



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, January 31, 2018**
TIME: **6:00 p.m.**
PLACE: **Council Chambers**
FILE: **B02**

AGENDA

1. **Adoption of Agenda**
3. **Radius Notifications**
4. **Appeals**

a) **115, 190 Carleton Way – Appellant – RBD Construction Ltd.**

The Appellant is appealing the decision of the Development Officer in refusing a Development Permit application to construct additional square footage to the Mezzanine of an existing commercial/industrial building.

5. **Adjournment**

ALLOWED

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#2-2018

Re: Plan 132 4428- known municipally as 115, 190 Carleton Drive, St. Albert, AB.

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to construct additional square footage to the Mezzanine of an existing commercial/industrial building.

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:

Based on a 2012 approval, there are currently no parking spaces left at 115, 190 Carleton Drive to allow for the expansion of the mezzanine space as requested by the appellant, which would require 1 additional space.

The Board heard from the Appellant who stated that:

He has received approval from the Board of Directors for the development of the mezzanine space and the Board of Directors has revised the parking plan for the Carleton Business Centre, creating one additional space that would meet the development requirement.

The Board also considered/reviewed the following

Four emails against the development of the mezzanine space.

A letter from the Board of Directors for the Carleton Business Centre approving the mezzanine construction dated January 4, 2017.

A letter and parking map from Joel Helm, Property manager, dated December 7, 2017, showing a revised parking plan for the business center, approved by the Board of Directors for the Carleton Business Centre.

The Board finds the following:

Allowed:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal located at **115, 190 Carleton Drive, St. Albert, AB**


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 41.62 square meters for the mezzanine space will not unduly interfere with the amenities of the neighborhood, and/or materially interfere with or affect the use, enjoyment or value of neighboring parcels of land based on the following because:

The letter sent by Joel Helm, Property Manager, for the Board of Directors of the Carleton Business Centre, dated December 7, 2017 shows a revised parking plan for the back of Carleton Business Centre, which will provide one (1) extra parking space for the Centre. This single, empty space will satisfy the parking requirements for the construction of the mezzanine for the appellant based on the previous parking space calculations for the development in 2012.

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


Chair _____ February 5, 2018
Date