

## Development Permit Decision

Application Number: DP074727  
Land Use District: MDR  
Property File Number: 32.3

**Municipal Address**  
9 30 GIROUX RD

**Legal Description**  
CONDOMINIUM PLAN 9722273;UNIT 9

**Type:** DP RES ALTERATION/ACCESSORY - ACCESSORY  
**Proposed Use:** ACCESSORY DEVELOPMENT - DECK & ENCLOSED SUN ROOM - WITH  
VARIANCE TO REAR YARD SETBACK

**Applicant:**  
THOMAS DOERKSEN  
ST ALBERT, AB T8N 6R2  
#9 - 30 GIROUX RD

**Owner of Land:**  
DOERKSEN, THOMAS  
9, 30 GIROUX RD  
ST ALBERT AB T8N 6R2

**Decision:**  
REFUSED

**Decision Made By:**  
MELANIE SMITH

**Conditions**

1. Date of Refusal: June 17, 2026

Development Permit Application for Accessory Development (Deck and Enclosed Sunroom with Variance to Rear Yard Setback) is REFUSED.  
Required Rear Yard Setback: 6.0 m

Proposed Rear Yard Setback: 3.8 m

Required Variance: 2.2 m (36.7%)

**Reasons for Refusal:**

Pursuant to Section 2.15(1) of Land Use Bylaw 18/2024, the Development Authority may approve a variance of up to a maximum of 25% of a required setback.

The proposed rear yard setback of 3.8 m requires a variance of 2.2 m (36.7%) from the minimum required rear yard setback of 6.0 m.

As the requested variance exceeds the maximum variance that may be approved by the Development Authority, the application cannot be approved and is therefore refused.

**NOTE:**

You may appeal this decision to the Subdivision and Development Appeal Board within 21 days of the date this decision was issued. Please refer to the reverse side of this notice for appeal information and contact details for Legislative Services.

**NOTES:**

- a) Interior alterations shall be constructed in accordance with approved plans and all relevant requirements of the Alberta Building Code.
- b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.
- c) 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 covenant, caveat, easement or other instrument affecting the building or land.
- d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.
- e) Construction sites are to be kept clean and free from debris while the site is under construction.

Jun 17, 2026  
**Decision Date**

  
**Development Officer**