

**CITY OF ST. ALBERT**

# Subdivision and Development Appeal Board

## 98 Eldridge Point

Date: May 27, 2026

Presented by:

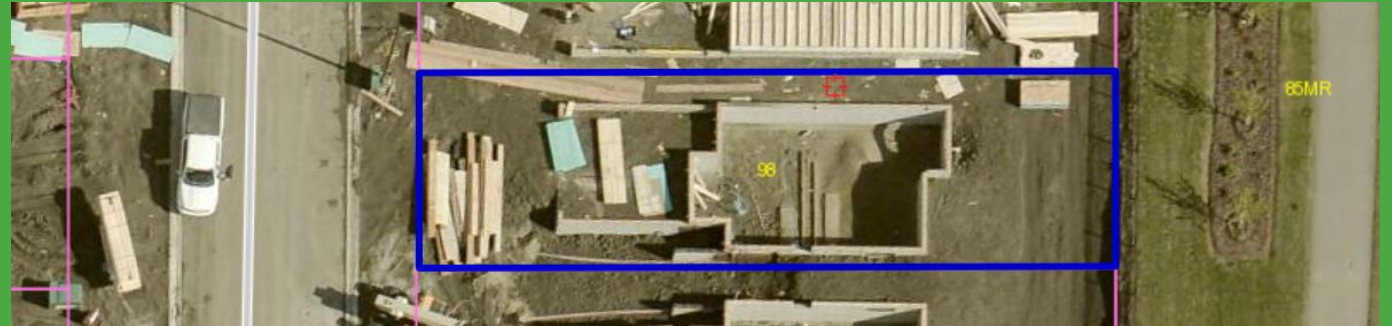
**Melanie Smith** Development Officer I  
*Planning and Development*

# 98 Eldridge Point

## Appeal:

Appeal of the refusal of a pergola with louvered roof attached to the existing dwelling.

Reason for refusal: exceeds maximum lot coverage



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## Proposal

- Pergola with louvered roof attached to existing rear deck
- Attached to the principal dwelling

## Property

- Located in the LDR – Low Density Residential District

## Lot Coverage

- Maximum permitted lot coverage: 40% (LUB 18/2024, Section 5.2(7)(a))
- Attached structures are included in lot coverage calculations under the Land Use Bylaw

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## Why the Permit Was Refused

- Proposed development exceeds maximum lot coverage (Proposed lot coverage 40.5%)
- Section 2.15 of the Land Use Bylaw does not allow a variance to lot coverage
- Administration therefore refused the application

## Additional Context

- Existing dwelling otherwise complies with setbacks in the LDR District

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Item	Area/Percentage
Lot Area	360.0 sq.m
Existing Coverage	136.57 sq.m
Existing Lot Coverage	37.94%
Proposed Coverage	145.86 sq.m
Proposed Lot Coverage	40.5%
Maximum Permitted	40.0%
Amount Over	0.5% (1.8 sq.m)



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- **Note:** Should the Board grant the appeal, Administration requests that the conditions and notes identified in the Development Officer's report be applied to the permit.

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End of Presentation

Questions?