

CITY OF ST. ALBERT

Subdivision and Development Appeal Board

60 Roberge Close

Date: May 27, 2026

Presented by:

Megan McNab

Development Officer I

Planning & Development

Appeal at 60 Roberge Close

The Development Authority refused an application for an expansion to the principal dwelling (to enclose the current deck with screens and a metal roof) because the proposed side and rear yard setbacks exceed the side and rear yard setback requirements in accordance with Land Use Bylaw (LUB) 18/2024.

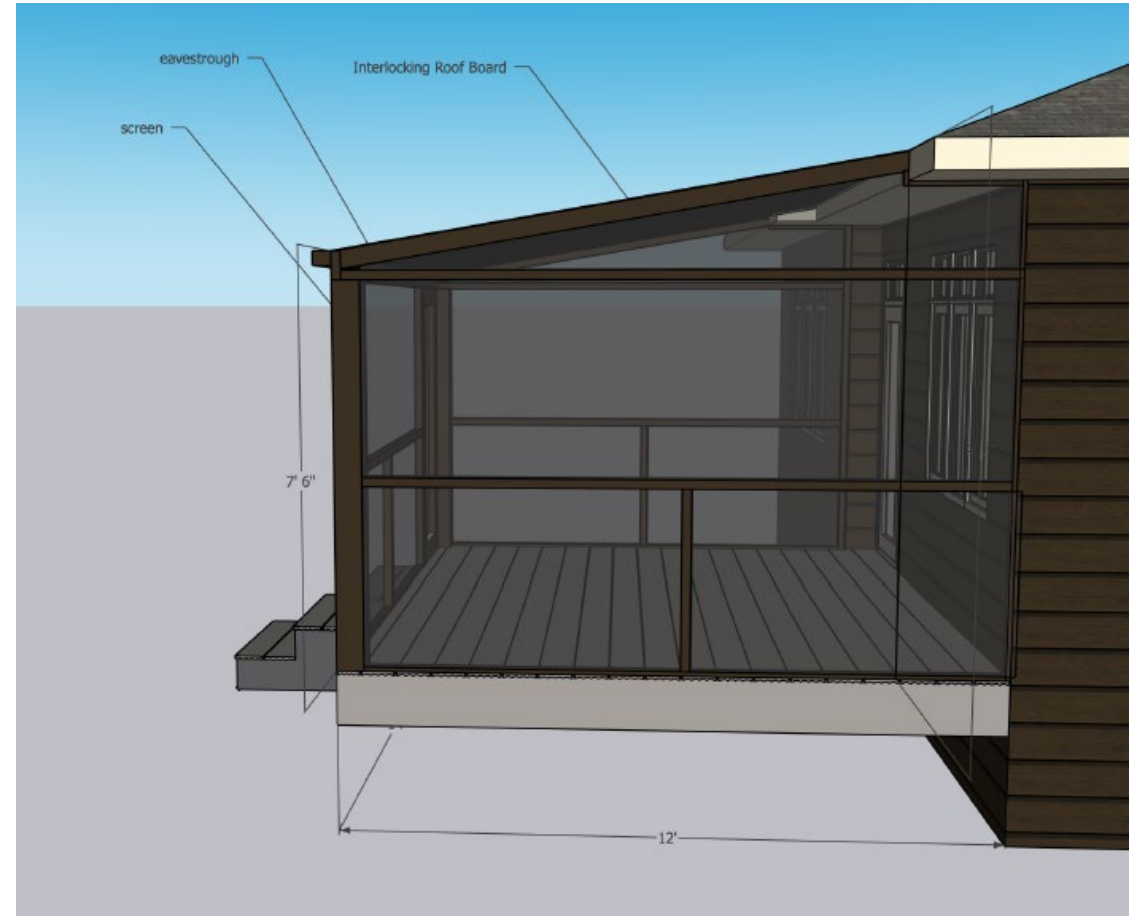
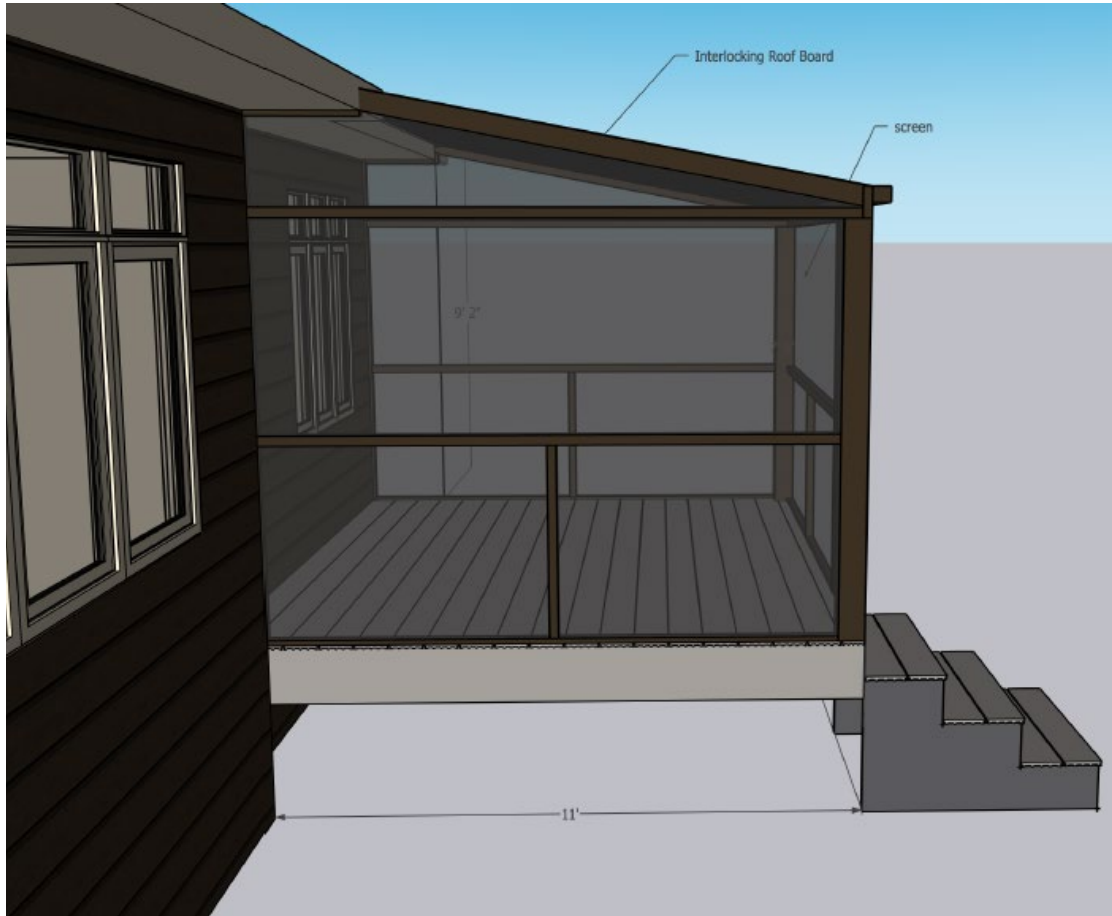
The applicant is appealing the decision of the Development Authority in refusing the development permit application.

Submitted Plans



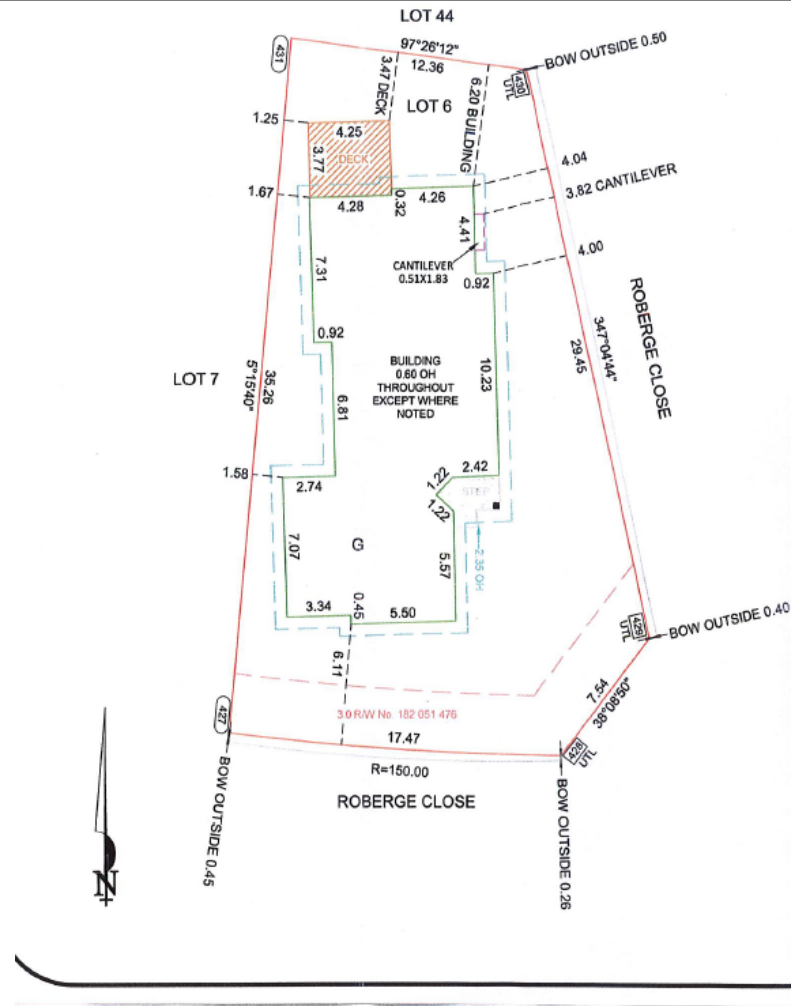
60 Roberge Close

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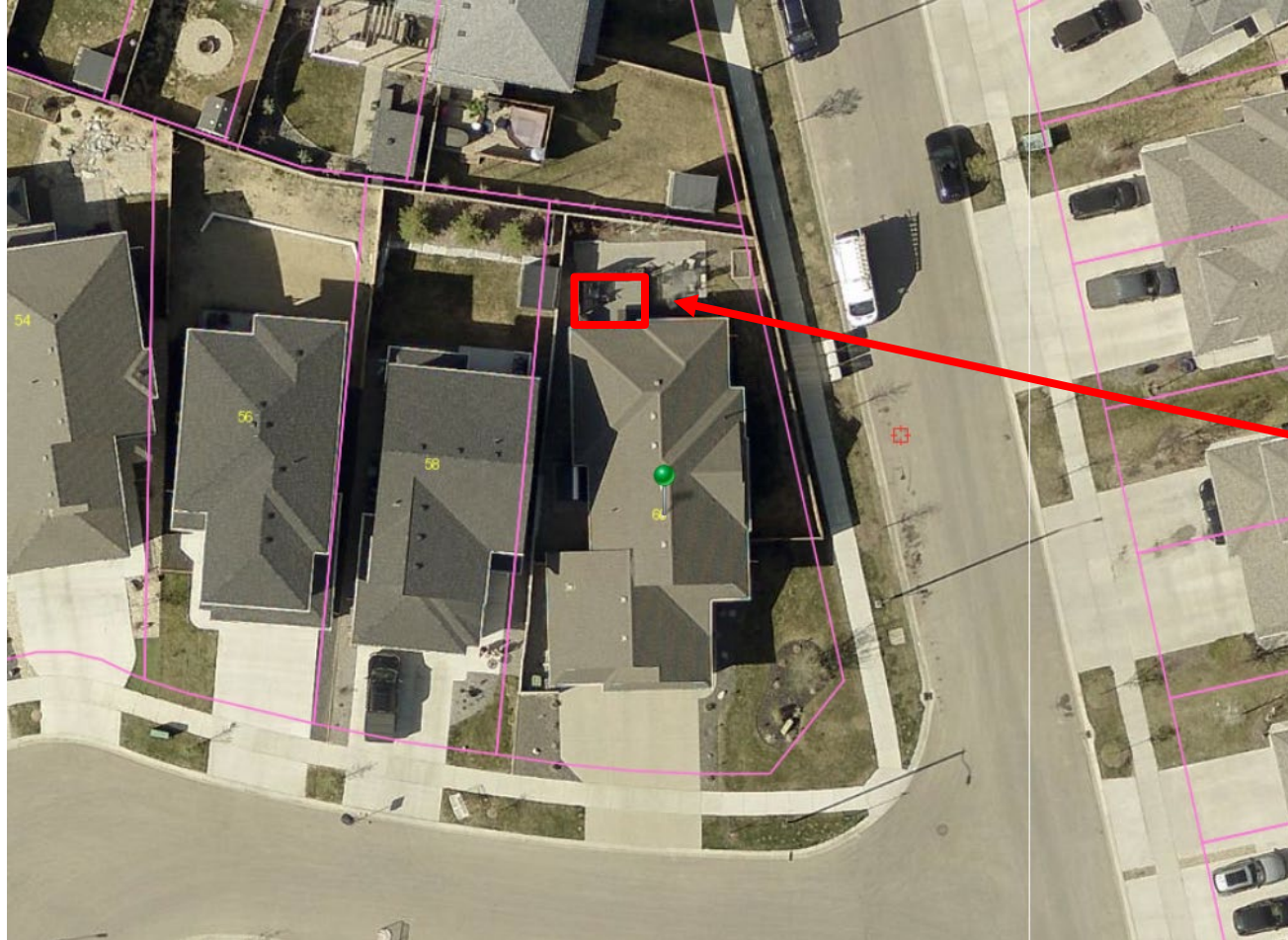
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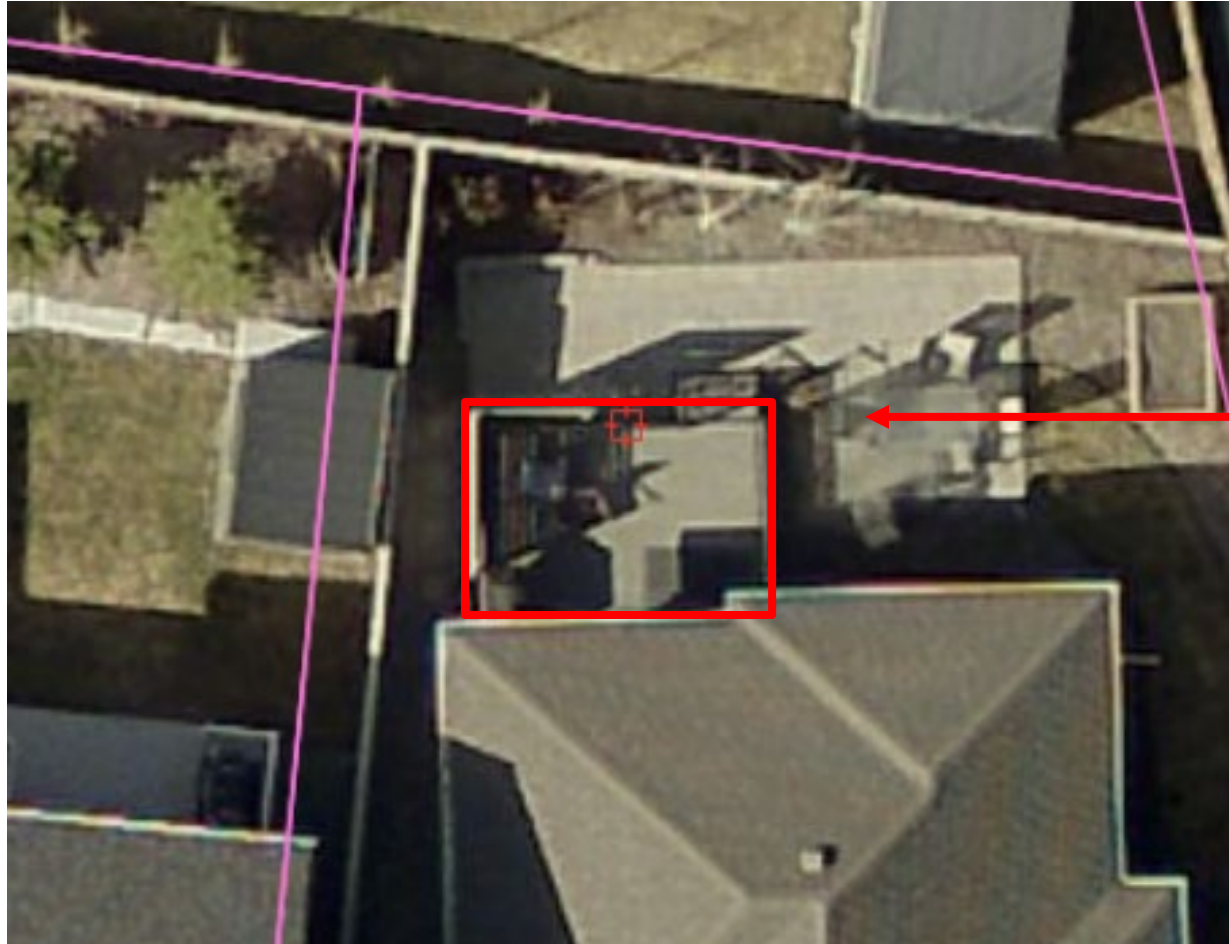
Site Context



Subject of Appeal
Covered and
Enclosed Deck
(refused under DP074446)

60 Roberge Close

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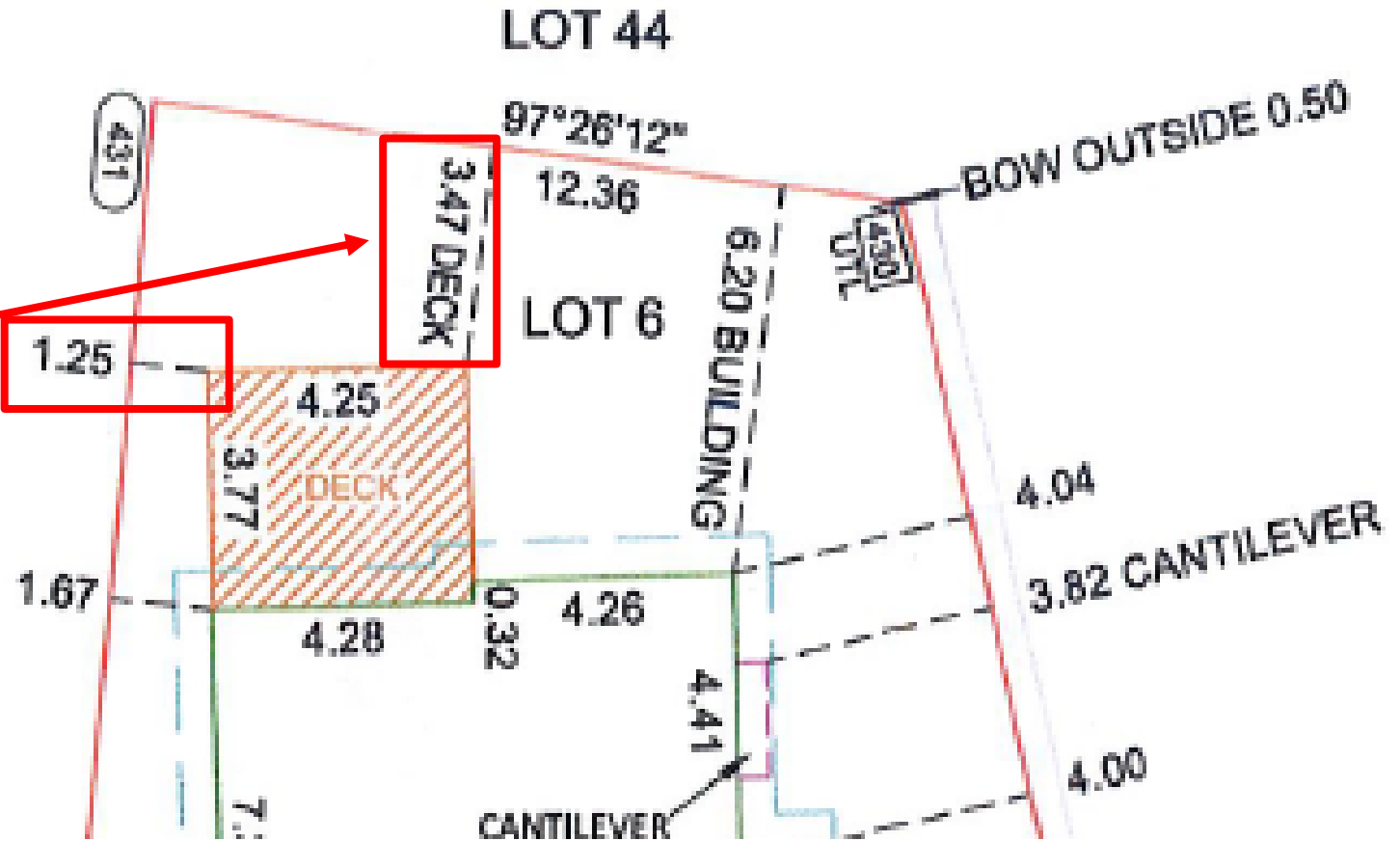


Subject of Appeal
Covered and
Enclosed Deck
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60 Roberge Close

Proposed Setbacks

Subject of Appeal
Side and Rear
Yard Setbacks
(refused under DP074446)



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Setback Regulations & Variance Request

- **Side Yard Setback** (LUB 18/2024, Section 5.2(10)(b)(i)):
 - Required side yard setback: 1.80 m
 - Proposed side yard setback: 1.25 m
 - Variance required: 0.55 m (30.56%)
- **Rear Yard Setback** (LUB 18/2024, Section 5.2(10)(c)(i)(A)):
 - Required rear yard setback: 6.00 m
 - Proposed rear yard setback: 3.47 m
 - Variance required: 2.53 m (42.17%)

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Decision of the Development Authority

- Apart from the setback regulations, the development otherwise complies with the requirements of LUB 18/2024.
- The applicant has requested a **variance of 30.56% to the side yard setback** and a **variance of 42.17% to the rear yard setback**.
- In accordance with Section 2.15(1) of LUB 18/2024, the Development Authority cannot approve a variance above 25%. As such, **the application was refused**.
- Note: Should the Board grant the appeal, the Development Authority requests that the conditions and notes identified in the Development Officer Report be applied to the permit.

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End of Presentation