



Development Permit 24DP02-01

ALBERTA BEACH
4935-50th Avenue
PO Box 278
Alberta Beach, Alberta
T0E 0A0

Phone: (780) 994-1883 (Development Officer)
Fax: (780) 924-3313 (Village Office)
Email: development@albertabeach.com

February 10th, 2024

Re: Development Permit No. 24DP02-01
4832 – 52nd Street
Lot: 1, Block: 14, Plan 3321 BQ
R1 – Residential District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a HOME OCCUPATION has been **CONDITIONALLY APPROVED** subject to the following Ten (10) conditions:

1. That the Home Based Business as an “Art Studio” and part-time “Hair Salon” proceeds as per the attachment provided by the applicant to the satisfaction of the Development Authority.
2. All municipal taxes have been paid or are current with the Village of Alberta Beach.
3. The Home Occupation shall operate as an accessory use only and must not change the residential character or external appearance of the dwelling unit.
4. The Home Occupation shall have no materials, goods or finished products for business purposes stored on-site other than within the home or the property’s garage.
5. The Home Occupation shall have no customer vehicles parked on public rights of way (roads) adjacent to the property.

6. The Home Occupation shall not create any nuisance by way of noise, dust, odour, smoke, or otherwise deemed to be offensive or objectionable to the Development Authority.
7. The Home Occupation shall have no employee(s) other than the applicants as the permanent residents of the dwelling.
8. The Home Occupation approval shall be terminated if the applicant vacates the property or relocates to another property.
9. This Development Permit for the Home Occupation may be revoked at any time by the Development Authority if there is any change or intensification of the Home Occupation from that which was originally approved.
10. The Home Occupation is operated as an accessory use only and must not change the residential character or external appearance of the property.

Please contact the Development Officer at (780) 994-1883 if you have any questions regarding this conditional approval.

Date Application Deemed Complete	<u>January 29th, 2024</u>
Date of Decision	<u>February 10th, 2024</u>
Effective Date of Development Permit	<u>February 10th, 2024</u>



Paul Hanlan RPP MCIP CMML
Development Officer