

**Clerk, Subdivision and Development Appeal**  
**Board c/o Legislative Services**  
**3<sup>rd</sup> Floor, 5 St. Anne Street**  
**St. Albert, AB T8N 3Z9**

June 29, 2026

Re: Development Permit Decision – Setback Refusal – June 17, 2026  
APPEAL

Dear Board,

We are appealing the refusal decision provided to me by Development Officer - *Melanie Smith* on June 17, 2026 to complete a sunroom on our deck.

I have attached a drawing of the setback of our new deck (Which I was told was approved) and the proposed Sunroom on top of the deck (Which is under appeal).

I have also attached a photo of our neighbour's (Unit 8) fully enclosed Sunroom that shows the setback of 10 Ft ( 3.048 M). This has been there ever since we moved to our Unit 9 in 2014. I can only assume that this was approved and they have a permit for the setback.

I had provided all the required signed approval documents by our neighbours in unit 10 and by our Condominium Association for the proposed Sunroom addition to our replacement deck.

Both Darlene and I are seniors aged 76 and 77 respectively and are on a monthly fixed income. Therefore we had to wait until today before we could cover the additional fee required for the Appeal process.

19 months ago Darlene was diagnosed with Cancer and has completed her first year of treatments. Subsequently to that she is now diagnosed with Severe Sciatica and is awaiting surgery which could be up to 2 years. Darlene is now mobility impaired and being able to offer her a comfortable outdoor environment that she can access is very important to her well being.

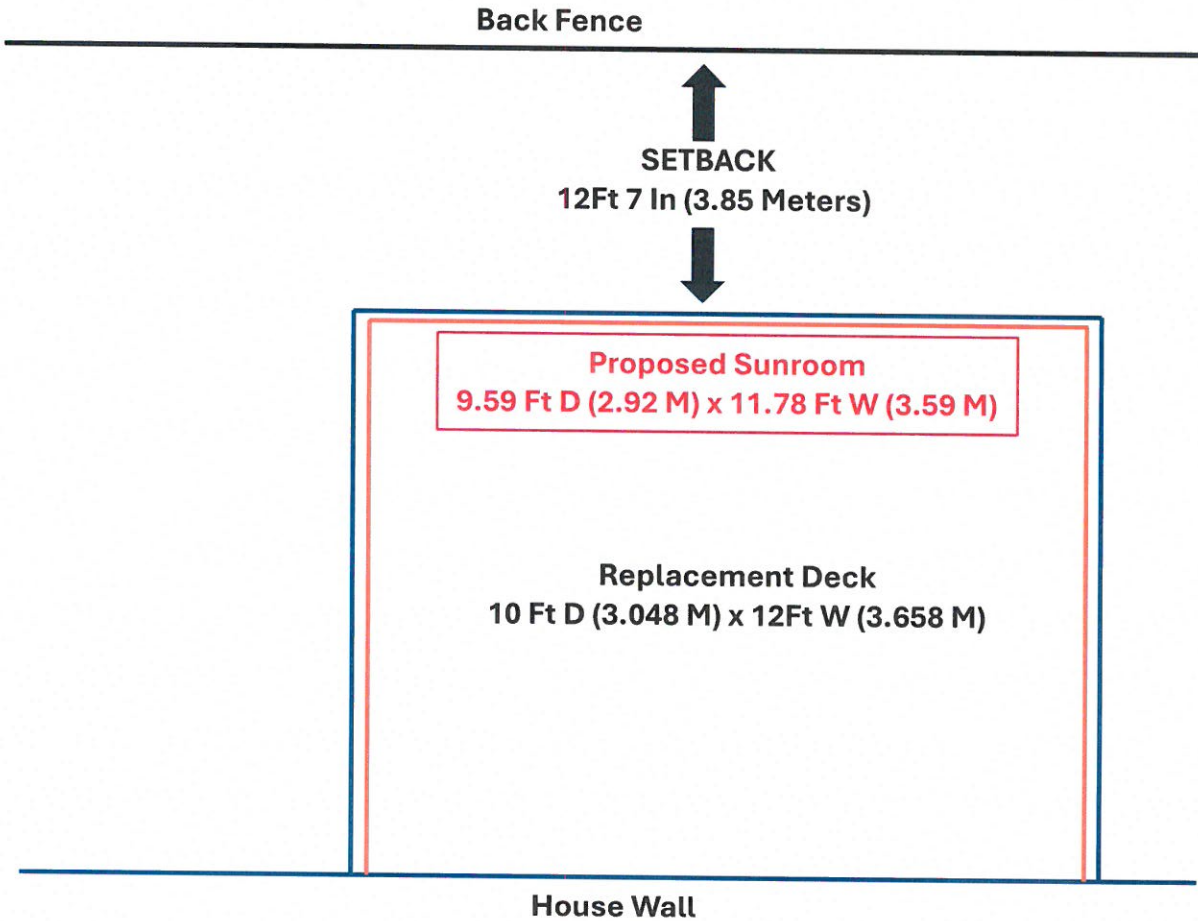
I must add that we have followed your Development and Building Permits procedures to the letter but, are having a great deal of difficulty covering the ongoing costs that have now increased substantially. We do understand policies but the new fee for the appeal is certainly putting new financial pressures on us.

We are requesting your approval for our Sunroom Setback so we can proceed completing this project.

Sincerely,

Thomas and Darlene Doerksen  
#9-30 Giroux Rd., St. Albert, AB T8N 6R2  


**Unit 9-30 Giroux Rd., St. Albert, AB T8N 6R2**  
**Appeal Permit for Sunroom on Deck.**  
**Replacement Rear Deck and Sunroom Setback**

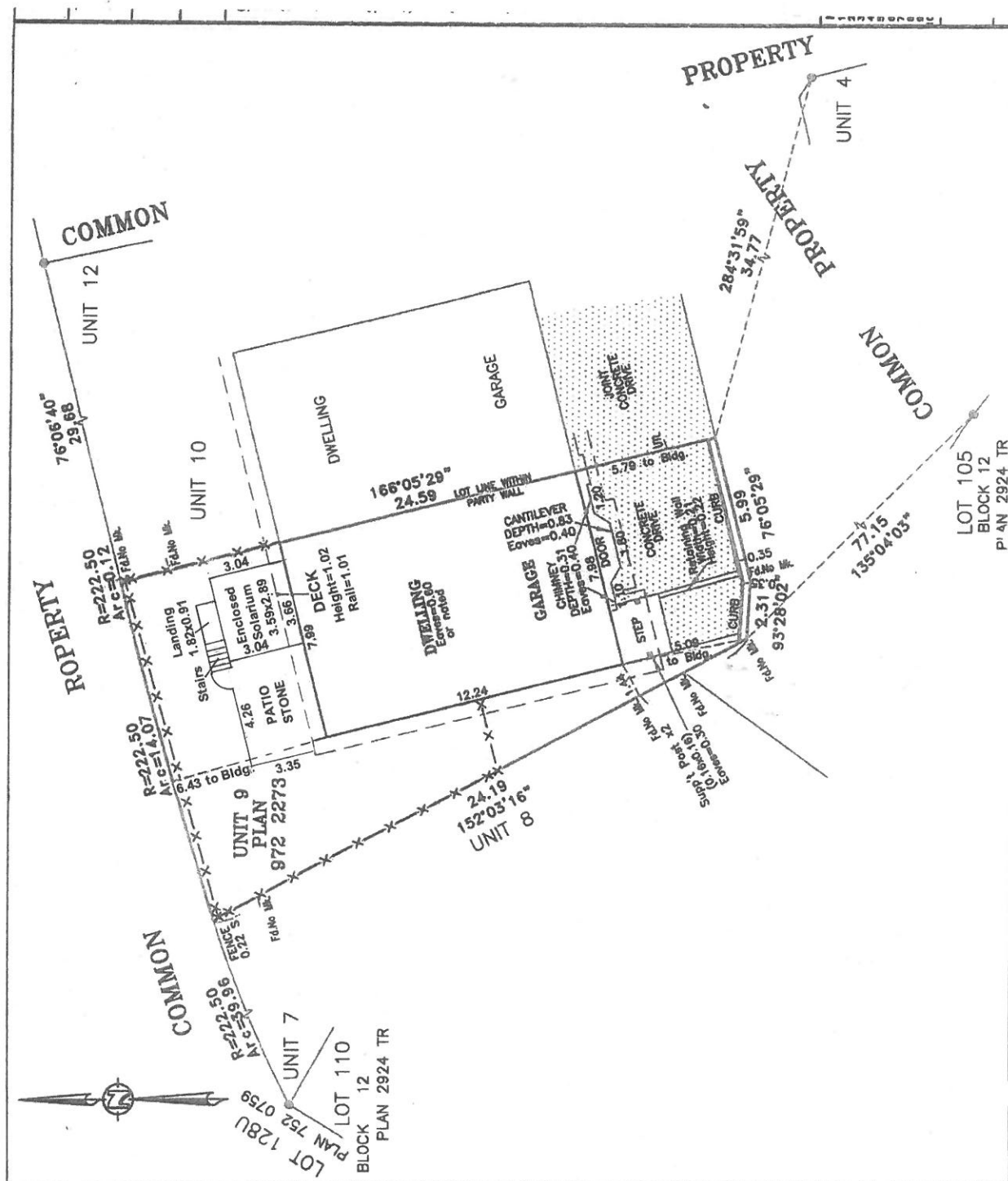


**EXAMPLE – Next Door Neighbour Enclosed Deck SetBack**

**Unit 8 – 30 Giroux Rd., St. Albert, AB T8N 6R2 ( Next Door Neighbour)**

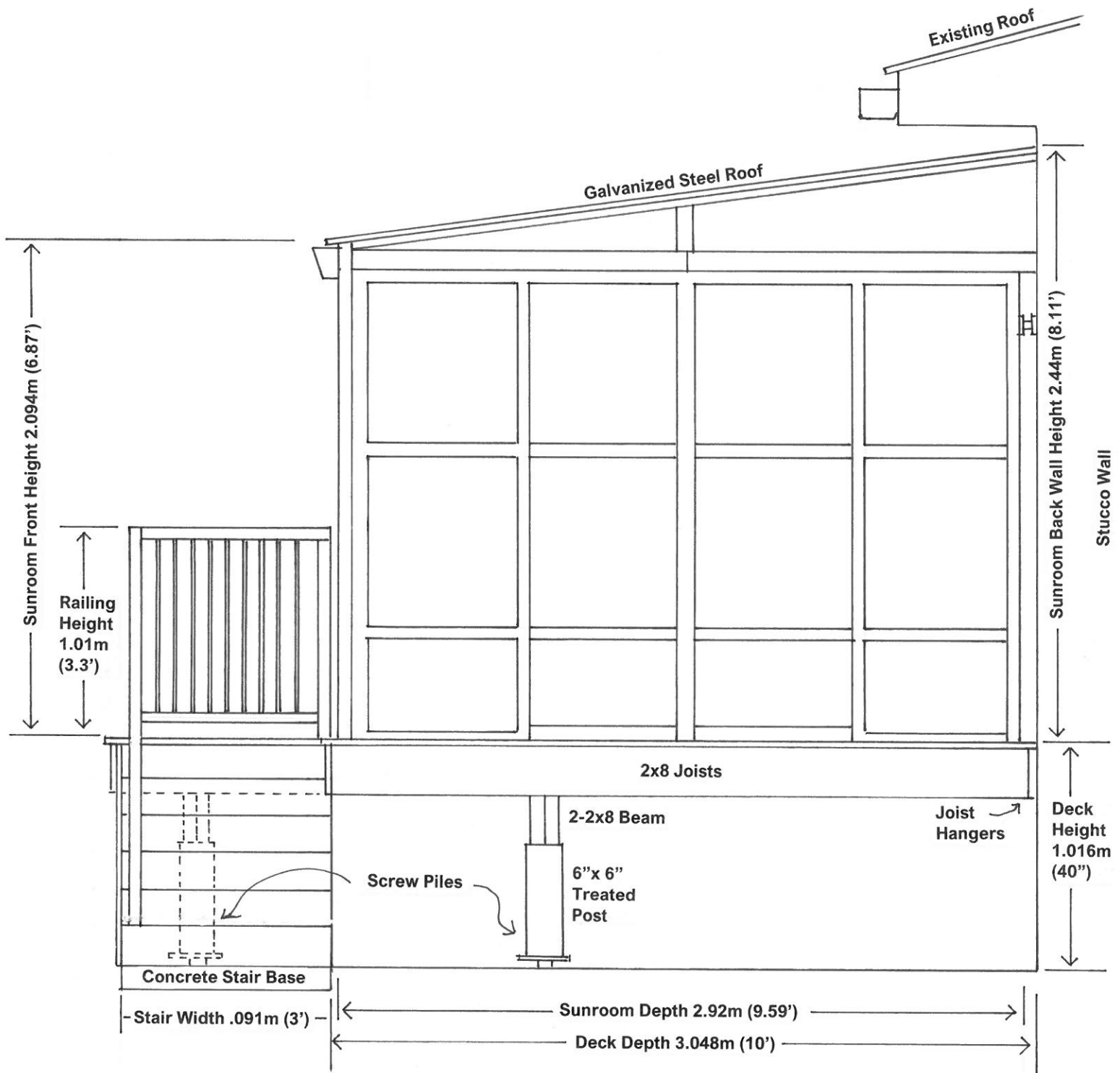
**SETBACK - Enclosed Deck to Back Fence – 10 feet ( 3.048 meters)**





# DOMI 10Ft x 12 Ft (3.048 x 3.658) Hardtop Sunroom

- Snow Pressure Resistance 35lbs/sq ft (171Kg/Sq Meter)
- Wind Resistance 60/mph (96.56 km/h)

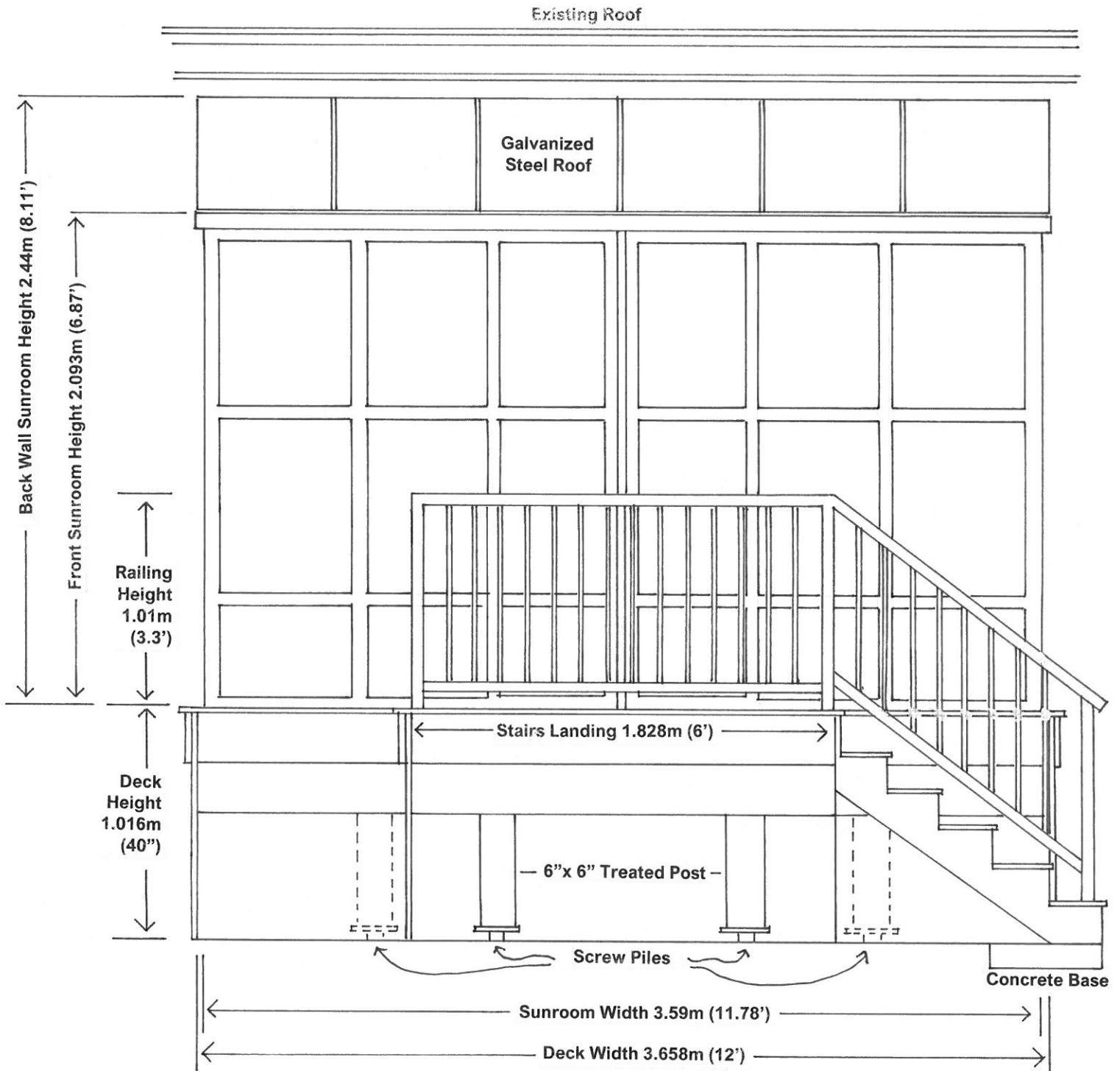


SIDE VIEW

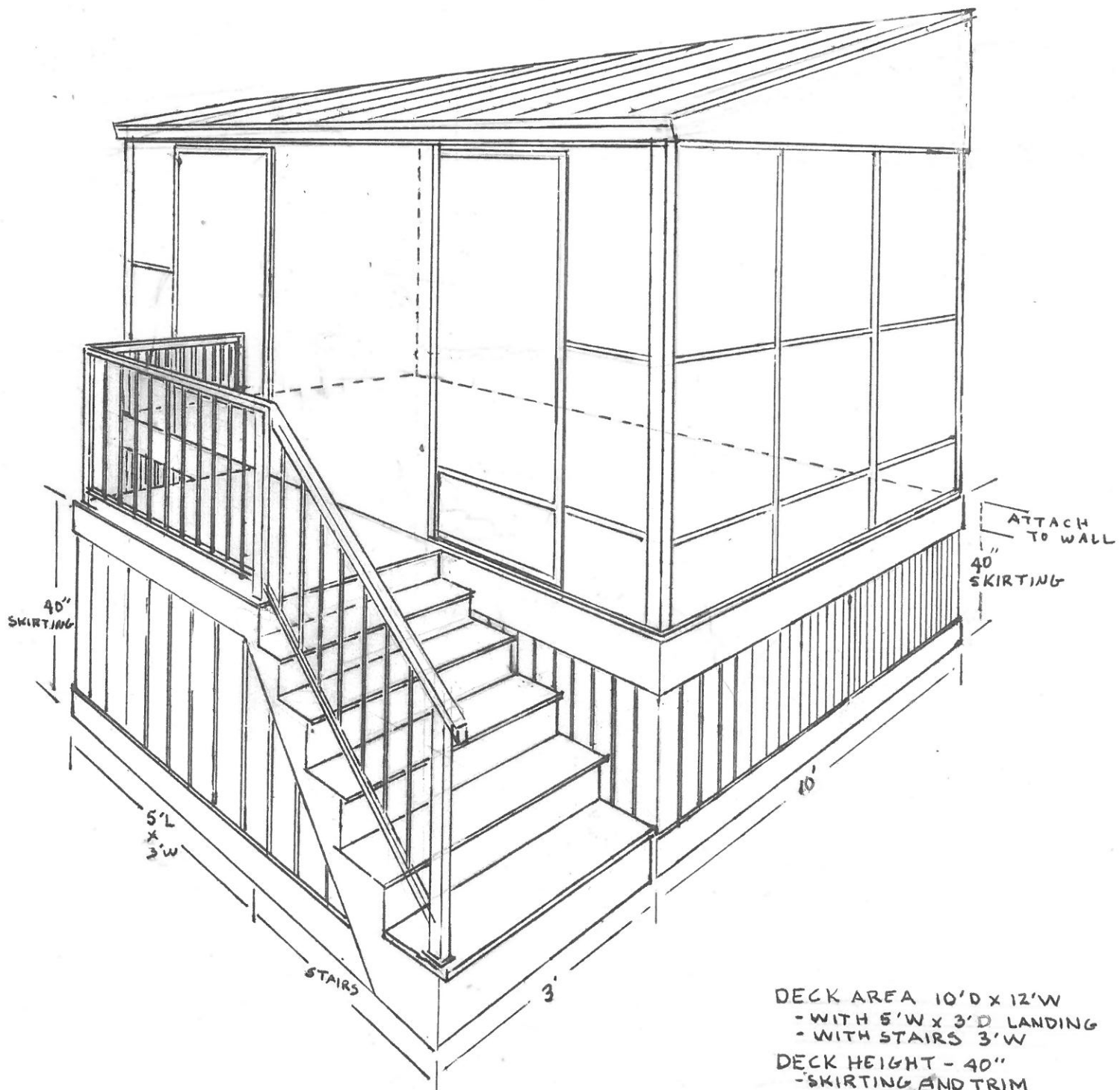


## DOMI 10Ft x 12 Ft (3.048 x 3.658) Hardtop Sunroom

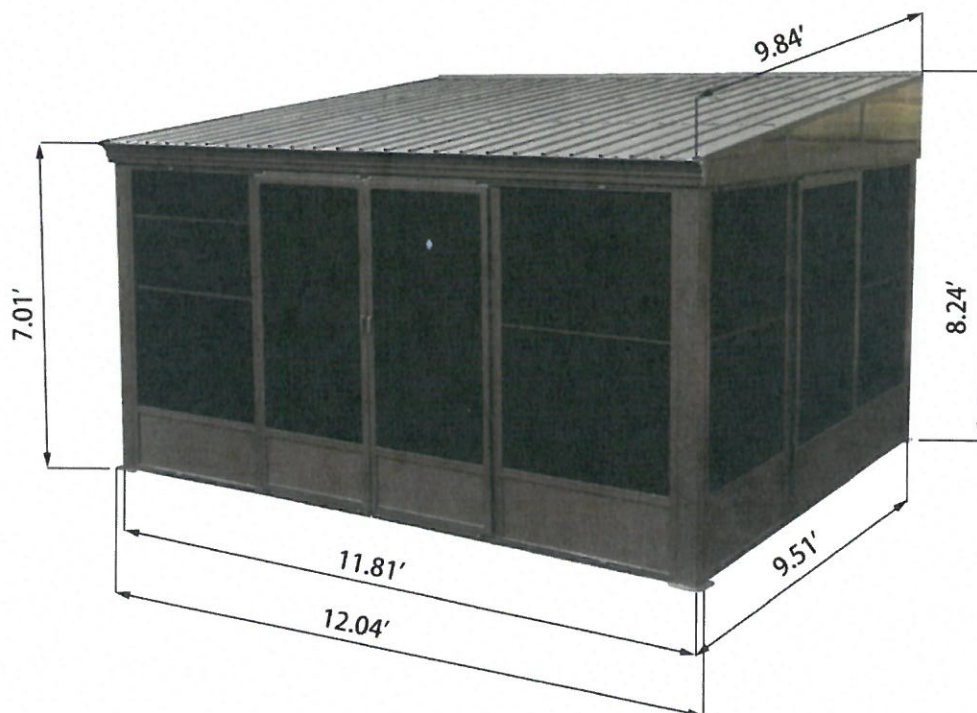
- Snow Pressure Resistance 35lbs/sq ft (171Kg/Sq Meter)
- Wind Resistance 60/mph (96.56 km/h)



BACK VIEW

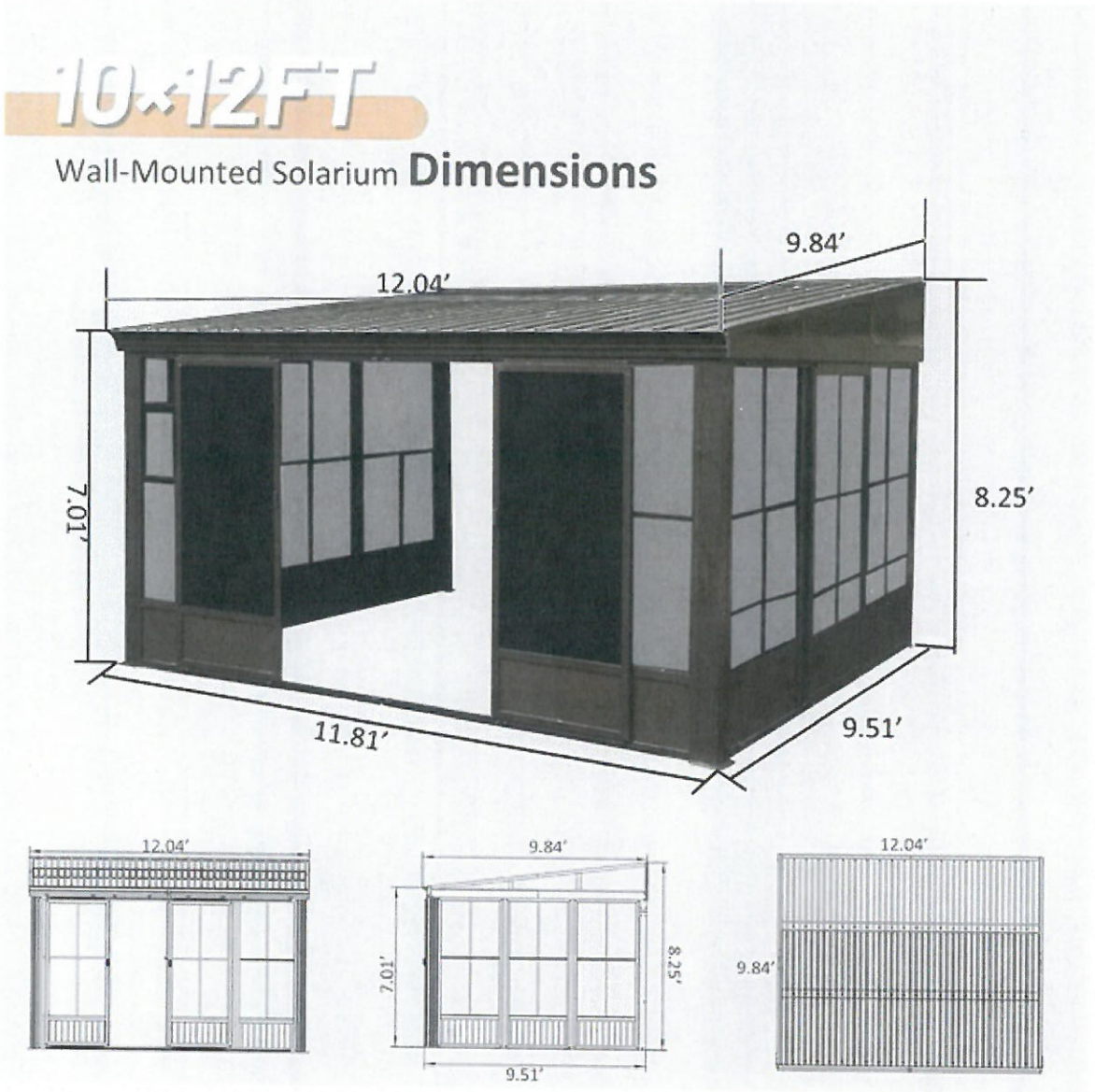


## 10\*12 FT Hardtop Sunroom



Snow Pressure Resistant: 35 LBS./Square foot  
Wind resistance: 60 mph





|                 |                                                        |
|-----------------|--------------------------------------------------------|
| <b>Material</b> | Galvanized Steel Frame and Roof; Detachable PC Windows |
|-----------------|--------------------------------------------------------|

|              |            |
|--------------|------------|
| <b>Color</b> | Dark Brown |
|--------------|------------|

|                        |        |
|------------------------|--------|
| <b>Wind Resistance</b> | 60 mph |
|------------------------|--------|

|                                 |                     |
|---------------------------------|---------------------|
| <b>Snow Pressure Resistance</b> | 35 LBS./Square foot |
|---------------------------------|---------------------|

|              |                                |
|--------------|--------------------------------|
| <b>Doors</b> | Front doors and two side doors |
|--------------|--------------------------------|

|                                  |                       |
|----------------------------------|-----------------------|
| <b>UV Protection Performance</b> | 99% UV-proof, UPF 50+ |
|----------------------------------|-----------------------|

|                             |                                                                                                                                                |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sunroom Total Weight</b> | 377.43 LBS (8' x 12'); 449.74 LBS (10' x 12'); 425.27 LBS (10' x 14'); 497.58 LBS (12' x 14'); 556.22 LBS (12' x 16'); 620.38 LBS (12' x 20'); |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

View less ^





## Description

### What's Included?

✓ Windows

### Features

- The whole frame is made of high-quality thick aluminum with a strong dark grey powder coat, and the roof is made of galvanized steel sheet panels, the whole system can be used for a long time.
- PE screen wall provides a privacy and safe place for you and it has stronger wind and rain resistance, you can easily move any piece of PE screen to satisfy different needs.
- The lockable sliding door design provides a convenient and fast way in and out, while also ensuring privacy and security problems.
- This outdoor sunroom gazebo measures 12' D x 10' W x 8.2' H and it provides a perfect space for outdoor use as well as meets your different needs such as a little room, studio lounge, etc.
- The sleek overhang roof design prevents rainwater from accumulating. The hard-top design of the slope helps to prevent water or snow accumulation and avoid seepage at the top. The sleek sloping roof adds elegance and chic throughout the gazebo while relieving winter roof stress. This gazebo will make a beautiful addition to your yard at any time.
- They recommend that you install the door position according to the instructions so that it is more stable.
- Warranty: We provide 5 5-year warranty on the hardtop roof panels, and 1 1-year warranty on the frame

Show Less

Galvanized Steel Roof:  
Permanent Gazebo Remains Protected

Premium PVC Material:  
Durable and Resist Most  
Types of Weather

Door Handles:  
Durable Stylish Handle

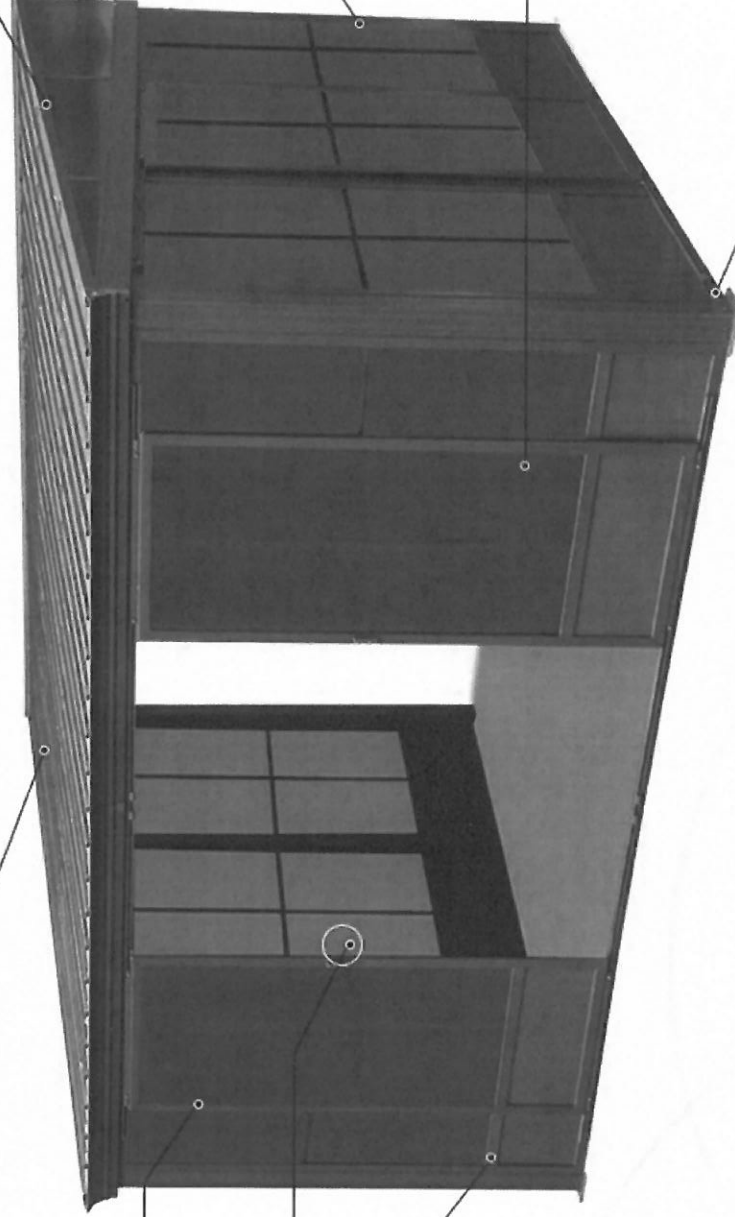
Elegant Dark Brown Look

Hardtop Slope Roof:  
Allow Water to Flow Off Quickly

Against the Wall:  
Blend Beautifully with  
Your Home

Dual Door Design:  
Convenient and Fast Way  
In and Out

Reinforced Chassis with Pre



**CITY OF ST. ALBERT  
OWNER'S AUTHORIZATION**

Date: 05/19/2026

File No.: \_\_\_\_\_

**MUNICIPAL GOVERNMENT ACT, RSA, 2000, CHAPTER M-26**

**(PLEASE PRINT)**

I, Darryl and Gerri (Grindy) Braye  
(owner's name)

of \_\_\_\_\_  
(company, if applicable)

being the registered owner of 10-30 GIROUX RD., ST. ALBERT, AB  
T8N 6R2 (civic address)

9722273;10  
(legal description)

do hereby allow THOMAS DOERKSEN  
OF 9-30 GIROUX RD., ST. ALBERT, AB (applicant – please print)  
T8N 6R2

To make application for:

- ☒ **Development Permit**  
(Includes, but is not limited to: Sign Permits,  
Change of Use and/or New Occupancy, etc.)  
NEW DECK AND SUN ROOM.  
(other description if required)

- ☒ **Permits issued under the Safety Codes Act**  
(Building, Electrical, Plumbing, Gas & HVAC)

Darryl Braye and Geraldine Grindy Braye  
(owner's name – please print)

[Signature]  
(owner's signature)

THOMAS DOERKSEN  
(applicant's name – please print)

[Signature]  
(applicant's signature)

**Collection and use of personal information**

Personal information is collected under the authority of s. (33) of the Freedom of Information and Protection of Privacy Act (FOIP) and is managed in accordance with the provisions of FOIP. This information will be used for the purposes listed above. If you have any questions about the collection, use or disclosure of this information, contact the Director of Planning and Development, St. Albert at 780-459-1642.





5 St. Anne Street  
St. Albert, AB T8N 3Z9  
Phone: 780-459-1642  
Fax: 780-458-1974  
Email: [development@stalbert.ca](mailto:development@stalbert.ca)

## CITY OF ST. ALBERT OWNER'S AUTHORIZATION

Date: MAY 19, 2026

File No.: \_\_\_\_\_

### MUNICIPAL GOVERNMENT ACT, RSA, 2000, CHAPTER M-26

(PLEASE PRINT)

I, GARRY-SIGMUND, BOARD MEMBER/DIRECTOR  
(owner's name)

of LOGAN PLACE CONDOMINIUM OWNERS ASSOCIATION  
PLAN # 9722273  
(company, if applicable)

T8N 6R2 30 GIROUX RD., ST. ALBERT, AB  
(civic address)

\_\_\_\_\_  
(legal description)

do hereby allow Thomas Doerksen  
OF 9-30 GIROUX RD., ST. ALBERT, AB (applicant – please print)  
T8N 6R2

To make application for:

☒ Development Permit

(Includes, but is not limited to: Sign Permits, Change of Use and/or New Occupancy, etc.)

NEW DECK AND 10 X 12 SUNROOM  
(other description if required)

GARRY SIGMUND, BOARD MEMBER/DIRECTOR  
(owner's name – please print)

(owner's signature)

Thomas Doerksen  
(applicant's name – please print)

(applicant's signature)

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