

FINAL DECISION: DENIED

**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: June 10, 2026
FILE NO.: LEG01002

Notice of Decision of Subdivision and Development Appeal Board

Re: PLAN 2320397; BLOCK 6; LOT 61 - known municipally as 87 Edgefield Way, St. Albert, AB.

INTRODUCTION

- [1] On April 30, 2026 the Development Authority of the City of St. Albert (the "Development Authority") approved a development permit (discretionary use) authorizing a level two home-based business (Diamond and Gold Edmonton – online jewellery sales), a discretionary use in accordance with Land Use Bylaw 18/2024, Section 5.3(3)(ii)(b), located at Edgefield Way, and legally described as PLAN 2320397; BLOCK 6; LOT 61 (the "Lands"). The applicant for the Development Permit was Kristine Flores (the "Applicant").
- [2] Miriam and Marc Tremblay filed an Appeal from the approval on May 19, 2026.
- [3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on June 10, 2026 in an in-person 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 Appellants, Marc and Miriam Tremblay, submitted an additional document containing a power point presentation, titled "Home Business Appeal: parking, safety and emergency access".
- [7] The power point submission marked as Exhibit A, was presented by the Appellants.
- [8] The document's contents addressed the Appellant's objection to the Development Officer's decision to grant the approval of the Development Permit for a home-based business.

C. Miscellaneous

- [9] There was no request for an adjournment of the hearing.
- [10] There were no objections to the proposed hearing process.

DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[11] The St Albert Subdivision and Appeal Board quashes the Appellant's appeal to prohibit the establishment of a level two home-based business.

[12] The business is located at 87 Edgefield Way, in the city of St. Albert.

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

[13] 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.

[14] The Appellants expressed their objection to the home-based business through a power point presentation listed as Exhibit A.

Development Authority

[15] The Development Authority stated:

- a. Home Based Businesses are discretionary uses within the SLR District;
- b. The proposed business is low-intensity in nature and primarily on-line with limited delivery and customer attendance;
- c. The Development Authority does not anticipate material impacts to neighbouring properties; and,
- d. The proposed use is considered to not contribute to existing parking or traffic conditions within the neighbourhood.

Appellant

[16] The Appellants stated:

- a. Congestion of street parking creates blind spots presenting a safety hazard;
- b. Difficulty for emergency vehicles to safely access homes;
- c. The driveway of 87 Edgefield Way is fully occupied by vehicles;
- d. Large construction and delivery vehicles have difficulty navigating the street; and,

e. Winter conditions further complicate private driveway and street usage.

FINDINGS OF FACT

[17] The Lands are legally described as PLAN 2320397; BLOCK 6; LOT 61.

[18] The Appeal was filed on May 19, 2026.

[19] The Appellant is an affected person.

[20] The Applicant is an affected person.

REASONS

Affected Persons

[21] 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.

[22] Notifications were sent to 12 neighbours advising them of this appeal.

[23] The Board notes that no one made any submissions either in person, through written letters, or emails either opposing or supporting the Development Permit.

[24] The Board believes the Appellants are affected individuals.

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 MDP and the LUB and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority – Melanie Smith and the Appellants – Miriam and Marc Tremblay.

Issues to be Decided

[27] The Board must determine the following issues:

a. Does the proposed development comply with Section (687(3) generally and specifically does it comply with Section 678(3)(d)(i)(A) and (B) and (ii) of the Municipal Government Act 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.


Conclusion

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

[29] The Board upholds the decision of the Development Officer to allow a home-based business to operate at 87 Edgefield Way in the city of St. Albert.

[30] For the above reasons, the Board denies the Appellant's appeal as listed in the above notes.

[31] Issued this 17th day of June 2026 for the City of St. Albert Subdivision and Development Appeal Board.



Garry Rorke, Acting 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. Garry Rorke – Acting Chair
 2. Marcel LeBlanc
 3. Ken Benson

APPENDIX "B"
REPRESENTATIONS

PERSONS APPEARING

-
1. Miriam and Marc Tremblay - Appellants
 2. Melanie Smith – Development Authority
 3. Renee McDonald – SDAB Clerk

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

Agenda Package			
	Description	Date	Pages
1.	Agenda	June 10, 2026	1 - 2
2.	Development Officer Report	June 10, 2026	3 - 25
3.	Appellant Submission	June 10, 2026	26 - 32
4.	Radius Map and Labels	June 10, 2026	33 - 35

Exhibits			
	Description	Date	Exhibit
1.	Appellant PowerPoint Presentation	June 10, 2026	A

EXHIBIT A

Home Business Appeal:

Parking, Safety and Emergency Access

Purpose of the Appeal

- This appeal is not about the applicant personally nor home-based businesses generally. It is about whether this location can reasonably accommodate additional business-related activity given the existing parking, roadway and emergency access constraints on Edgefield Way.

Existing Neighbourhood Conditions

- The existing mix of housing types in the neighbourhood contributes to higher parking demand, with vehicles frequently parking on both sides of the street.
- Ongoing construction activity continues within the developing neighbourhood.
- Large vehicles including service, delivery, and construction have limited maneuvering space.
- Certain bends in the road create visibility constraints and bottlenecks.
- Pedestrian and cyclist safety and visibility should also be considered.

Parking Availability

- Small residential lots make finding bylaw-compliant street parking challenging (1.5 metres from driveway).
- Visibility from driveways is reduced when vehicles are parked along the roadway.
- Additional vehicle activity will increase congestion and parking pressure.
- The subject property's driveway is frequently occupied by multiple vehicles, with additional vehicles often observed parked on the street. This suggests that available on-site parking may already be fully utilized.

Emergency Access Considerations

- Emergency vehicles, including fire apparatus, ambulances, and police vehicles, require sufficient roadway width to safely access homes.
- Existing on-street parking, roadway bends, and bottlenecks already reduce maneuvering space.
- We respectfully ask the Board to consider whether additional business-related activity could further impact safe and efficient access within the neighbourhood.

Commercial vehicle activity illustrates the roadway constraints that emergency vehicles may also encounter.



May 22, 2026

Edgefield Way Access Constraints

- Edgefield Way currently has only one way of access and egress.
- Existing bottlenecks affect vehicle circulation and emergency access.

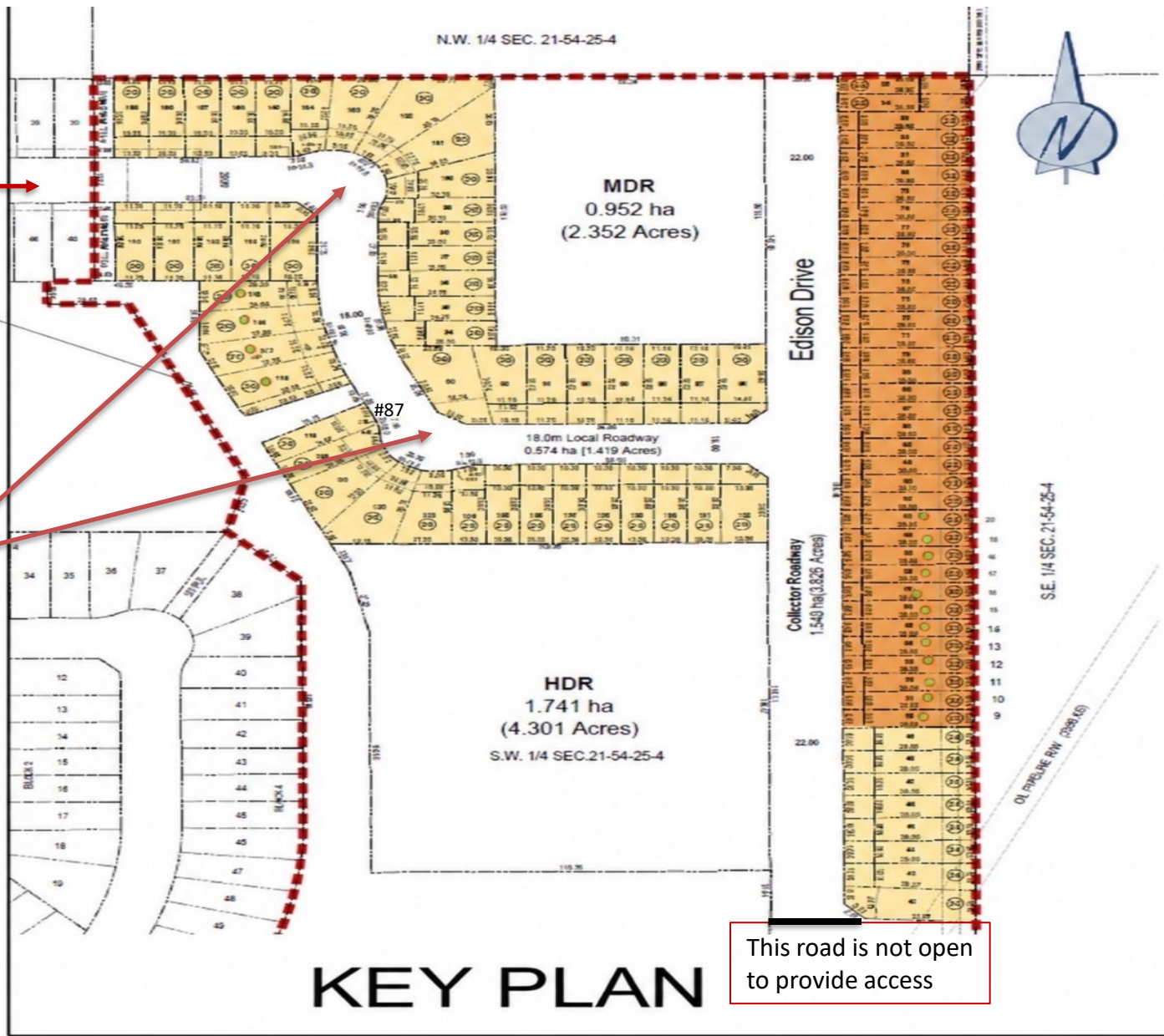
N.W. 1/4 SEC. 21-54-25-4



Note: There is only one way in and out for Edgefield Way



Bend # 1 and 2. Can be serious bottlenecks



KEY PLAN

This road is not open to provide access

Neighbourhood Compatibility

- Residential streets are intended primarily for residents and guests.
- Congestion affects access and day-to-day livability.
- We ask that you consider whether additional business-related activity is appropriate for this location which is already experiencing parking and traffic constraints.

This is in front of 87 Edgefield Way.

The available travel lane between parked vehicles is limited, reducing the ability for two-way traffic to pass safely and efficiently.
Note: During winter conditions, available roadway width may be further reduced by snow accumulation.



May 19, 2026

Bend #2-Existing Congestion.

87 Edgefield Way

Existing congestion at Bend # 2 limits traffic to a single lane.



May 22, 2026

87 Edgefield Way

At Bend # 1, vehicles parked along the street create a narrow passage and reduced visibility.



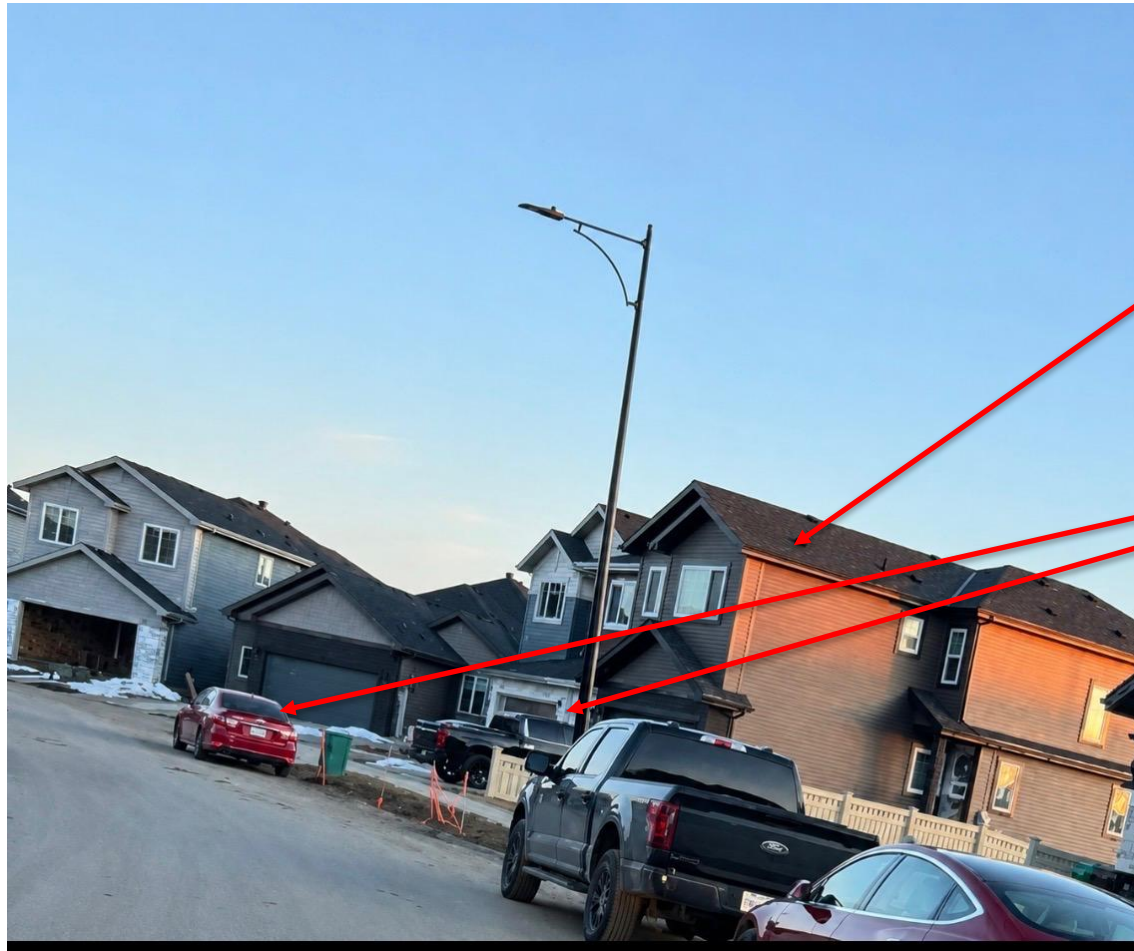
June 5, 2026



May 20, 2026

Homeowner on-street parking

Note: The property appears to utilize both driveway and on-street parking, suggesting available on-site parking may already be fully utilized.



87 Edgefield Way

Vehicles associated with 87 Edgefield Way

April 6, 2025

This image illustrates the visibility challenges that can occur when exiting a driveway due to existing roadway congestion.



June 6, 2026

Conclusion

- Approval conditions are only effective if they can be realistically enforced without placing the burden on neighbours to monitor day-to-day operations.
- Existing parking pressures, roadway bottlenecks, limited access, and emergency access considerations already place significant demands on Edgefield Way.
- We ask that you consider whether additional business-related activity is compatible with the residential character and operational realities of this location.
- The issue before the Board is not the business itself, but whether this particular location can accommodate additional activity without adversely affecting parking, access, safety, and neighbourhood compatibility.

FINAL DECISION: 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: June 10, 2026
FILE NO.: LEG01003

Notice of Decision of Subdivision and Development Appeal Board

Re: PLAN 2422448; BLOCK 18; LOT 6 - known municipally as 84 Jubilation Drive, St. Albert, AB.

INTRODUCTION

- [1] On May 26, 2026 the Development Authority of the City of St. Albert (the "Development Authority") refused a development permit application to construct a new single detached house with covered deck, located at 84 Jubilation Drive, and legally described as PLAN 2422448; BLOCK 18; LOT 6 (the "Lands"). The applicant for the Development Permit was Veneto Homes (the "Applicant").
- [2] Adrianna Chiumento of Veneto Homes (the "Appellant") filed an Appeal from the refusal on May 26, 2026.
- [3] The Subdivision and Development Appeal Board (the "Board") held the appeal hearing on June 10, 2026 in an in-person 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.

C. Miscellaneous

[6] There was no request for an adjournment of the hearing.

[7] There were no objections to the proposed hearing process.

DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD

[8] The St. Albert Subdivision and Appeal Board quashes the Development Authority's refusal to issue a development permit and allows the appeal with the conditions listed below:

1. The Development Permit approval is issued for a variance to lot coverage, for a total of 40.92%.

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

[9] 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

[10] The Development Permit is refused as the proposed lot coverage exceeds the maximum lot coverage for the lot in this land use district.

[11] The Maximum lot coverage on this lot is 40.00%.

[12] The proposed dwelling has a lot coverage of 40.92%.

[13] The proposed building and the deck all meet the setback requirements for the property. Everything else meets the Land Use Development regulations.

Appellant

[14] The Appellant, Ms. Chiumento stated that this particular single detached house is constructed to the maximum lot coverage to obtain as much space for occupants/owners as possible.

[15] The Appellant, Ms. Chiumento stated the architectural drawings and specifications for this address were designed for other jurisdictions and had to be altered to accommodate the City of St. Albert Bylaw Section 2.15(5) and the Land Use Bylaw 18/2024.

FINDINGS OF FACT

[16] The Lands are legally described as PLAN 2422448; BLOCK 18; LOT 6.

[17] The Appeal was filed on May 26, 2026.

[18] The Appellant is an affected person.

REASONS

Affected Persons

[19] 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.

[20] Clearly, Ms. Chiumento is an affected person in this appeal as she and her company are the owners of this development. They have a considerable stake in this appeal.

Jurisdiction

[21] 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.*

[22] In making this decision, the Board has examined the provisions of the MDP and the LUB and has considered the oral and written submissions made by and on behalf of those who provided evidence: the Development Authority – Kathleen Short, and the Appellant – Ms. Adrianna Chiumento. The Board notes that of the 18 notices sent to potential neighbours, no one appeared or made written submissions either in support or opposing this appeal.

Issues to be Decided

[23] The Board must determine the following issues:

Does the proposed development comply with Section 687(3) generally and specifically does it comply with Section 678(3)(d)(i)(A) and (B)(ii) of the Municipal Government Act in that the development would comply with the Land Use Bylaw if, in its opinion,

1. 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
2. the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaws.

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

Conclusion

[24] For the above reasons, the Board quashes the Development Authority's refusal to issue a Development Permit and allows the appeal with the conditions and notes listed above.

[25] Issued this 15th day of June 2026 for the City of St. Albert Subdivision and Development Appeal Board.



Garry Rorke, Acting 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. Garry Rorke – Acting Chair
 2. Marcel LeBlanc
 3. Ken Benson

APPENDIX "B"
REPRESENTATIONS

PERSONS APPEARING

-
1. Adrianna Chiumento - Appellant
 2. Kathleen Short – Development Authority / Officer
 3. Renee McDonald – SDAB Clerk

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

Agenda Package			
	Description	Date	Pages
1.	Agenda	June 10, 2026	1 - 2
2.	Development Officer Report	June 10, 2026	36 - 44
3.	Appellant Submission	June 10, 2026	45 - 46
4.	Radius Map and Labels	June 10, 2026	46 - 49

Exhibits			
	Description	Date	Exhibit
1.	None		