



## Development Services

For the

# Summer Village of Ross Haven

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342

Email: [pcm1@telusplanet.net](mailto:pcm1@telusplanet.net)

February 12, 2021

File: 21DP01-27

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**Re: Development Permit Application No. 21DP01-27  
Plan 4100 MC;; Lot A : 800 Parkins Avenue (the "Lands")**

### 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 (FLORAL ARRANGEMENT)**

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

- 1- 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.
- 2- 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.
- 3- No home occupation shall substantially change the principal character or external appearance of the dwelling involved or of any accessory buildings.
- 4- Hours of operation shall be 24 hours per day, Monday to Sunday.
- 5- 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.
- 6- There shall be no outdoor business activity, or outdoor storage of material or equipment associated with the home occupation allowed on the site.
- 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- 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.
- 9- 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.
- 10- 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.
- 11- 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



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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.

12- 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.

13- 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.

14- Storage related to the business activity and the business activity itself may be allowed in either the dwelling or garage

15- 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 Complete

**February 12, 2021**

Date of Decision

**February 12, 2021**

Effective Date of Permit

**March 13, 2021**

Signature of Development Officer

Tony Sonleitner, Development Officer, Summer Village of Ross Haven

cc Tony Sonleitner, Municipal Administrator, Summer Village of Ross Haven

Superior Safety Codes Inc.

Dan Kanuka - Assessor

**Note:** An appeal of any of the conditions of the 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, be accompanied by a \$150.00 appeal fee, 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 include a statement of grounds for appeal, and be directed to this office at:

Clerk of the Subdivision and Development Appeal Board, Summer Village of Ross Haven, Box 70, Site 19, RR 1, Gunn, Alberta T0E 1A0