



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

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

AGENDA

1. Adoption of Agenda

2. Radius Notifications

3. Appeals

a) 14 Richardson Drive – Appellant – Remington Development Corporation

The Appellant is appealing conditions 3, 4 and 17 of the approved Development Permit Application.

4. Adjournment

ALLOWED WITH CONDITIONS

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#31 -2017

Re: Lot 3, Block 3, Plan 162 4264 - known municipally as 14 Richardson Drive, St. Albert, AB.

Regarding the appeal of Condition #3, Condition #4 and Condition #17 of the approved development permit DP-2017-001357.

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:

A development permit for the building (DP-2017-001357) was approved and issued November 17, 2017 with several conditions to ensure the building was finished to be compatible with other buildings within the area. The Development Officer, at their discretion, asked for a revision of the finishing to the long walls of the building to break up the length; a revised fencing plan to include chain-link with black slates; and to landscape a portion of the site that may not be developed.

The Board heard from the Appellant who stated that:

The tenant was trying to maintain a consistent branding with the building design and did not want to change the look of the building. Security was an issue for the tenant and branding is influencing the tenant's request for a neutral colour of slates for the chain-link fence. And the appellant did not want to invest in landscaping an area that may be built out within the 1 to 3 years. The appellant expects the whole subdivision to be built out within 7 years.

The Board finds the following:

Allowed with conditions:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal of conditions 3, 4 and 17 of the approved Development Permit DP-2017-007357 which authorized construction of a Recycling Depot located at 14 Richardson Drive.

The development is approved with the following conditions:

Conditions 1-2, 5-16 and 18-24 inclusive of DP-2017-001357 shall remain in effect

The Board makes its decision for the following reasons:

1. The Board concludes that (in accordance with section 687(3)(d) of the *Municipal Government Act*) the variance will not unduly interfere with the amenities of the neighbourhood, and/or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land based on the following because:

The building will be leased and occupied by the tenant for approximately 20 years and the location of the building, in the center of the subdivision, will not negatively impact the rest of the development. The Board commends the positive interaction between the appellant and planning and development department during this process and encourages the two groups to continue their dialogue as the development proceeds. The Board hopes that the appellant will suggest alternatives to the tenant for changing the texture of the precast panels for the building being considered for construction.

2. The proposed development conforms with the use prescribed for the land within the Land Use Bylaw.

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



Jeff Battigelli - Chair

December 17, 2017
Date