



**SUBDIVISION AND DEVELOPMENT  
APPEAL BOARD**

**DATE: Wednesday, March 15, 2017  
TIME: 6:00 p.m.  
PLACE: Council Chambers  
FILE: B02**

**AGENDA**

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**1. Adoption of Agenda**

**2. Radius Notifications**

**3. Appeals**

**a) 30 Lafleur Drive – Appellant – Natural Light Edmonton – Richard Vanderveen – Contractor**

The Appellant is appealing the decision of the Development Officer in refusing a Development Permit Application to construct a three-season sunroom and covered rear deck.

**4. Adjournment**

**ALLOWED**

**CITY OF ST. ALBERT**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#10-2017**

**Re: Lot 16, Block 4, Plan 052 3402 - known municipally as 30 Lafleur Drive, St. Albert, AB.**

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to construct a three-season sunroom and covered rear 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. When a deck is covered or an addition constructed it must meet the setback requirements of the dwelling.
2. In this case a 6.0m rear yard setback is required, whereas the sunroom/covered deck addition is proposed at 4.34m from the rear property line.
3. The variance required of 1.66m (27%) exceeds the variance capacity of the Development Officer to grant.

**The Board heard from the Appellant who stated that:**

Richard Vanderveen, Contractor submitted:

1. The overall footprint of the deck is getting smaller.
2. Sunroom to be built on the reduced size deck.
3. Will increase the value of the house.
4. Positive impact on the neighbourhood.

**The Board also considered/reviewed the following**

No objections registered to the Board in regard to this appeal.

**The Board finds the following:**

The Board finds in favor of the Appellant.

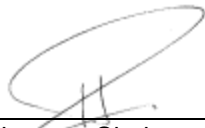
**Allowed:**

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal to construct a three-season sunroom and covered rear deck located at 30 Lafleur Drive.

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:
  - a. There were no objections from any of the other neighbours.
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



27-MARCH-2017

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Dana Popadynetz - Chair

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Date