

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 10004.84

March 28, 2026

APPELLANT: VENETO HOMES

MUNICIPAL ADDRESS(S): 84 JUBILATION DR

LEGAL DESCRIPTION: LOT 6; BLK 18; PLAN 242 2448

LAND USE CLASSIFICATION: SMALL LOT RESIDENTIAL (SLR)

DATE OF HEARING: JUNE 10, 2026

PROPOSED DEVELOPMENT: TO CONSTRUCT A NEW SINGLE DETACHED HOUSE

Background

The appellant is appealing the refusal of a development permit DP074678 to construct a new single detached dwelling. The permit was refused as the proposed development is over the lot coverage maximum for a lot in the SLR land use district in which this lot is located.

In accordance with Section 2.15(5) of Land Use Bylaw 18/2024 which reads:

“except as otherwise provided in the Bylaw there shall be no variance from the regulations prescribing floor area, lot coverage, density, or a site density bonus”.

The Development Officer cannot vary lot coverage.

It may interest the board to note the following:

Maximum lot coverage: 40.0%

Proposed lot coverage: 40.92%

Variance required: 0.92% or 4.106 sq. m. or 44.19 sq. ft.

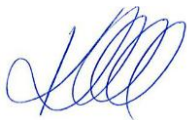
If the Board approves the appeal, the following conditions should be noted in the decision:

1. Development Permit approval is issued for the construction of a single-detached dwelling with attached garage, deck and basement development, issued in accordance with the provisions of Land Use Bylaw 9/2005.
2. No portion of a fireplace chase or cantilevered section including eaves shall project more than 0.6 metre into a required sideyard.
3. The finished floor of the main level shall not be located more than 2.0 m above the finished grade.
4. The dwelling shall be constructed in accordance with approved site plan.
5. The dwelling height shall not exceed 11.0m.

6. The maximum lot coverage shall be permitted by SDAB at 40.92%
7. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer, and any such changes shall not be undertaken until written authorization is provided by the Development Officer.
8. The exterior finishes must be completed within two (2) years of the date of the development permit.
9. The deck as approved may be covered but shall remain unenclosed.
10. Future deck development shall be subject to a separate development permit application.
11. The basement development shall not be used as a separate dwelling unit.
12. The landscaping shall be completed within two (2) years of the date of development permit approval.
13. Failing to comply with the conditions of development permit approval shall render this permit invalid.

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.



Kathleen Short
Development Officer II