

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 18003.19

March 10, 2026

LANDOWNER:	Zenco Alberta Ltd.
APPELLANT:	Gregory Lindgren
MUNICIPAL ADDRESS:	19 Riel Drive
LEGAL DESCRIPTION:	Lot 5, Plan 2114NY
PROPOSED DEVELOPMENT:	To leave industrial building as-built with rear yard setback variance
LAND USE CLASSIFICATION:	ICS Industrial and Commercial Service District
DATE OF HEARING:	March 18, 2026
DATE OF DEVELOPMENT PERMIT DECISION:	January 29, 2026
DATE APPEAL FILED:	February 19, 2026

The appellant is appealing the decision of the Development Officer in refusing a development permit application to leave the industrial building as built with a variance to the rear yard setback. The industrial building is within the Industrial and Commercial Service (ICS) District. The Industrial Use (level two) use is a discretionary use in this district.

Development Officer Review:

As per Land Use Bylaw 18/2024, Section 5.13(6)(a)(iii)(A), a building must be located a minimum of 3.50 m from the rear yard. As built, the industrial building is located 0.70 m from the rear property line. The variance of 2.80 m (80%) exceeds the maximum variance capacity of 25% that the Development Officer may approve as per Section 2.15(1) of Land Use Bylaw 18/2024.

Industrial building as built:

Required rear yard setback: 3.50 m
 Existing rear yard setback: 0.70 m
 Variance required: 2.80 m or 80%

The permit application to leave as built with a rear yard variance represents the first step in the process of obtaining compliance for the unauthorized industrial building.

The unauthorized development of the first phase of the industrial building was started in 1997, and had been brought to the City's attention originally in 2000. A second portion was then added to the building without proper permitting in approximately 2003, confirmed by air photo history. Enforcement was commenced and efforts were made to obtain a complete permit application to allow the building as-built with a variance. The City did not receive a complete application, and the enforcement didn't continue on the property.

The enforcement of the building was commenced again in 2025 following a resident complaint. A letter was served to the owner, and the application before you is the result of the owner following up with the requirements of bringing the industrial building into compliance with the Land Use Bylaw and Alberta Safety Codes.

Obtaining development permit approval is essential to ensure that the building permit can then be reviewed for Alberta Safety Codes compliance and to ensure operational safety as the industrial building has not been inspected and is currently being used for concrete production.

The Development Branch's review is limited to the building on the site as it relates to the Land Use Bylaw. Portions of the development's operations are encroaching onto City-owned land within the Reserve area. These matters are being addressed separately by the City's Engineering and Environmental Departments through a coordinated effort to bring both the property and associated business operations into full compliance.

It may interest the Board to note the following:

- The Industrial building as an Industrial Use (level two) is determined to be a discretionary use.
- Any enforcement action required by Engineering, Building Services, and Environment will be addressed by the internal departments respectively.

Should the Subdivision and Development Appeal Board decide in favour of the appellant for the industrial building to remain as built with a rear yard setback variance, the Development Branch requests the following conditions be applied to the development permit:

1. Approval is for an industrial building (Westcon Precast Inc.) - Industrial (level two) - to remain as built; a discretionary use under the provisions of Section 5.13(3)(xxii)(b) of the Land Use Bylaw 18/2024.
2. Approval is for an industrial building to remain as built with the following variance as per the stamped approved plans and the variance granted by the Subdivision and Development Appeal Board:
 - a. A 2.80 m (80%) setback variance to allow the building to remain 0.70m from the rear yard property line, whereas a 3.50 m setback is required as per Section 5.13(6)(a)(iii) of Land Use Bylaw 18/2024.

3. Prior to the issuance of a Building Permit, the following fees, levies, charges, securities, and documentation, shall be provided to the Development Authority and where indicated below, approvals obtained from the Development Authority or other City of St. Albert approving department:
 - a) Submission of, and approval by Engineering Services of, a detailed civil engineering drawing package, including site grading, surface, and underground utility plans.
 - b) Submission of, and approval by Building Inspection Services of, two (2) complete sets of detailed construction drawings, including detailed architectural, structural, electrical and mechanical drawings;
 - c) Payment of any outstanding property taxes;
 - d) The posting of a letter of credit (LOC) in an amount to be determined by, and in a form satisfactory to, the Development Authority, as security for the due and proper performance of all obligations under this development permit. The City of St. Albert may call on such security in such amounts, and at such times as it deems appropriate in the event the City determines that:
 - (i) the applicant/developer has failed to comply with any provision of this Permit;
 - (ii) this Permit is suspended or cancelled;
 - (iii) work has been commenced under this Permit but has not been properly completed within a reasonable period of time, as determined by the Development Authority;
 - e) A Certificate of Insurance (COI), in the name of the property owner, and in the form prescribed by and to the satisfaction of the Development Authority;
 - f) Payment of applicable Building Permit fees as per Master Rates Bylaw – Schedule A: Building Permit Fees, Lot Grading, Street Cleaning;
 - g) Submission of, and approval by Engineering Services of, a detailed landscaping plan prepared & stamped by a registered Alberta Landscape Architect (AALA) to the standards, Land Use Bylaw requirements, and satisfaction of the Development Approving Authority.

Note: All fees are as per Master Rates Bylaw, as approved by City Council on a yearly calendar basis.

NOTES:

1. Any relocation or addition of both private and public utility services will be at the cost of the applicant, and requisite approvals must be obtained from the Development Engineering Branch prior to commencing work.
2. 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.
3. 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.

4. 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.
5. 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.
6. 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.
7. 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.



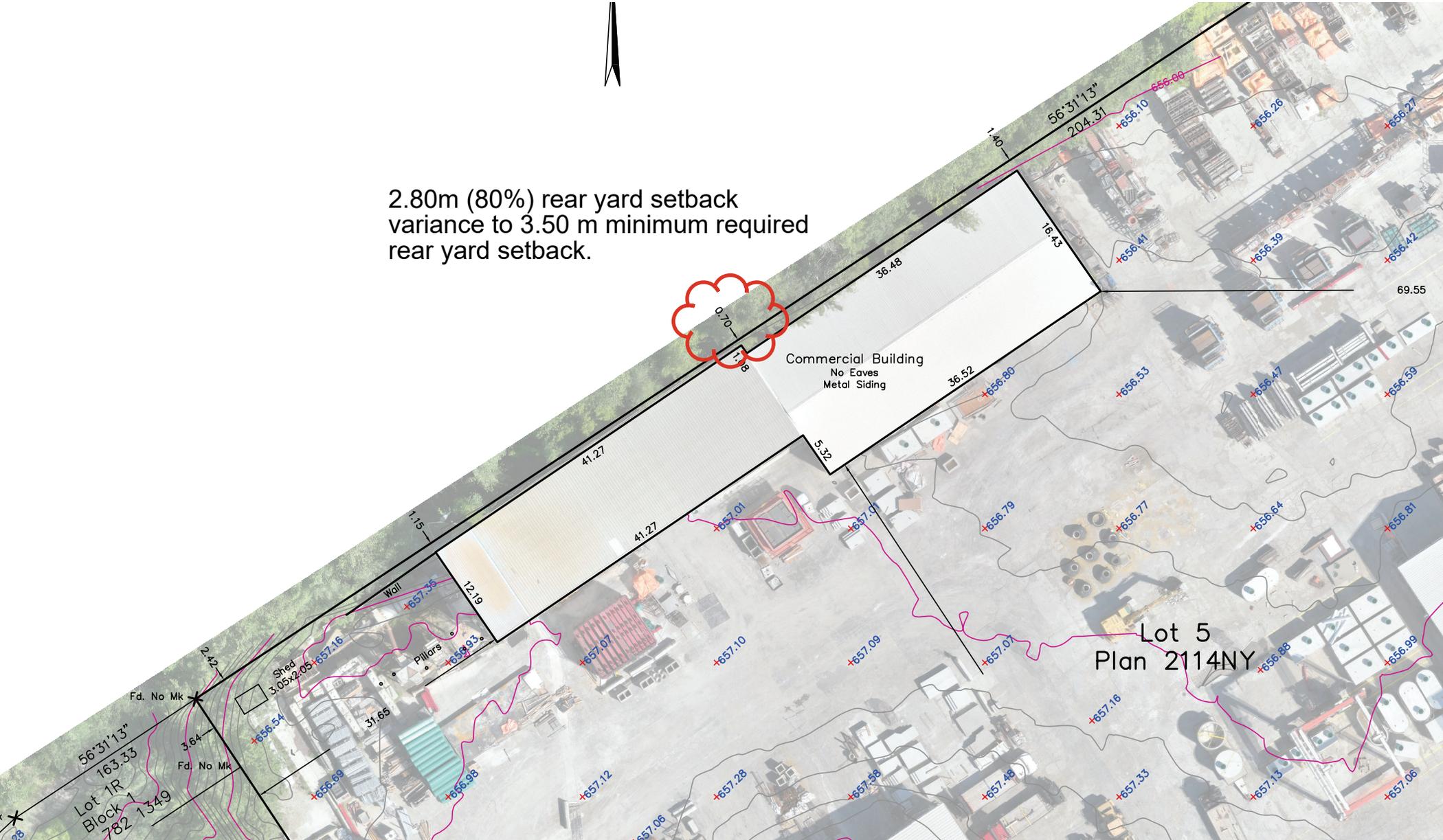
Chantelle Malo
Development Officer II

Attachment A – Site Plan with Variance
Attachment B – Site Plan with Grading
Attachment C – Floor Plan and Elevation
Attachment D – Interior Photo 1
Attachment E – Interior Photo 2
Attachment F – Westcon Tower Photo
Attachment G – Historical Aerial Photos 2024 2007 2005 2003

19 Riel Drive - Westcon Precast Inc.



2.80m (80%) rear yard setback
variance to 3.50 m minimum required
rear yard setback.



SITE PLAN

LEGAL DESCRIPTION: Lot 5
Plan 2114NY

MUNICIPAL ADDRESS: 19 Riel Drive
St. Albert, Alberta

CLIENT: EnviroTRACE

DATE OF SURVEY: July 10th, 2025

LEGEND

All existing elevations are geodetic and shown thus: $+480.00$
Elevations are referred to ASCM 327908 Elev.=656.56
Bearings are Grid (3TM-114°W) and Derived from GNSS Observations.

Found Iron Posts are shown thus: 

Calculation points are shown thus: 

Water Valves are shown thus: 

Gas Valves are shown thus: 

Power Poles are shown thus: 

Manholes are shown thus: 

Lamp Standards are shown thus: 

Deciduous tree shown thus: 

Property lines are shown thus: 

Eaves are shown thus: 

Fences are shown thus: 

Gasline are shown thus: 

Overhead Electrical lines shown thus: 

Tree lines shown thus: 

Contours 0.10m Intervals shown thus: 

Highlighted Contours 0.50m Intervals shown thus: 

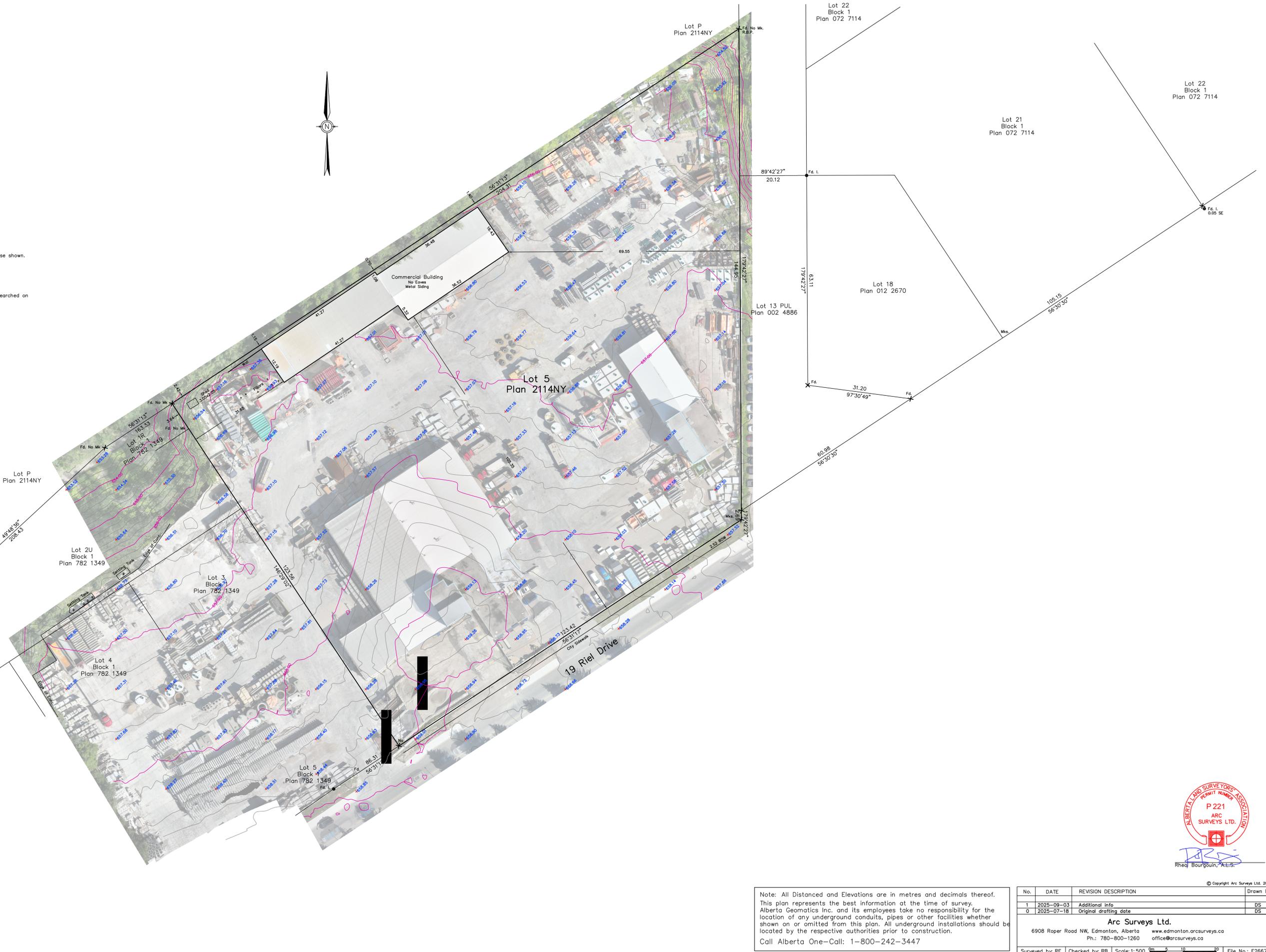
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.
Unless noted otherwise lines outside of property are not to scale.
Modular Trailers not shown.

NOTE:
Title information is based on the C. of T. 842 149 990 which was searched on the 18th day of July, 2025, and is subject to:
Caveat No.: 972 111 174, 242 124 999

ABBREVIATIONS

A---Arc Length
Acc---Accessory
Blg---Building
BOC---Back of Curb
BOW---Back of Walk
Calc---Calculated
Cant---Cantilever
Conc---Concrete
C.S---Countersunk
DH---Drill Hole
Enc---Encroaches
EOA---Edge of Asphalt
EOR---Edge of Road

Fd---Found
I---Iron Post
I.B---Iron Bar
LOG---Lip of Gutter
M.A---Maintenance Access
Mk---Mark
O.D---Overland Drainage
P/L---Property Line
R.B.P---Re-est. by Proportion
Reg---Registration
Ret---Retaining
R/W---Right of Way
W/O---Walkout Basement
W.W---Window Well



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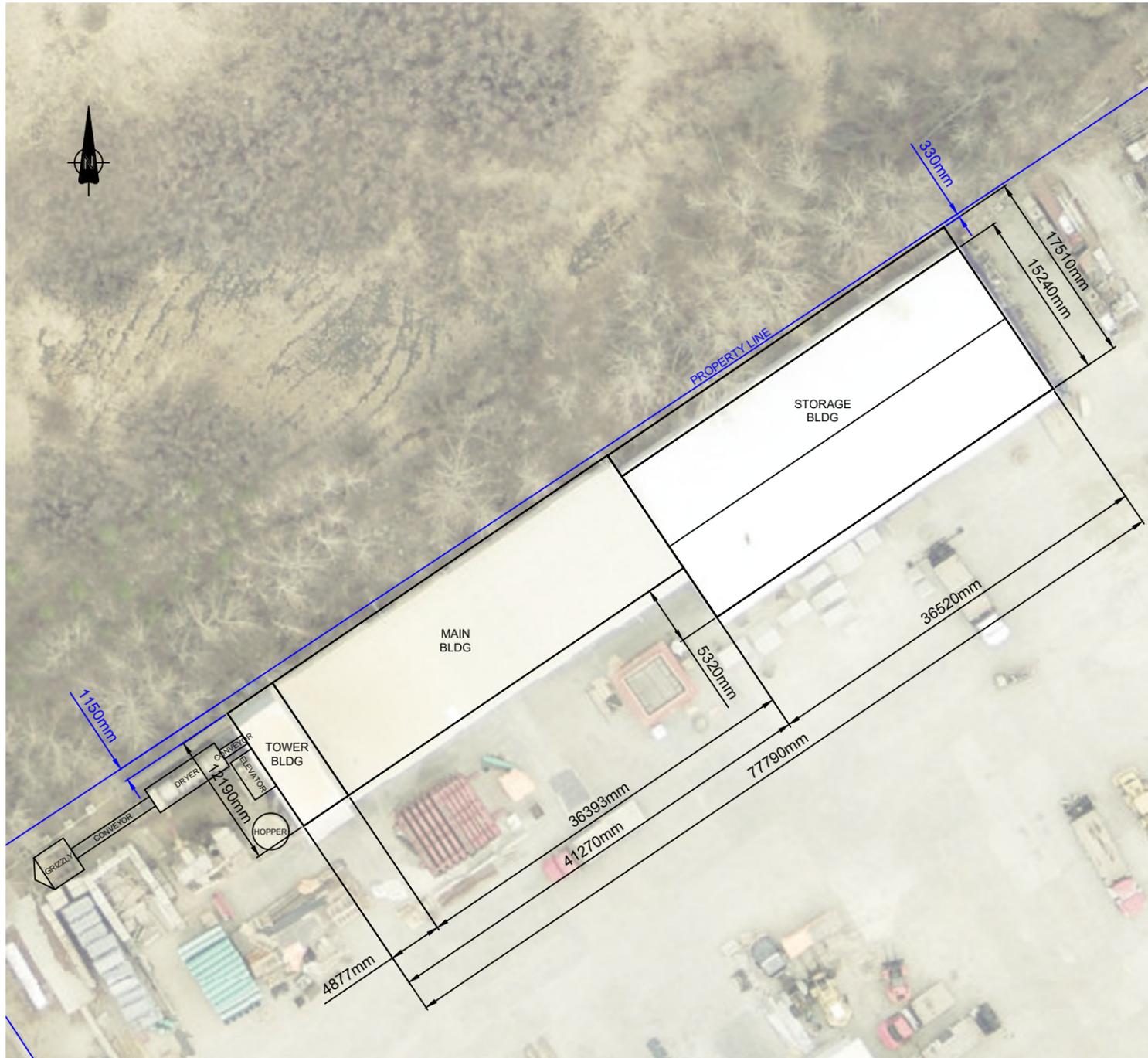
Note: All Distanced and Elevations are in metres and decimals thereof.
This plan represents the best information at the time of survey.
Alberta Geomatics Inc. and its employees take no responsibility for the location of any underground conduits, pipes or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.
Call Alberta One-Call: 1-800-242-3447

No.	DATE	REVISION DESCRIPTION	Drawn By
1	2025-09-03	Additional info	DS
0	2025-07-18	Original drafting date	DS

Arc Surveys Ltd.
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Ph: 780-800-1260 office@arcsurveys.ca

Surveyed by: RF Checked by: RB Scale: 1:500 File No.: E26676

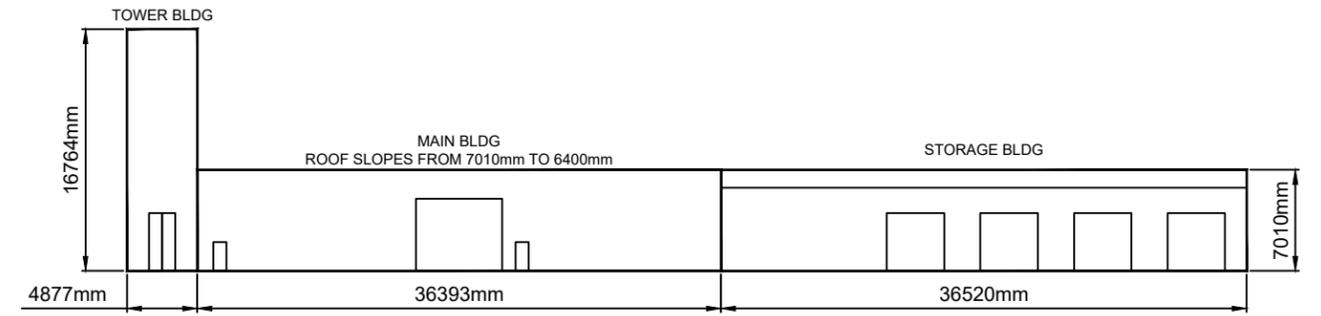
NOTES:
 DIMENSIONS ARE IN MILLIMETERS (mm)
 DRAWINGS ARE NOT TO BE USED FOR LEGAL OR CONSTRUCTION PURPOSES
 INFORMATION SUPPLIED BY ENVIROTRACE
 ALL DIMENSIONS TO BE CONFIRMED



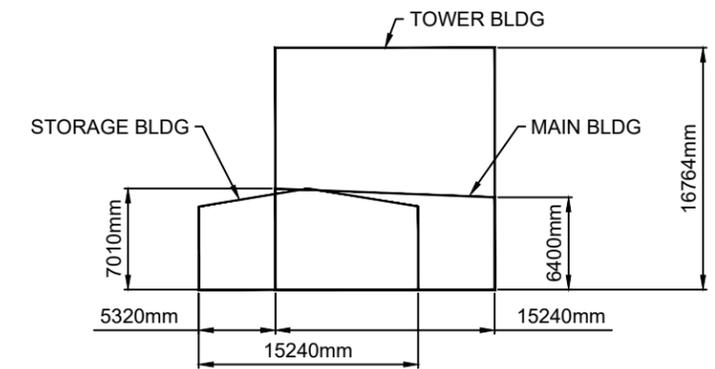
SITE PLAN



AERIAL IMAGERY LOOKING NORTHEAST



ELEVATION LOOKING NORTHWEST



ELEVATION LOOKING SOUTHWEST

0.0	ISSUED FOR REVIEW	DEC.04.2025	GL	GL	
REV	REVISION	DATE	BY	APP	

CLIENT:	ENVIROTRACE		WESTCON PRECAST INC. 19 RIEL DRIVE, ST ALBERT, AB SITE PLAN AND ELEVATION	
			DESIGN BY: GL	SCALE: 1:500
		DRAWN BY: GL	DATE: DEC.04.2025	101-B 0.0







Westcon
Precast Inc.

Exit
ONLY

19 riel d

