Development Services

Village of Spring Lake

Box 2945, Stony Plain, AB., T7Z 1Y4
Phone (780) 718-5479 Fax (866) 363-3342 Email: pcm1@telusplanet.net

August 22, 2022 File: 22DP14-07

Re: Development Permit Application No. 22DP14-07

Plan 6019 RS;; Lot 11 : (the "Lands") R1D – Residential – Single Family (Class D) : Village of Spring Lake

Preamble: The approval is for the operation of a home occupation involving the custom and handmade barnwood creations, specializing in: platform beds, bardnwood headboards, mirrors, home décor, and custom furniture.

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 - MAJOR (CUSTOM WOOD WORKING)

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

1- All municipal taxes must be paid.

2- The applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.

3- The applicant shall provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel, and 8.5 X 11 copies of site plans of a quality satisfactory to the Development Officer.

4- The applicant shall obtain and adhere to the requirements where applicable, from the appropriate authority, permits relating to demolition, building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.

5- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.

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6- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes; and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.

7- The home occupation shall not create any nuisance by way of noise, dust, odour, or smoke, or anything of an offensive or objectionable nature.

8- The peace, quiet, dignity and other amenities of the neighbourhood shall not be disturbed in any manner.

9- A stop order may be issued at any time if, in the opinion of the Development Authority, the operator of the home occupation has violated any provisions of this Bylaw or conditions of the approval of the development permit and complaints based on the operation of the home occupation have been received.

10- A home occupation shall not change the principal character or external appearance of the dwelling involved. Except as noted in Condition 13 of this approval, there shall be no exterior signage, display or advertisement, but there may be a limited volume of on-premises sales.

11- No more than one commercial vehicle used in or for the home occupation shall be parked on the subject site or on the adjoining road.

12- 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.

13- Notwithstanding any other provisions of this Bylaw to the contrary, a dwelling in which a home occupation is located may have one fascia sign placed on the dwelling, providing that the sign does not exceed 0.25 m2 (2.7 ft2) in area.

14- The major home occupation shall not, in the opinion of the Development Authority, generate pedestrian or vehicular traffic or parking which is excessive for its location relative to other dwellings.

15- The number of non-resident employees working on-site shall not exceed one (1) on-site, non-occupant employees.

16- No more than one (1) commercial vehicle up to but not exceeding a gross vehicle weight of 4,500 kg (10,080 lbs.) to be used in conjunction with the major home occupation, shall be parked or maintained on the site in a residential Land Use District. The parking space for the commercial vehicle shall be adequately screened and sited behind the principal building to the satisfaction of the Development Authority

17- The outdoor storage of productions and materials shall be prohibited.

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18- Any interior or exterior alterations or additions to accommodate a major home occupation may be allowed at the discretion of the Development Authority, as along as such alterations comply with this Bylaw and the *Safety Codes Act* and the regulations made thereunder.

19- Business activities must be carried out entirely within the principal dwelling or an accessory building.

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

Date Application Deemed Complete	**August 22, 2022**
Date of Decision	**August 22, 2022**
Effective Date of Permit	**September 20, 2022**
Signature of Development Officer	

Tony Sonnleitner, 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 date of 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.

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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:

Village of Spring Lake

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 Fearnehough, BSc, BEH(AD), CPHI(C)
Public Health Inspector/Executive Officer
Environmental Public Health, Onoway
Phone: 780-967-6221
Fax: 780-967-2060
Jennifer.Fearnehough@albertahealthservices.ca>

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Public Notice

DEVELOPMENT APPLICATION NUMBER: 22DP14-07

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property Plan 6019 RS; Lot 11 : with regard to the following:

OPERATION OF A HOME OCCUPATION - MAJOR (CUSTOM WOOD WORKING)

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 September 12, 2022.

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	**August 22, 2022**
Date of Decision	**August 22, 2022**
Effective Date of Permit	**September 20, 2022**
Signature of Development Officer	T. Smith

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