



Development Permit 22DP10-01

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

May 15th, 2022

Re: Development Permit No. 22DP10-01
5323 – 50th Avenue
R1 – Residential District

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a HOME OCCUPATION (ARTIST – Potter) has been **CONDITIONALLY APPROVED** subject to the following Thirteen (13) conditions:

1. All municipal taxes have been paid or are current with the Village of Alberta Beach.
2. That the applicant(s) display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the subject property, the attached Public Notice.
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 ADVENTURE RENTALS 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 ADVENTURE RENTALS shall have no customer vehicles parked on public rights of way (roads) adjacent to the property.

6. The Home Occupation ADVENTURE RENTALS 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. There shall be no client or customer received in the dwelling unit for business purposes.
8. The Home Occupation shall have no employee(s) other than the applicants as the permanent residents of the dwelling.
9. There shall be no on-site exterior signs or advertisements of the Home Occupation.
10. The Home Occupation approval shall be terminated if the applicant vacates the property or relocates to another property.
11. 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.
12. The Home Occupation ADVENTURE RENTALS is operated as an accessory use only and must not change the residential character or external appearance of the property.
13. Please note that the construction of any buildings (i.e. a kiln shed) shall require a separate Development Permit application accompanied with a site plan and details of any proposed structure.

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

Date Application Deemed Complete	<u>May 10th, 2022</u>
Date of Decision	<u>May 15th, 2022</u>
Effective Date of Development Permit	<u>June 6th, 2022</u>



Paul Hanlan RPP MCIP CMML
Development Officer

cc: Kathy Skwarchuk (CAO) Alberta Beach
Bruce Pamo (Public Works Manager) Alberta Beach
Dan Kanuka (Assessor)

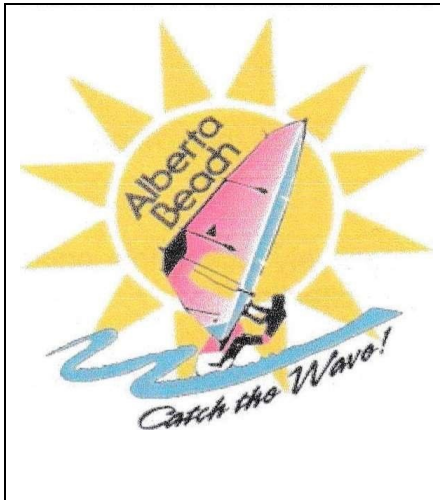
NOTE:

An appeal of any of the conditions of this approval may be made to the Subdivision and Development Appeal Board (SDAB) by serving an appeal to the Secretary of the SDAB. Any appeal must be forwarded in writing (accompanied by the \$150.00 plus GST, Appeal Fee), stating the grounds for the appeal and may be directed by fax, mail, or delivered personally to the Secretary, so as to be received no later than June 3rd, 2022.

Secretary of the Subdivision and Development Appeal
Board PO Box 278
Alberta Beach, Alberta T0E 0A0 Fax: 780-924-3313

NOTES:

- 1 Any development or activity commenced prior to the expiry of the appeal period is done so entirely at the applicants' risk.
- 2 This Permit approval authorization is for development under the Village of Alberta Beach Land Use Bylaw. The applicant is responsible for obtaining any and all licenses and/or approvals that may be required prior to commencing any development from Provincial and/or Federal Departments or Agencies, which may include, but not limited to:
 - Alberta Environment and Parks for any development within 30 metres of a wetland and watercourse;
 - Alberta Energy Regulator related to natural gas lines, pipelines, and power lines located on the lands; and
 - Alberta Utilities and Telecommunications related to telephone lines and utility services located on the lands.
- 3 The applicant is reminded that compliance with this approval requires adherence with all approval conditions attached hereto.
- 4 The landowners are encouraged to consider prohibiting residential fertilizer use on the lands.
- 5 The development permit is valid for twelve (12) months from the Effective Date. If the development or activity has not been substantially commenced upon expiry, this permit shall be deemed expired (null and void) unless the applicant has secured an extension.
- 6 This is NOT A BUILDING PERMIT and where required by any regulation, all necessary Safety Code Permits shall be secured separately.



PUBLIC NOTICE

Development Permit 22DP10-01

Please note that the Development Officer CONDITIONALLY APPROVED Development Permit Number 22DP10-01 on May 15th, 2022, for the OPERATION OF HOME BASED BUSINESS (ARTIST'S STUDIO – POTTER) located at 5323-50th Avenue.

Date Application Deemed Complete May 4th, 2022 Date of Decision May 15th, 2022 Effective Date of Development Permit June 6th, 2022.

If you have a question regarding this approval, please contact the Development Officer at (780) 994-1883.

A handwritten signature in blue ink, appearing to be "Paul", is written above a horizontal line.

Development Officer