



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, May 9, 2018**
TIME: **6:00 p.m.**
PLACE: **Council Chambers**
FILE: **B02**

AGENDA

- 1. Adoption of Agenda**
- 2. Radius Notifications**
- 3. Appeals**

a) 18 Rowland Crescent – J & T Matte Holdings Ltd.

The Appellant is appealing Condition #4 of approved Development Permit #2018-000180 requiring a landscape buffer on both street facing property lines.

- 4. Adjournment**

ALLOWED WITH CONDITIONS

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB#13-2018

Re: Lot 7, Block 4, Plan 792 2564 - known municipally as 18 Rowland Crescent, St. Albert, AB.

Regarding the appeal of Condition #4 of approved Development Permit #2108-000180 to construct a multi-tenant warehouse 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:

1. The Appellant is appealing a condition of a Development Permit issued for the construction of this multi-tenant warehouse building.
2. Condition # 4 states that the project shall provide a 3.5m landscape buffer on both street facing property lines as shown on the stamped approved plans.
3. In order for the building to function on this site and provide the required parking (10 stalls with a variance granted to reduce the number to 9 stalls) for the project, a one-way drive aisle is proposed and parallel parking along the long side of the property on Rowland Crescent. This would eliminate the ability to provide the buffer on this side.
4. The buffer has been narrowed to 2.36m and 2.66m on the short side of the property to make the drive aisle function.
5. The Appellant is required to provide boulevard landscaping for the property with trees and sod.
6. A chain link fence is also proposed along the property line.
7. The Development Officer noted that the:

Required landscape buffer (Section 6.13(7)(a) of LUB 9/2005): 3.5m adjacent to a roadway

Proposed landscape buffer: 2.36m to 2.66m and 0.0m – see plan

Variance required: 32.5%, 24% and 100%

The Board heard from the Appellant who stated that:

1. The reduced buffer would allow for use of the property and vehicle traffic through the site.
2. The fence will be replaced in the original location and the landscape buffer would be behind the fence.
3. By reducing the buffer, the number of parking spaces required for the site would also be satisfied.

The Board also considered/reviewed the following

Two letters from property owners within the radius notification zone that did not support the Appellant's application.

Allowed with conditions:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal of Condition #4 of approved Development Permit Application #2018-000180 located at 18 Rowland Crescent.

The development is approved with the following condition:

1. All other conditions as outlined by the Development Officer in Development Permit #2108-000180 remain in effect.

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) It will allow for development and proper function of the site within the neighborhood.
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

May 17, 2018

Date