

5 St. Anne Street  
St. Albert, AB T8N 3Z9  
www.stalbert.ca

**LEGISLATIVE SERVICES**

Email: SDABSubmissions@stalbert.ca

November 29, 2024

Dear Sir/Madam:

Re: Appeal against the decision of the Development Officer dated November 28, 2024 regarding the property legally described as:  
PLAN: 2422352; BLOCK: 13; LOT: 29 – 136 Redwing Wynd, St. Albert, AB

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This letter is to notify you that an appeal has been filed with the St. Albert Subdivision and Development Appeal Board in regard to the above noted property. You are being notified at this time because you are an owner of property within a selected distance of 30m from the subject property.

The Appellant is appealing a decision of the Development Officer in refusing a Development Permit application to construct a single detached dwelling with attached garage and deck.

Conditions

1. A Development Permit application to construct a single detached dwelling with attached garage and deck is refused in accordance with Section 2.15(5) of Land Use Bylaw 18/2024. The development officer cannot vary lot coverage.

Maximum lot coverage: 40%

Proposed lot coverage: 42.08%

Variance required: 2.08% or 9.3 square metres or 100.3 square feet

The Subdivision and Development Appeal Board will hear the appeal on **Wednesday, December 11, at 6:00 p.m.** in Council Chambers, 3rd floor, St. Albert Place, 5 St. Anne Street, St. Albert.

You are invited to inform the Board of your comments either in person at the hearing, or in writing through this office. Written comments may be emailed to [sdabsubmissions@stalbert.ca](mailto:sdabsubmissions@stalbert.ca) if you are unable to attend. Written comments received by this office will be provided to all persons having an interest in the appeal, including the Appellant, in accordance with *the Freedom of Information and Protection of Privacy Act*. If you are sending an agent in your place, please provide written authorization for the representative to act on your behalf. Those persons who provide comments regarding the appeal will be notified by email of the decision of the Board.

Sincerely,

*Renee McDonald*

Renee McDonald

Clerk

Subdivision & Development Appeal Board