



**SUBDIVISION AND DEVELOPMENT
APPEAL BOARD**

DATE: **Wednesday, September 26, 2018**
TIME: **6:00 p.m.**
PLACE: **Council Chambers**
FILE: **B02**

AGENDA

1. Adoption of Agenda

2. Radius Notifications

3. Appeals

a) 12 Eastbrick Place

The Appellant is appealing the decision of the Development Officer in refusing a development permit application to construct a deck in the rear yard.

b) 29 Easton Close

The Appellant is appealing the decision of the Development Officer in refusing a development permit application to construct a sunroom addition

4. Adjournment

ALLOWED WITH CONDITIONS

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB #35-2017

Re: Lot 14, Block 26, Plan 1025287- known municipally as 12 Eastbrick Place, St. Albert, AB.

Regarding the appeal of the decision of the Development Officer in refusing a development permit application to allow development of a new rear deck.

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:

Redesign and construction of the rear deck requires a variance of 36.6% to the rear yard setback. The variance requested exceeds the power of the Development Officer to grant. If the appeal is successful, the Development Officer requested additional conditions outline in the meeting package.

The Board heard from the Appellant who stated that:

The Yard is west facing with the house being sideways on the lot. Expanding the deck will enhance the enjoyment of the backyard. The appellant has received verbal support from neighbors at #11 and #13.

Allowed with conditions:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal of the decision of the Development Officer in refusing a development permit application to allow development of a new rear deck located at Eastbrick Place.

The development is approved with the following conditions:

1. Approval is for a rear attached deck to be constructed in accordance with the site plan, a Permitted Use under the provisions of Section 8.9 Land Use Bylaw 9/2005.
2. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes shall not be undertaken until written authorization is provided by the Development Officer.
3. Future deck development shall be subject to a separate development permit application.

4. The deck, as approved, shall remain uncovered and unenclosed.
5. Failing to comply with the conditions of development permit approval shall render this permit invalid.

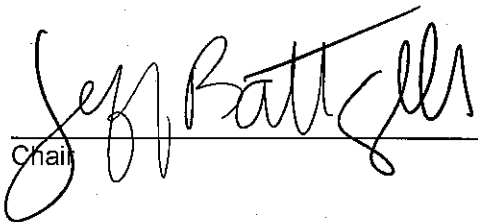
The Board makes its decision for the following reasons:

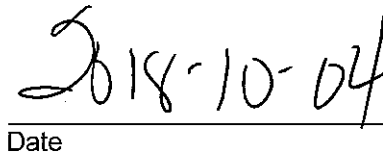
1. The Board concludes that (in accordance with section 687(3)(d) of the *Municipal Government Act*) the variance will not unduly interfere with the amenities of the neighbourhood, and/or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land based on the following because:

The location of the property will have negligible impact on the most affected property. The appellant has spoken with the most affected neighbors and has their verbal support for the deck development.

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


Date

ALLOWED WITH CONDITIONS

CITY OF ST. ALBERT

SUBDIVISION AND DEVELOPMENT APPEAL BOARD DECISION SDAB #36-2018

Re: Lot 29, Block 1, Plan 1723545 - known municipally as 29 Easton Close, St. Albert, AB.

Regarding the appeal of the decision of the Development Officer in refusing a development permit application to construct a sunroom addition.

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:

Variance for the dwelling is needed to accommodate the rear yard set back and increased lot coverage (40.7%) as part of the same development permit application. The Development Officer presented conditions if appeal was allowed by the board.

The Board heard from the Appellant who stated that:

The applicant's company is building a home for the Big Brother/Big Sister Lottery. The closed sunroom is an extra feature that will increase the value of the lottery home and for the agency. There is currently no rear neighbor and therefore no privacy issues from the back of the home.

Allowed with conditions:

The Subdivision and Development Appeal Board of the City of St. Albert hereby grants the Appeal of the decision of the Development Officer in refusing a development permit application to construct a sunroom addition located at 29 Easton Close.

The development is approved with the following conditions:

1. Approval is for a rear sunroom addition to be constructed in accordance with the site plan, a Permitted Use under the provisions of Section 8.30 of Land Use Bylaw 9/2005.
2. Any proposed changes in design, elevation or site plan configuration shall first be submitted for review by the Development Officer and any such changes shall not be undertaken until written authorization is provided by the Development Officer.

3. The exterior finishes must be completed within two (2) years of the date of the development permit.
4. The exterior finishes of the sunroom addition shall match or complement the exterior finishes of the existing dwelling.
5. Failing to comply with the conditions of development permit approval shall render this permit invalid.

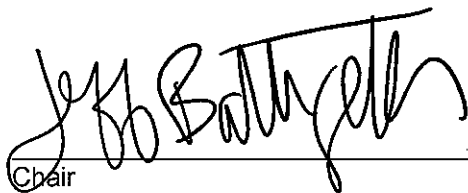
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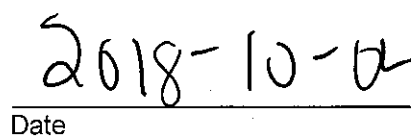
1. The Board concludes that (in accordance with section 687(3)(d) of the *Municipal Government Act*) the variance will not unduly interfere with the amenities of the neighbourhood, and/or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land based on the following because:

The structure is backing onto an unoccupied space and there is ample separation distance between the proposed structure and the most affected property. Furthermore, no objections from any neighbours were received by the city of the board.

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


Date