

Low Density Infill

Land Use Bylaw Requirements and Application Checklist

January 2025

Low Density Infill

The City of St. Albert regulates the development of homes in residential areas, as per Land Use Bylaw 18/2024. Development permits are required. New homes in established neighbourhoods are subject to different development regulations than if the home is proposed in a developing (greenfield) neighbourhood.

Established areas

New homes or substantial additions to existing homes, located within Established Neighbourhoods shall comply with an additional set of regulations called the Schedule C: Established Neighbourhood Overlay. These additional regulations are intended to ensure homes in mature neighbourhoods are compatible with the neighbourhood character and streetscape.

Established neighbourhoods include Akinsdale, Braeside, Forest Lawn, Grandin, Lacombe Park, Mission, Sturgeon, and Woodlands.

Infill guidelines

Setbacks and requirements for infill development are contextual and determined by the neighbouring properties and the completion of an infill review.

The Infill Guidelines will help ensure new or significantly renovated homes complement the look and characteristics of other homes in the area.

More details about this can be found in the infill guidelines at: https://stalbert.ca/home/property/infill-guidelines/

Infill review

An infill review will be required for each low-density development proposed in an established neighbourhood. The infill review can determine the building pocket that the new dwelling can occupy on the lot, and any development constraints.

Neighbouring properties consultation

A neighbouring properties consultation may be required. Further information about that process, and the forms can be found online.

Application Checklist

Following completion of an infill review, an application for a DP may be submitted. An application for a development permit will only be accepted once the application is deemed complete. A complete application includes the following:

- ❑ **Applicable fee.**
- ❑ **Completed development permit and building permit application forms.**

- ❑ **Owner's authorization form** (if the applicant is not the owner).
- ❑ **Certified copy of title and copies of any registered insturments that may affect development** (Caveats, Easements, Restrictive Covenants, etc.)
- ❑ **Surveryor's plot plan, in metric, with:**
  - Location of dwelling.
  - Grade elevations.
  - Driveway location.
  - Other details as per section 2.4 and 2.5 of the Land Use Bylaw.
- ❑ **Two copies of each architectural drawing:**
  - Floor plan for each level.
  - Elevation drawings of each façade.
  - Cross-section drawing.
- ❑ **Site servicing plan, grading plan, and drainage plan.**
- ❑ **Landscape retention and removal plan, including:**
  - The boulevard, showing tree protection measures, and dimensions from driveways to any City trees or street furniture.

Please note that the Development Authority may require additional information to process your application, including but not limited to a sun/shadow study, and public consultation.

If the application is approved, further information, including an on-street construction permit, certifiate of insurance, and a letter of credit will be required.

Filing an Appeal

If your development permit application has been approved with a variance, the City must notify affected parties within a specified radius of the approval. Property owners affected by the decision have the right to appeal within 21 days of the receipt of the decision. A decision may also be appealed by the applicant if the Development Authority fails to issue a permit within 40 days, refuses the permit, or the applicant does not agree with the decision of the Development Authority.

Note: The information contained herein only applies to provisions as set out in the City of St. Albert Land Use Bylaw. Compliance with the Alberta Building Code is subject to a separate review process. It is the responsibility of the applicant to comply with any other regulation, code, or legislation not covered under the Land Use Bylaw.

Additional fees apply to file an appeal, encroachment agreements and building permit applications. The applicant does not have a right of appeal if the Development Authority fails to issue a Development Permit within 40 days if the applicant or owner has signed an extension agreement in accordance with section 684 of the **Municipal Government Act**.

For additional information or to apply, please contact:

Planning & Development

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Hours: Monday-Friday, 8 a.m. to 5 p.m.

www.stalbert.ca/dev/planning/