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TAMRMS#: B05

INFORMATION REQUEST (IR) - Building & Development Permits for 32 St. Anne Street

Requested by: Councillor Clark

Date of Request: April 7, 2026

Date Response Due: May 7, 2026

Confidential Response: No

QUESTION

Can you advise of the status of the building and development permits regarding the old Blind Pig location (32 St. Anne Street) and when do they expire? Do we charge a per diem when a developer has a driving lane and/or sidewalk closed for construction for an extended period of time.

RESPONSE

32 St. Anne has an active Development and Building Permit at this time.

- Expiration of the Development Permit is regulated through the Land Use Bylaw, and states that a permit will be suspended or cancelled if no physical work has occurred within a period of 12 months.
- Expiration of the Building Permit is regulated by the Province of Alberta's Safety Code Act, the Permit Regulation (Alberta Regulation 204/2007), and the City of St. Albert's Safety Codes Permit Bylaw (<https://stalbert.ca/cosa/bylaws/>). As outlined within the Permit Regulation, a Term of a Permit (section 25), outlines that permits will expire if work is not started within 90 days of issuance of the permit, or if work has not occurred within a period of 120 days. The Permit Regulation also outlines rationale for extending, suspending, or cancelling the permit.

Based upon the guiding regulations, staff take a practical, good-faith approach by actively monitoring the site; any observable activity is documented and serves to reset the timeline. The City of St. Albert maintains a pro-development approach while ensuring compliance with regulatory requirements and prioritizing public safety. This balanced approach recognizes the broader implications for the development and building community, with the needs of the public.

The City of St. Albert does not impose a per diem charge for road closures. Administration has reviewed similar practices in larger municipalities, such as Edmonton; however, it was determined that implementing such a fee structure would not be appropriate for St. Albert at this time.

This position is based on several factors:

- There are relatively few projects that would qualify, as the majority of development within St. Albert consists of greenfield development;

- The administrative costs associated with implementing and managing such a program would likely outweigh any potential revenue generated; and
- The City encourages applicants to formally request road closures, as this supports proper review and helps ensure public safety. Most requests occur within existing neighbourhoods and are associated with relatively small-scale projects (e.g., driveway replacements).
- The City incorporates conditions within the Development Agreement and the On-Street Construction Permit to address access and contractual obligations (securities, etc).

It should be noted that the 32 St. Anne project represents an anomaly within St. Albert. It is an infill development that requires a lane closure and has been ongoing for an extended period of time.

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Time to prepare response: 4 hours