



## Development Permit Decision

Application Number: DP073912

Land Use District: ICS

Property File Number: 18003.19

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### Municipal Address

19 RIEL DR

### Legal Description

PLAN 2114NY; LOT 5

**Type:** DP INDUSTRIAL DEVELOPMENT

**Proposed Use:** LEAVE AS BUILT - INDUSTRIAL BUILDING WITH REAR YARD SETBACK VARIANCE

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### Applicant:

GREGORY LINDGREN  
ST. ALBERT, AB [REDACTED]  
[REDACTED]

### Owner of Land:

ZENCO ALBERTA LTD  
BOX 90  
19 RIEL DR  
ST ALBERT AB T8N 3Z2

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### Decision:

REFUSED

### Decision Made By:

CHANTELLE MALO

#### Conditions

1. A Development Permit application to leave an Industrial (level two) building as built is refused. In accordance with Section 5.13(6)(a)(iii) of the Land Use Bylaw 18/2024, a rear yard setback of 3.50 m is required. The building is existing with a 0.70 m rear yard setback.

Required rear yard setback: 3.50 m

Existing rear yard setback: 0.70 m

Variance required: 2.80 m or 80%

The variance required of 2.80 m or 80% exceeds the variance capacity of the Development Officer to grant as per section 2.15(1) of Land Use Bylaw 18/2024.

NOTE:

You may choose to appeal this Development Permit refusal to the Subdivision and Development Appeal Board within 21-days from the date on which you are notified of the decision. Please refer to the rear of this form for contact information for the Legislative Services Department (sdabsubmissions@stalbert.ca)

Jan 29, 2026

**Decision Date**

*Chantelle Malo*

**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](mailto: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](mailto:development@stalbert.ca)



Application Number: DP073912

### Application For Development Permit

Number: DP073912  
Status: RECEIVED

Type: DP INDUSTRIAL DEVELOPMENT

Application: Dec 23, 2025

Subject: LEAVE AS BUILT - STRUCTURE ON NORTH SIDE - REAR SETBACK VARIANCE  
Purpose: LEAVE AS BUILT - STRUCTURE ON NORTH SIDE - REAR SETBACK VARIANCE

Address: 19 RIEL DR  
Legal: PLAN 2114NY; LOT 5

Land Use District: ICS  
Property File Number: 18003.19

Applicant: GREGORY LINDGREN  
Address: [REDACTED] T. ALBERT, AB [REDACTED]

Phone: [REDACTED]

Owner: ZENCO ALBERTA LTD  
Address: BOX 90 19 RIEL DR ST ALBERT AB T8N 3Z2

Phone:

| Charge Type                  | Units | Chrg Amt | OS Amount | On Dpst |
|------------------------------|-------|----------|-----------|---------|
| APPLICATION FEE INDUSTRIAL   | 1.00  | 2,794.00 | 0.00      |         |
| VARIANCE CONSIDERATION - IND | 1.00  | 391.00   | 0.00      |         |

\*\*\*\* THE APPLICANT IS ADVISED TO READ THE REVERSE OF THIS FORM\*\*\*\*

City of St. Albert - Pla  
5 St. Anne St.  
ST. ALBERT, AB T8N3Z9  
780-458-1974

**SALE**  
PHONE ORDER

MID: 6344223  
TID: 003 REF#: 00000005  
Batch #: 357001 RRN: 00000005  
12/24/25 08:55:31  
CVD: M  
ORDER#: 1  
APPR CODE: 061085  
VISA Manual CNP  
\*\*\*\*\*5317 \*\*\*\*

**AMOUNT \$3,412.76**

APPROVED

I AGREE TO PAY ABOVE TOTAL AMOUNT  
IN ACCORDANCE WITH CARD ISSUER'S  
AGREEMENT  
(MERCHANT AGREEMENT IF CREDIT VOUCHER)  
RETAIN THIS COPY FOR STATEMENT  
VERIFICATION

THANK YOU / MERCI!

CUSTOMER COPY

Received at:  
Planning & Engineering  
City of St. Albert  
5 St. Anne St

Receipt: 138703/5  
Dated: Dec 24, 2025  
Station: PANDENG/BCHANEY  
Dec 24, 2025  
08:56:06 AM

CDPMT: DP073912 3,185.00  
CDPMT: BP023995 227.76

Total 3,412.76  
VISA - P&E GREGORY LINDGREN -3,412.76

THANK YOU!

THIS IS NOT A PERMIT