



Development Permit Decision

Application Number: DP073097
Land Use District: LDR
Property File Number: 4046.26

Municipal Address
26 DELAGE CRES

Legal Description
PLAN 9321898;BLOCK 3;LOT 22

Type: DP RES ALTERATION/ACCESSORY - ACCESSORY
Proposed Use: ACCESSORY STRUCTURE - PLAYHOUSE / TREE HOUSE

Applicant:
JORDAN MARUSCHAK
ST ALBERT, AB T8N 5Y8
26 DELAGE CR

Owner of Land:
MARUSCHAK, JORDAN
26 DELAGE CRES
ST ALBERT AB T8N 5Y8

Decision:
REFUSED

Decision Made By:
CHELSEA THOMPSON

Conditions

1. Development Permit application to leave a playhouse as built, including a variance to the total building height is REFUSED.

In accordance with Section 3.44 of Land Use Bylaw 18/2024, and accessory building shall not exceed a maximum height of 3.70m above grade. As constructed, the structure is 5.89m in total height. A variance of 2.19m (59%) is required to leave the structure as built.

The requested variance exceeds the powers of the Development Officer to approve.

2. Please note that you may appeal this decision to the Subdivision and Development Appeal Board (SDAB) in accordance with the MGA. Please note that filing an appeal is a time-sensitive process. For more information, please refer the the back of this permit or via the City's website at www.stalbert.ca.

May 27, 2025
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 *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 expires if the development for which it was issued does not commence within 12 months from the date of issuance. Upon receipt of a written request from the applicant prior to the expiration date, the validity of a development permit may be extended once by the authority which approved it, for a period not exceeding 12 months.



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

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