



**SUBDIVISION AND DEVELOPMENT  
APPEAL BOARD**

**DATE: Wednesday, February 28, 2018**  
**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) 105 Joyal Way – Appellant – Daytona Homes**

The Appellant is appealing the decision of the Development Officer in refusing a Development Permit application to construct a new single detached house.

- 4. Adjournment**

**ALLOWED**

**CITY OF ST. ALBERT**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#05-2018**

**Re: Lot 51, Block 7, Plan 172 2655 , St. Albert, AB.**

Regarding the appeal of a decision of the Development Officer in refusing a development permit application to construct a new single detached house.

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:**

The property will exceed the current lot coverage value by 1.15%

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

The appellant did not attend the meeting

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

The upcoming changes to lot coverage in the Land Use Bylaw will increase the value to 47% from 40%.


**Allowed:**

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal to construct a new single detached house located at 105 Joyal Way.

The Board makes its decision for the following reason(s):

The Board concludes that the revisions and updates to the Land Use Bylaw for St. Albert will increase the lot coverage percentage allowed. The lot coverage for this property will be below that new value.

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

March 2, 2018  
Date