Overall Planning Rationale - Why Approval is Appropriate

Alley setbacks are maintained

Variations are minimal and isolated

Functional garages reduce on-street parking demand

Supports single-level housing for an aging population

No negative impacts to neighbors or the public realm

Proportionality of Remediation – Why Redesign is Not Reasonable

Remediation would require:

Demolition and removal of concrete pads

Re-excavation and reconstruction

Significant cost and schedule impacts

The benefit gained would be recovery of less than 1–1.06% lot coverage

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SUBDIVISION AND DEVELOPMENT APPEAL BOARD CITY OF ST. ALBERT

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Telephone: (780) 459-1500

HEARING DATE: April 1, 2026
FILE NO.: LEG00996

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INTRODUCTION

- [1] On February 27, 2026 the Development Authority of the City of St. Albert (the "Development Authority") refused to issue a development permit to approve a variance to Lot Coverage located at 323 Rankin Drive and legally described as PLAN 2421552; BLOCK 16; LOT 10 (the "Lands"). The applicant for the Development Permit was Cantiro Homes GP Ltd. (the "Applicant").
- [2] Megan Beres filed the original appeal on March 2, 2026. At the appeal hearing, Paul Thomson, agent for the owner of Cantiro Homes GP Ltd. represented the Appellant.
- [3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on April 1, 2026 in a hybrid 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] The appellant, Mr. Thomson, provided a power point presentation covering all aspects of this appeal as well as appeals for 319 Rankin Drive, 321 Rankin Drive, and 325 Rankin Drive. This presentation is included as **Exhibit A**.

The Board proposed to hear all submissions regarding 319, 321, 323, and 325 Rankin Drive in one session as opposed to four separate appeal presentations in the interest of time and efficiency. Neither Mr. Thomson nor the Development Authority objected to this process.

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 Subdivision and Development Appeal Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition listed below:
 1. Development Permit approval is issued for a variance to lot coverage, for a total lot coverage of 56.06%.

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 the Land use Bylaw 18/2024 has established at Section 5.4, regulations for the development of Townhomes in a Laned Lot Residential (LLR) District such as this district where this development is proposed. Section 3.56 of the Bylaw establishes regulations for a Dwelling in a Townhome setting.

[12] The Development Authority stated that problems arose during the compliance review process where it was discovered that although the building and detached garage complied with the regulations in the approved plans for the development, the Real Property Report showed that the garage pad was larger than what had been approved. The garage pad was 1.89 square meters larger. This oversized pad meant that the overall coverage of the lot exceeded the allowed maximum by 0.75%. The Development Authority stated that Section 3.56(5)(a)(ii) of the Bylaw identifies that the maximum allowable lot of coverage for a Townhouse – internal unit is 55%.

- Proposed lot coverage: 56.06%
- Maximum allowable: 55%
- Over: 1.06% or 2.21 m²

[13] The Development Authority pointed out that Section 2.15 of the Land Use Bylaw states: "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.” In other words, the Development Authority had no ability to grant a variance.

- [14] The Development Authority confirmed that they were aware that the overage was an unintentional misreading of the construction plans. The Development Authority was aware that no garage had been built on this larger than approved pad but considered that any garage built would occupy the total space available. The Development Authority conceded that on being told about the issue with an over sized garage pad the Appellant immediately shut down construction of the garage on his own initiative.

Applicant/Appellant

- [15] The Appellant Mr. Thomson (Thomson) stated that these particular Townhomes are constructed to the maximum lot coverage in order to obtain as much space for occupants/owners as possible. Normally these Townhomes would be multi-story allowing for a smaller footprint. These Townhomes are intended for people with accessibility and mobility issues and are single story bungalows that are intended to be affordable.

- [16] Thomson stated that as soon as they became aware of the garage pad issues, they stopped further construction and checked all their other similar developments to make sure they were compliant and not oversized. Thomson stated that the mistake with these Townhomes was an issue of misreading the lot plans, and nothing more. He stated all the Townhomes in this development were basically unchanged so there were no other issues like lane setbacks, streetscape character or neighbouring properties.

- [17] Thomson stated another reason for maximizing the size of the garages was to reduce the potential need for on street parking. He pointed out that there are multiple four story buildings across the street from these townhomes and on street parking will be an issue. Thomson requested variances on the four Townhouse properties in these appeals. Additionally, when asked if a smaller, compliant garage could be built on the pads, Thomson said no as the pads had been designed and constructed for the larger garages.

FINDINGS OF FACT

- [18] The Lands are legally described as PLAN 2421552; BLOCK 16; LOT 10.
- [19] The Appeal was filed on March 2, 2026.
- [20] The Applicant is an affected person.
- [21] The garage pad at 323 Rankin Drive is oversized and results in a lot coverage of 56.06%.
- [22] The Development Authority has no ability to issue a variance for lot coverage by on account of Section 2.15 of the Land Use Bylaw 18/2024.

REASONS

Affected Persons

[23] The first question the Board must determine is whether those individuals who made written submissions and appeared before the Board are affected persons. The Board notes that no party raised any objection with any other party's participation.

[24] Clearly, Thomson is an affected person in this appeal as he and his company are the owners of this development. They have a considerable stake in this appeal.

Jurisdiction

[25] 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.*

[26] In making this decision, the Board has examined the provisions of the Municipal Development Plan and the Land Use Bylaw and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development

Authority, and the Appellant. The Board notes that of the ten notices sent to potential neighbours, no one appeared or made written submissions either in support or opposing this appeal.

Issues to be Decided

[27] The Board must determine the following issues:


1. Does the proposed development comply with Section 687(3) generally and specifically does it comply with Section 687(3)(d)(1) and (2) in that the development would 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.

[28] The Board has determined that this development complies with all applicable land use policies, and statutory plans. The Board has further determined that the proposed development will not unduly interfere with amenities of the neighbourhood, would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and conforms with the use prescribed for that land in the Land Use Bylaw 18/2024.

Conclusion

[29] For the above reasons, the Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the condition and notes listed above.

Issued this 14 day of April, 2026 for the City of St. Albert Subdivision and Development Appeal Board.



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. Dan Santucci
5. Ken Benson

APPENDIX "B"
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PERSONS APPEARING

1. Melanie Smith – Development Officer
2. Kairee Droogers – SDAB Clerk
3. Renee McDonald – SDAB Clerk
4. Paul Thomson – Appellant

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

Agenda Package			
	Description	Date	Pages
1.	Agenda	April 1, 2026	1 - 5
2.	Development Officer's Report	April 1, 2026	41 - 45
3.	Appellant's Submission	April 1, 2026	46 - 48
4.	Development Permit Decision	April 1, 2026	49 - 52
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Exhibits			
	Description	Date	Exhibit
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EXHIBIT A

CANTIRO™

Amazing Lives Happen Here

Development Appeal
319-325 Rankin Drive

Properties Subject to Appeal

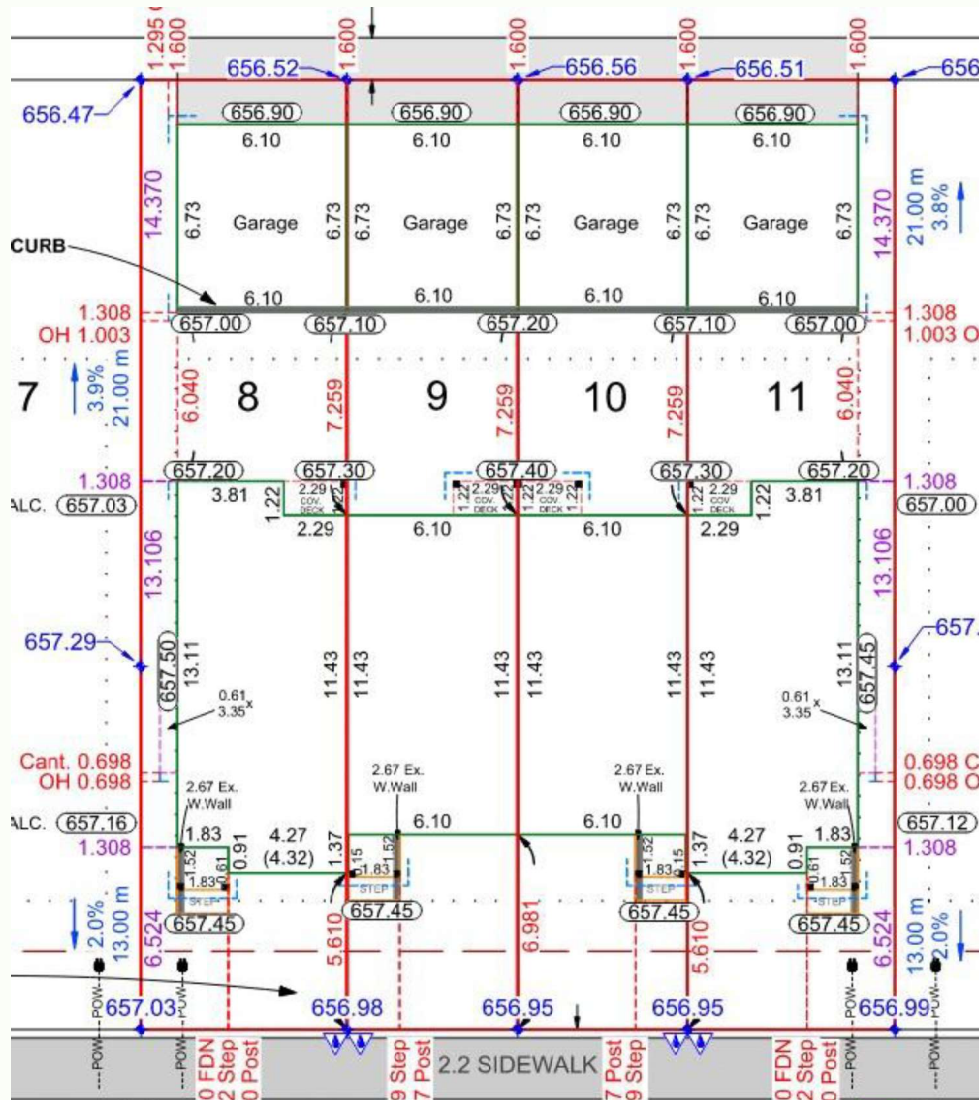
The appeal applies only to the following four properties

319 Rankin Drive (end unit)

321 Rankin Drive (interior unit)

323 Rankin Drive (interior unit)

325 Rankin Drive (end unit)



Lot Coverage Summary - End Units vs Interior Units

End Units – Units 319 & 325

Permitted lot coverage: 55%

Proposed lot coverage:

56.06%

Variance: +1.06%

Interior Units – Lots 321 & 323

Permitted lot coverage: 50%

Proposed lot coverage:

50.75%

Variance: +0.75%

Housing Typology - Bungalow Townhomes

Single-level living designed for accessibility

Responds to demand from an aging population

Naturally requires a larger building footprint than multi-storey townhomes

Intentionally maximizes permitted lot coverage to support functionality

Designed to remain affordable

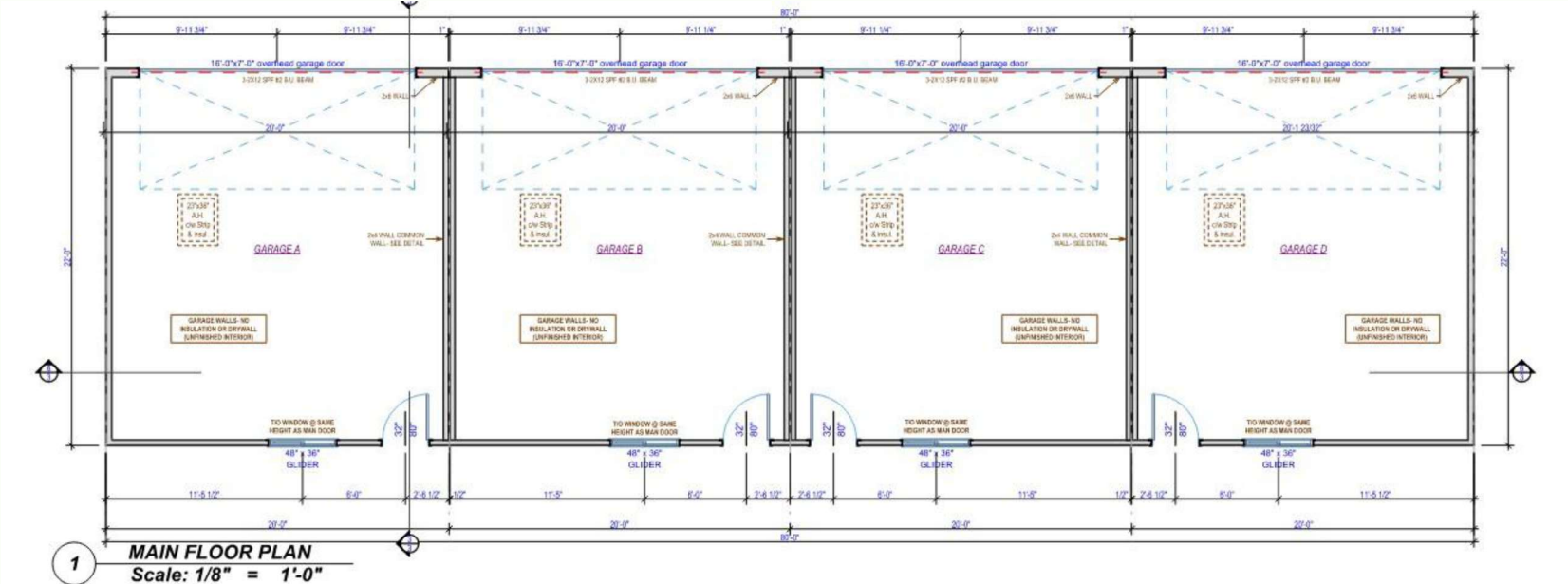


Construction Context - How We Made it Here

This condition was identified on the RPR compliance

These four lots are the only instances where this occurred

All other lots in the project were built in full compliance



Practical Interpretation of Why the Variance is Minor

The exceedances are:

Quantifiable
Minimal
Not visually perceptible

No change to:

Building height
Alley setbacks
Streetscape character
Neighboring properties

The intent of the Land Use Bylaw is maintained despite the minor numerical
exceedance



Grading & Drainage Confirmation – No Technical Impacts

Grading and drainage remain fully compliant.

No impact to:

Approved drainage plans

Surface water flow

Adjacent properties or municipal infrastructure



Overall Planning Rationale - Why Approval is Appropriate

Alley setbacks are maintained

Variances are minimal and isolated

Functional garages reduce on-street parking demand

Supports single-level housing for an aging population

No negative impacts to neighbors or the public realm

Proportionality of Remediation – Why Redesign is Not Reasonable

Remediation would require:

Demolition and removal of concrete pads

Re-excavation and reconstruction

Significant cost and schedule impacts

The benefit gained would be recovery of less than 1–1.06% lot coverage

ALLOWED WITH CONDITIONS

SUBDIVISION AND DEVELOPMENT APPEAL BOARD CITY OF ST. ALBERT

5 St. Anne Street
St. Albert, AB T8N 3Z9
Email: sdabsubmissions@stalbert.ca
Telephone: (780) 459-1500

HEARING DATE: April 1, 2026
FILE NO.: LEG00997

Notice of Decision of Subdivision and Development Appeal Board

**Re: PLAN 2421552; BLOCK 16; LOT 11 - known municipally as 325 Rankin Drive,
St. Albert, AB.**

INTRODUCTION

- [1] On February 27, 2026 the Development Authority of the City of St. Albert (the "Development Authority") refused to issue a development permit to approve a variance to Lot Coverage located at 325 Rankin Drive and legally described as PLAN 2421552; BLOCK 16; LOT 11 (the "Lands"). The applicant for the Development Permit was Cantiro Homes GP Ltd. (the "Applicant").
- [2] Megan Beres filed the original appeal on March 2, 2026. At the appeal hearing, Paul Thomson, agent for the owner of Cantiro Homes GP Ltd. represented the Appellant.
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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.

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- [5] The Chair confirmed that everyone in attendance had the full hearing package prepared for the hearing.

- [6] The appellant, Mr. Thomson, provided a power point presentation covering all aspects of this appeal as well as appeals for 319 Rankin Drive, 321 Rankin Drive and 323 Rankin Drive. This presentation is included as **Exhibit A**.

The Board proposed to hear all submissions regarding 319, 321, 323, and 325 Rankin Drive in one session as opposed to 4 separate appeal presentations in the interest of time and efficiency. Neither Mr. Thomson nor the Development Authority objected to this process

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 Subdivision and Development Appeal Board quashes the Development Authority's refusal to issue a development permit and Allows the appeal with the condition listed below
1. Development Permit approval is issued for a variance to lot coverage, for a total lot coverage of 50.75%.

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.

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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.

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- Proposed lot coverage: 50.75%
- Maximum allowable: 50%
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[13] The Development Authority pointed out that Section 2.15 of the Land Use Bylaw states: "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." In other words, the Development Authority had no ability to grant a variance.

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- [21] The garage pad at 325 Rankin Drive is oversized and results in a lot coverage of 50.75%.
- [22] The Development Authority has no ability to issue a variance for lot coverage by on account of Section 2.15 of the Land Use Bylaw 18/2024.

REASONS

Affected Persons

- [23] The first question the Board must determine is whether those individuals who made written submissions and appeared before the Board are affected persons. The Board notes that no party raised any objection with any other party's participation.
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- [25] The Board's jurisdiction is found in s. 687(3) of the MGA.

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[26] In making this decision, the Board has examined the provisions of the Municipal Development Plan and the Land Use Bylaw and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority, and the Appellant. The Board notes that of the ten notices sent to potential neighbours, no one appeared or made written submissions either in support or opposing this appeal.

Issues to be Decided

[27] The Board must determine the following issues:

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[28] The Board has determined that this development complies with all applicable land use policies, and statutory plans. The Board has further determined that the proposed development will not unduly interfere with amenities of the neighbourhood, would not materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and conforms with the use prescribed for that land in the Land Use Bylaw 18/2024.

Conclusion

[29] For the above reasons, the Board quashes the Development Authority's refusal to issue a development permit and Allows the appeal with the condition and notes listed above.

Issued this **14** day of April, 2026 for the City of St. Albert Subdivision and Development Appeal Board.



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.

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MEMBERS

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Development Appeal
319-325 Rankin Drive

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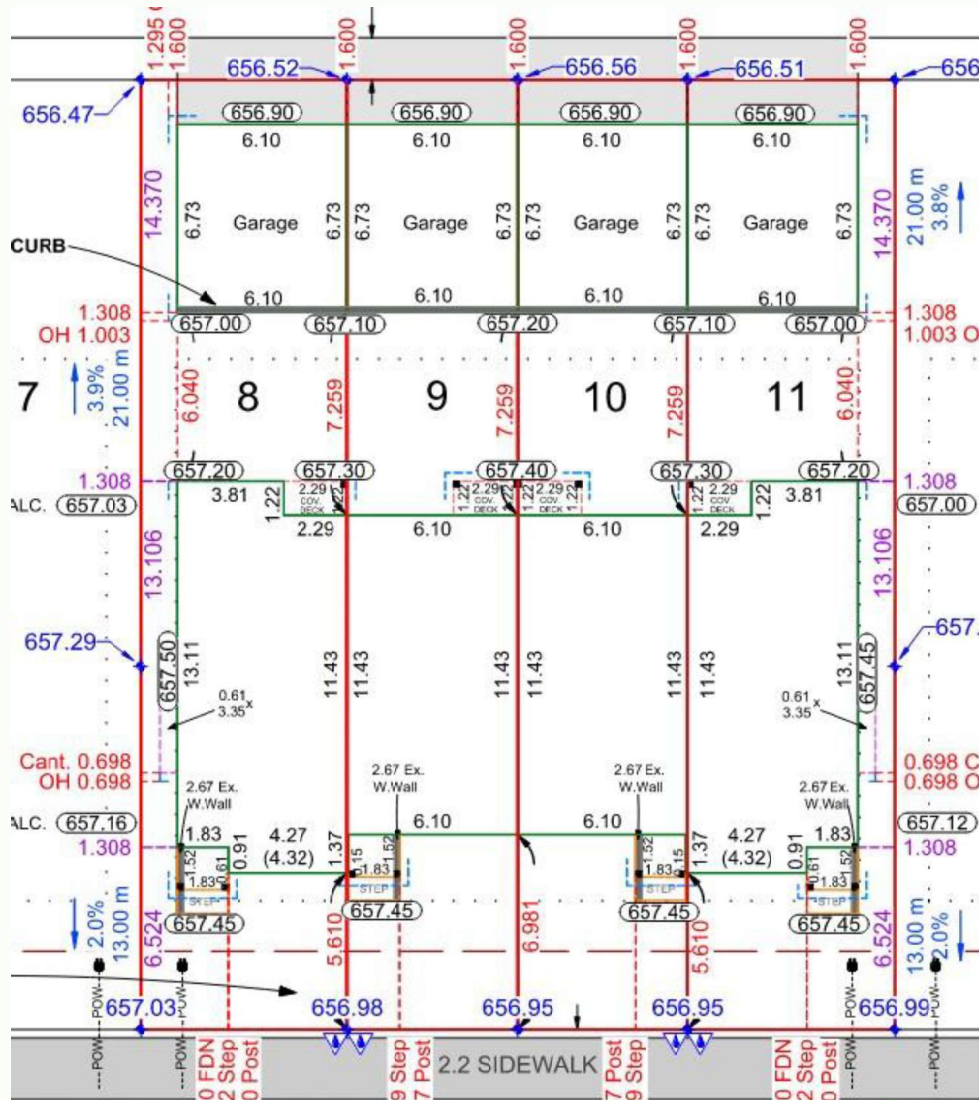
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End Units – Units 319 & 325

Permitted lot coverage: 55%

Proposed lot coverage:

56.06%

Variance: +1.06%

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Permitted lot coverage: 50%

Proposed lot coverage:

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Variance: +0.75%

Housing Typology - Bungalow Townhomes

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Responds to demand from an aging population

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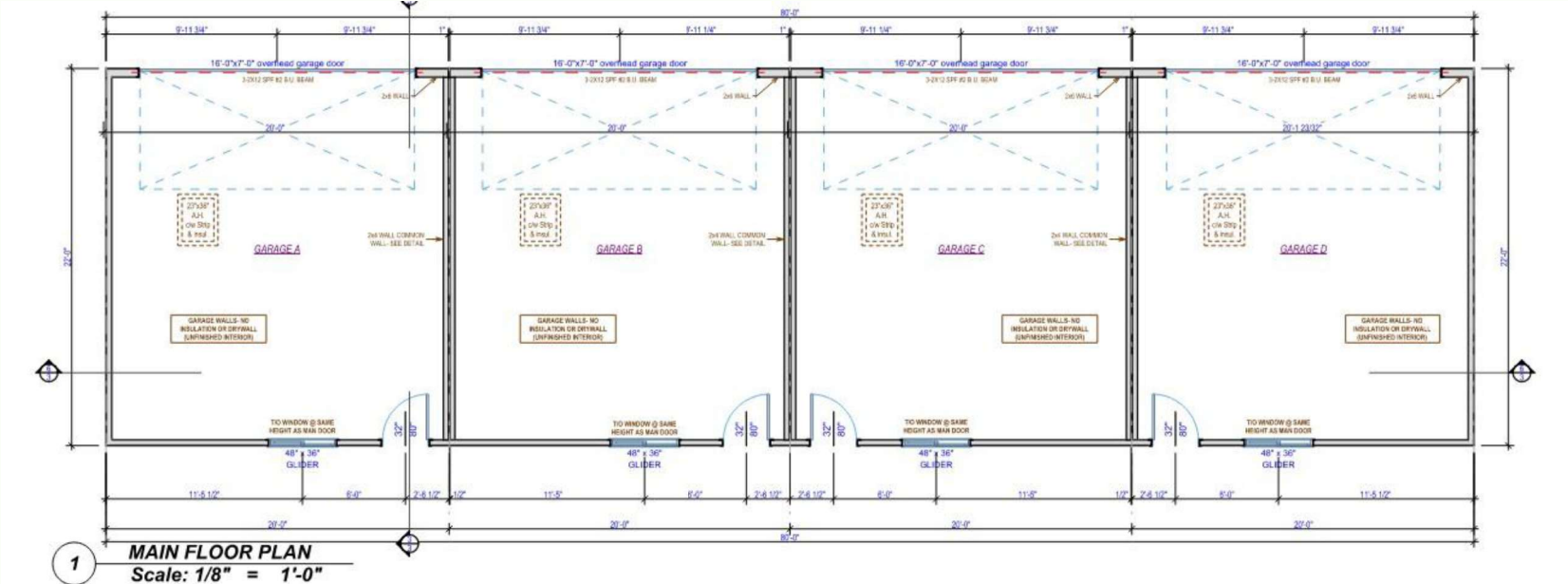


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