



Development Permit Decision

Application Number: DP074678
 Land Use District: SLR
 Property File Number: 10004.84

Municipal Address
 84 JUBILATION DR

Legal Description
 PLAN 2422448;BLOCK 18;LOT 6

Type: DP SINGLE DETACHED DWELLING - NEW
Proposed Use: SINGLE DETACHED WITH ATTACHED GARAGE, DECK, BASEMENT DEVELOPMENT

Applicant:
 VENETO HOMES
 ST ALBERT T8N 4B1
 10 RAYBORN CRES

Owner of Land:
 843430 ALBERTA LTD.
 10 RAYBORN CRES
 ST ALBERT AB T4N 4B1

Decision:
 REFUSED

Decision Made By:
 KATHLEEN SHORT

Conditions

1. Development Permit application to construct a new single detached house with covered deck is refused. The maximum lot coverage is 40% on this lot. The dwelling is proposed with a 40.92% lot coverage.

In accordance with Section 2.15(5) "Except as otherwise provided in this 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.

Lot coverage

Maximum lot coverage: 40%

Proposed lot coverage: 40.92%

Variance required: 0.92% or 4.106 sq. m. or 44.19 sq. f.t

May 26, 2026
Decision Date


Development Officer