

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

March 7, 2020

File: 20DP02-07

**Re: Development Permit Application No. 20DP01-07
Plan 6453 KS, Block 7, Lot 5 (the "Lands")
R1A – Residential – Single Family (Class A) : Village of Spring Lake**

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit with regard to the following:

OPERATION OF A HOME OCCUPATION (MASSAGE AND OSTEOPATHIC THERAPIST O/A TOUCH OF PEACE)

has been **APPROVED** subject to the following conditions:

- 1- This permit is issued on the basis that the applicant holds title to the Lands prior to, or on, the date the Development Permit becomes valid – April 5, 2020.
- 2- This permit may be revoked at any time, if, in the opinion of the Development Officer, the use is or has become detrimental or otherwise incompatible with the amenities of the neighbourhood in which it is located or if there is any change or intensification of the home occupation as originally approved.
- 3- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to health, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
- 4- No home occupation shall substantially change the principal character or external appearance of the dwelling involved or of any accessory buildings.
- 5- Hours of operation shall be 7:00 hours through 20:00 hours, Monday to Sunday.
- 6- The Home occupation shall be incidental and subordinate to the principal use of the dwelling and/or garage and shall not be conducted within any other structures on the property.

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

- 7- There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the home occupation allowed on the site.
- 8- The home occupation shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.
- 9- There shall be no mechanical or electrical equipment used which creates external noise, or visible or audible interference with home electronics or computer equipment in adjacent dwellings.
- 10- When a development permit is issued for a home occupation, such permit shall be terminated should the applicant vacate the property for which the permit has been issued.
- 11- Pedestrian or vehicular traffic or parking, shall not, in the opinion of the Development Authority, be generated in excess of that which is characteristic of the district in which the home occupation is located.
- 12- Only one (1) commercial vehicle, of a haul capacity not exceeding 5.5 metric tonnes (5500 kgs.), shall be used in conjunction with the home occupation, or parked or maintained on the site or on the road in proximity to the site. Truck trailers or vehicle accessories or equipment shall not be kept on site unless they are located within an accessory building.
- 13- The home occupation shall not involve:
 - a) Activities that use or store hazardous material in quantities exceeding those found in a normal household; or
 - b) Any use that would in the opinion of the Development Authority, materially interfere with or affect the used, enjoyment, or value of neighboring properties.
- 14- The number of non -resident employees or business partners working on site shall not exceed one (1) at any time. No more than two people shall be working at the home occupation site at any time.
- 15- Storage related to the business activity and the business activity itself may be allowed in either the dwelling or garage

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

16- The dwelling or garage in which a home occupation is located may have one fascia sign placed on the structure, providing that the sign does not exceed 0.4 sq. m (4 sq. ft) in area. No other signage will be permitted.

Should you have any questions please contact this office at (780) 718-5479.

Date Application Deemed **March 7, 2020**

Complete

Date of Decision

March 7, 2020

Effective Date of

Permit

April 5, 2020

Signature of Development

Officer

A handwritten signature in blue ink, appearing to read "T. Sonleitner", is written over a horizontal line.

Tony Sonleitner, Development Officer for the Village of Spring Lake

cc Municipal Administrator, Village of Spring Lake

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the notice of decision. The appeal should be directed to this office (780) 718-5479 and should include a statement of the grounds for the appeal.

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

NOTE:

- 1. The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
- 2. The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Secretary of the Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
- 3. A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.
2. Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.
3. This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.
4. The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.
5. This is not a Building Permit and, where required by any regulation, a Building Permit, and all other permits in connection with this development, shall also be obtained from:

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

Superior Safety Codes Inc.

Edmonton Office

14613 – 134 Avenue

Edmonton, Alberta T5L 4S9

E-mail: info@superiorsafetycodes.com

Phone: 780 489 4777

Fax: 780 489 4711

Toll Free Ph: 1 866 999 4777

Toll Free Fax: 1 866 900 4711

6. A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.
- (a) Water and sewage systems are under the jurisdiction of Superior Safety Codes (780) 489-4777 or 1-866-999-4777.
 - (b) Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.
 - (c) All plans submitted for the construction or alteration of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.

Other contacts:

ALBERTA HEALTH

Jennifer Fearnough, BSc, BEH(AD), CPHI(C)

Public Health Inspector/Executive Officer

Environmental Public Health, Onoway

Phone: 780-967-6221

Fax: 780-967-2060

Jennifer.Fearnough@albertahealthservices.ca >

Development Services



Box 2945, Stony Plain, AB., T7Z 1Y4

Phone (780) 718-5479

Fax (866) 363-3342

Email: pcm1@telusplanet.net

Public Notice

DEVELOPMENT APPLICATION NUMBER: 20DP01-07

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property Plan 6453 KS, Block 7, Lot 5 with regard to the following:

OPERATION OF A HOME OCCUPATION (MASSAGE AND OSTEOPATHIC THERAPIST O/A TOUCH OF PEACE)

has been **CONDITIONALLY APPROVED** by the Development Officer.

Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board a written statement of their objection to such use indicating the following:

1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by no later than **4:30 pm on March 28, 2020**.

Statements of concern with regard to this development permit should be addressed to:

Village of Spring Lake
990 Bauer Avenue
Spring Lake, Alberta
T7Z 2S9
Attention: Clerk of the Subdivision and Development Appeal Board

Should you have any questions please contact this office at (780) 718-5479

Date Application Deemed Complete March 7, 2020

Date of Decision March 7, 2020

Effective Date of Permit April 5, 2020

Signature of Development Officer



Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT