

LEGISLATIVE SERVICES

Email: SDABSubmissions@stalbert.ca

December 10, 2024

Dear Sir/Madam:

Re: Appeal against the decision of the Development Officer dated December 6, 2024 regarding the property legally described as:
PLAN: 2322086; BLOCK: 13; LOT: 52 – 99 Jennifer Cres, St. Albert, AB

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 for a proposed detached garage on the property.

Conditions

1. The Development Permit application for a proposed 7.32m x7.92m detached garage on the property is REFUSED. As proposed, the garage would not be in compliance with the requirements of Land Use Bylaw 18/2024, Section 3.53(3)(b)(i), specifically maximum garage height. As proposed, the detached garage would be 5.76m in height, whereas the maximum height for a detached garage is limited to 4.5m. A variance of 1.26m (28%) is necessary.

The Development Officer cannot support such a variance request, as it exceeds the variance consideration limitations of Section 2.15(1) Land Use Bylaw 18/2024.

The Subdivision and Development Appeal Board will hear the appeal on **Wednesday, January 8, 2025, 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 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