

## **Letter of Appeal for Reconsideration**

Refusal: Accessory Development – Temporary Breezeway Sales Center

Jayman Built  
102, 5083 Windermere Blvd  
Edmonton, Alberta T6W 0J5  
[centz@jayman.com](mailto:centz@jayman.com)  
March 2, 2026

Subdivision & Development Appeal Board  
5 Saint Anne Street  
St. Albert, Alberta T8N 3Z9

Reason for Appeal:

We would like to build a Temporary Breezeway Sales Center between our two show homes.

The proposed Breezeway requires a 0.0m side yard setback, where 1.25m is the required min side yard setback under the land use Bylaw.

We respectfully submit this appeal regarding the denial of our development permit and are requesting a variance for a temporary breezeway connection between our two approved show homes located at 3 Nectar Wynd, and to relax the side yard setback to 0.0m for this temporary structure.

The proposed breezeway is intended to serve as a temporary, non-permanent structure designed solely to enhance operational efficiency and visitor safety during the active marketing period of these two show homes. This temporary breezeway will be fully deconstructed and removed at the conclusion of our show home term in this subdivision.

The primary intent of the breezeway is:

- Visitor Safety and Accessibility
  - o The connection allows prospective visitors to move safely between the homes.
- Operational Efficiency & supervision
  - o The breezeway allows our Area Sales Managers to supervise visitors as well as allowing one entrance to both sites. This helps manage foot traffic and minimizes disruption to the surrounding lots and roadways.
- Minimal Community Impact
  - o The breezeway structure is temporary and will not alter permanent site grading, servicing or long-term land use.
  - o Parking, access and emergency routes remain compliant.
  - o The visual impact is modest and consistent with show home presentation standards.
  - o The breezeway is designed and constructed with a reversible installation with no permanent foundation. Upon completion of our sales term, it will be removed entirely and the lots restored to their approved land use conditions.
  - o The breezeway is temporary; the connection occurs between two lots owned by Jayman Built. Allowing the breezeway does not introduce new bylaws or interfere with current land use bylaws, it will support safety and orderly operations of the sales center.

We respectfully request that the Subdivision Development Appeal Board grant the variance for the duration of the show home term, with the condition that the breezeway be fully removed upon completion of the sales/ marketing activities.

The proposal is minor in impact, desirable for safe and efficient site operation, and does not undermine the intent of the SLR District.

Sincerely,



Carla Entz  
Senior Architectural Technologist