



Development Permit Decision

Application Number: DP074888
 Land Use District: TCC
 Property File Number:

Municipal Address
 156 ST ALBERT TR

Legal Description
 DESCRIPTIVE PLAN 0626838;BLOCK 3;LOT 15

Type: DP CHANGE OF USE/OCCUPANCY/ALT - COMMERCIAL
Proposed Use: CHANGE OF USE - HOTEL SUITES TO RENTAL APARTMENT UNITS

Applicant:
 MICHAEL MAZEPA
 ST ALBERT AB T8N 0P5
 156 ST ALBERT TR

Owner of Land:
 STURGEON HOTEL LTD..
 C/O ST ALBERT INN
 156 ST ALBERT TRAIL
 ST ALBERT AB T8N 0P5

Decision:
 REFUSED

Decision Made By:
 MELANIE SMITH

Conditions

1. Date of Refusal: July 8, 2026

REFUSAL OF DEVELOPMENT PERMIT DP074888

The property is located within the Trail Corridor Commercial (TCC) Land Use District. The proposed development is a change of use from hotel to Dwelling (Apartment) use, involving the conversion of the north wing of the existing hotel into 28 Dwelling (Apartment) units. A Dwelling (Apartment) is a discretionary use within the TCC Land Use District. Section 3.47(1)(a) of Land Use Bylaw 18/2024 requires that each dwelling (apartment) unit provide at least one form of private amenity area in the form of:

- (i) a deck or balcony;
- (ii) a patio or at-grade yard; or
- (iv) a recessed balcony.

The proposed development does not provide any form of private amenity area for the proposed 28 dwelling (apartment) units, as required by Section 3.47(1)(a) of the Land Use Bylaw.

As a Dwelling (Apartment) is a discretionary use within the TCC Land Use District, the Development Officer must consider whether the proposed development is appropriate having regard to the applicable provisions of the Land Use Bylaw. The proposed development does not provide the private amenity area required for any of the proposed dwelling (apartment) units and, therefore, does not satisfy the intent of Section 3.47(1)(a) of Land Use Bylaw 18/2024.

For these reasons, Development Permit DP074888 is hereby REFUSED.

Jul 08, 2026
Decision Date


Development Officer

Important Notices

1. ***This Development Permit DOES NOT take effect until:***

- a) The date of its issue, if it is issued by Council with respect to a development in a Direct Control District;
- b) The expiration of the Appeal period, if it is issued by the Development Officer, unless an Appeal is made to the Subdivision and Development Appeal Board; or
- c) If an Appeal is made, the date the Appeal is finally determined and a written decision is issued.

2. ***Development Permit Deemed Refused***

An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

3. ***Right of Appeal***

For further information regarding the Appeal Process, please visit the City of St. Albert Website under Subdivision and Development Appeal Board, appealing a Decision page, to obtain the required forms and directions for filing your appeal. If you have further questions please email:
sdabsubmissions@stalbert.ca

4. ***This is NOT a Building Permit***

The issuance of this Development Permit does not preclude the requirement for a Building Permit, which must be obtained separately. For information regarding Building Permits, please contact the City of St. Albert Building Inspection Branch at 780-459-1654.

5. ***Responsibility of Applicant/Developer (Check your Certificate of Title)***

A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any caveat, easement or other instrument affecting the building or land.

6. ***Dial Before You Dig (Think Safety!)***

If your development involves digging or excavation, please contact Utility Safety Partners (formerly *Alberta One-Call*) at 1-800-242-3447 before you start in order to locate any utility lines on your property.

7. ***Expiry of a Development Permit***

A development permit ceases to be in effect if the development for which the permit is issued has not commenced within 24 months from the date of issuance; or The *development* for which the *Development Permit* is issued has commenced but no physical work to complete the *development* has occurred for a period of 12 months.



5 St. Anne Street
St. Albert, Alberta T8N 3Z9

Phone: 780-459-1642
Email: development@stalbert.ca