

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

File: 37.156

July 9, 2026

APPELLANT: STURGEON HOTEL GROUP LTD, C/O ST. ALBERT INN

MUNICIPAL ADDRESS(S): 156 ST. ALBERT TRAIL

LEGAL DESCRIPTION: LOT 15, BLOCK 3, PLAN 0626838

LAND USE CLASSIFICATION: TRAIL CORRIDOR COMMERCIAL (TCC)

DATE OF HEARING: JULY 22, 2026

PROPOSED DEVELOPMENT: CHANGE OF USE – HOTEL SUITES TO RENTAL
APARTMENT UNITS

The appellant is appealing a refusal decision by the Development Authority for a change of use from Hotel to Dwelling (Apartment), involving the conversion of the north wing of the existing hotel into 28 dwelling (apartment) units.

Development within the City is regulated by Land Use Bylaw 18/2024. The subject property is zoned Trail Corridor Commercial (TCC), where a Dwelling (Apartment) is listed as a discretionary use pursuant to Section 5.9(3) of the Land Use Bylaw.

As part of the review of the application, the Development Authority considered the applicable provisions of the Land Use Bylaw for the proposed development. The application was circulated to applicable City departments, including Transportation, Engineering, Building Services, and Utilities, for review and comment. At the time of review, no concerns or objections were identified by the circulated departments.

Section 3.47(1)(a) of Land Use Bylaw 18/2024 requires each dwelling (apartment) unit to provide at least one form of private amenity area in the form of:

- a deck or balcony;
- a patio or at-grade yard; or
- a recessed balcony.

The proposed development does not provide any form of private amenity area for any of the proposed 28 dwelling (apartment) units.

As a discretionary use, the Development Authority must consider whether the proposed development is appropriate having regard to the applicable provisions of the Land Use Bylaw. The Development Authority determined that a development proposing 28 dwelling (apartment)

units without any private amenity area does not satisfy the intent of Section 3.47(1)(a) of Land Use Bylaw 18/2024.

For this reason, the Development Permit was refused.

It may interest the Board to note the following:

- The proposal is for a change of use from Hotel to 28 Dwelling (Apartment) units within the north wing of the existing building.
- No additions to the existing building or new construction are proposed as part of this application.
- The subject property is located within the Trail Corridor Commercial (TCC) Land Use District.
- A Dwelling (Apartment) is a discretionary use within the TCC District.
- Section 3.47(1)(a) of Land Use Bylaw 18/2024 requires each dwelling (apartment) unit to provide private amenity area.
- The proposed development does not provide private amenity area for any of the 28 proposed dwelling units.
- The Development Authority determined that the proposal does not satisfy the intent of Section 3.47(1)(a) of the Land Use Bylaw.

A handwritten signature in black ink, appearing to read "M Smith". The signature is written in a cursive, slightly stylized font.

Melanie Smith
Development Officer I

Attachments:

- DP Decision



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