



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, April 12, 2017**
TIME: **6:00 p.m.**
PLACE: **Council Chambers**
FILE: **B02**

AGENDA

1. Adoption of Agenda

2. Radius Notifications

3. Appeals

a) 3 Kingsmeade Crescent – Appellant – Poetry Homes Ltd.

The Appellant is appealing the decision of the Development Officer in refusing a Development Permit Application to construct a new single family detached house.

4. Adjournment

ALLOWED WITH CONDITIONS

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#12-2017

Re: Lot 42, Block 5, Plan 0722005 - known municipally as 3 Kingsmeade Crescent, St. Albert, AB.

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to construct a new single family dwelling with basement development, attached garage and attached deck.

The Appellant had no objection to the members of this Board hearing and deciding this Appeal.

The Board considered the Development Officer's written report and heard from the Development Officer who stated that:

1. Section 8.12 states that the maximum lot coverage on an R1 lot is 40%.
2. This house is proposed with a lot coverage of 44.35%.
3. In accordance with Section 3.14(2)(a) the Development Officer cannot vary lot coverage.

The Board heard from the Appellant who stated that:

1. The family enjoys being outside and the extended covered deck will allow them to be outside more as the deck will be screened in.
2. The area behind the house is green space and will not have any impact on neighbours behind them home.
3. Have not talked with any of the neighbours

Allowed with conditions:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal to construct a new single family dwelling with basement development, attached garage and attached deck located at 3 Kingsmeade Crescent.

The development is approved with the following conditions:

1. Approval is for a single detached dwelling with attached garage with covered deck, deck, and basement development.
2. The deck, as approved, may be partially covered, but shall remain unclosed.
3. No portion of a fireplace chase or cantilevered section, including eaves, shall project more than 0.6 m into a required side yard.
4. The finished floor of the main level shall not be located more than 2.0 m above the finished grade.

5. The dwelling shall be constructed in accordance with the approved site plan.
6. The dwelling height shall not exceed 11.0 m.
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 landscaping shall be completed within two (2) years of the date of development permit approval.
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.

The Board makes its decision for the following reasons:

- The structure is backing onto an existing green space and no objections were heard from any of the adjacent neighbours.

The Applicant is responsible for complying with all applicable federal, provincial and municipal enactment and any other applicable law and for obtaining all applicable permits, licenses and approvals. Building permits must be obtained from the Building Inspector who can be contacted at 780-459-1655


Chair

25 April 2017
Date