



Development Services
for
Town of Onoway

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

August 6, 2021

File: 21DP11-24

**Re: Development Permit Application No. 21DP11-24
Plan 802 0999, Block 7, Lot 14 : 4405 – 48 Avenue (the "Lands")
R1 – Residential Single Family District : Town of Onoway**

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
MESSAGE THERAPY CLINIC**

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

- 1- All municipal taxes must be paid.
- 2- The applicant 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- 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.
- 4- The Home Occupation shall be operated from within the Single Detached Dwelling only.
- 5- All patrons of the Home Occupation must park their vehicles in the assigned parking stall upon the Lands.
- 6- It is permissible to have one non-illuminated fascia sign or nameplate to identify a home occupation not greater than 0.275 m² (2.96 ft²) in an area placed within or flat against the dwelling unit or any accessory building.
- 7- At all times, the privacy of adjacent dwellings shall be preserved and shall not unduly offend the surrounding residents by way of excessive lighting, noise, traffic congestion, late visitations by clients, etc.
- 8- Hours of operation shall be 8:00 hours through 20:00 hours, Monday to Sunday.




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- 9- The Home Occupation shall not be a primary use of the residential building and shall not;
- (a) Involve the storage of goods in the public view, a change in the appearance of the residence or its accessory buildings.
 - (b) Shall not employ any employees who do not reside onsite.
- 10- 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.
- 11- 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.

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

Date of Decision	<u>August 6, 2021</u>
Date of Issue of Development Permit	<u>August 6, 2021</u>
Effective Date of Permit	<u>September 4, 2021</u>
Signature of Development Officer	<u></u>

Tony Sonleitner, Development Officer for the Town of Onoway
cc Wendy Wildman, CAO, Town of Onoway
cc Inspections Group Inc. – Safety Codes Services

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 at:

**Town of Onoway
Box 540
4812 – 51st Street
Onoway, AB T0E 1V0**

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.



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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 Clerk of the Subdivision and 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. *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.*
6. ***In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.***



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Within the municipal limits of the Town of Onoway, the authorized agency is Inspections Group Inc., and may be contacted at

Edmonton:

*12010 - 111 Ave.
Edmonton, Alberta T5G 0E6*

Phone: (780) 454-5048

Fax: (780) 454-5222

Toll-Free: (866) 554-5048

Toll-Free Fax: (866) 454-5222

Email: questions@inspectionsgroup.com

7. *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.*
8. *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>



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Public Notice

DEVELOPMENT APPLICATION NUMBER: 21DP11-24

APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 802 0999, Block 7 Lot 14 : 4405 – 48 Avenue, with regard to the following:

OPERATION OF A HOME OCCUPATION MESSAGE THERAPY CLINIC

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 his 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 **4:00 pm on August 27, 2021.**

Statements of concern with regard to this development permit should be addressed to:
Clerk of the Subdivision and Development Appeal Board
Town of Onoway, Box 540, Onoway, Alberta T0E 1V0

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

Date Application Deemed Complete	August 6, 2021
Date of Decision	August 6, 2021
Effective Date of Permit	September 4, 2021
Signature of Development Officer	

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.

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

LOCATION MAP

DEVELOPMENT PERMIT 21DP11-24

PLAN 802 0999, BLOCK 7, LOT 14 : 4405 - 48 AVENUE WITHIN THE TOWN OF ONOWAY

