

**MUNICIPAL PLANNING COMMISSION AGENDA  
SUMMER VILLAGE OF NORGLNWOLD  
SUMMER VILLAGES ADMINISTRATION OFFICE  
MARCH 26, 2021 @ 8:30 A.M.**

- A. CALL TO ORDER**
- B. ADOPTION OF AGENDA**
- C. DEVELOPMENT ITEMS**
  - 1. 133 Grand Avenue
- D. ADJOURNMENT**

## **Summer Village of Norglenwold – Municipal Planning Commission**

### **Agenda Item**

### **133 Grand Avenue (Lot 17, Block B, Plan 5108EO)**

### **Development Permit Application**

#### **Background:**

An application was submitted on behalf of the registered owner for a home occupation development permit for 133 Grand Avenue. This property is located in the R-S (Shoreline Residential) District in the Summer Village of Norglenwold. A previous home occupation development permit was approved by the Municipal Planning Commission for a 12-month period, which has now expired.

The intent of the home occupation would be a small part time business and would provide personal services including manicures and pedicures. The definition for Home Occupation in the Land Use Bylaw is “means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building”.

#### **Discussion:**

This application is before MPC for the following reason:

1. Home Occupation is listed as a discretionary use and therefore the decision must come from the Municipal Planning Commission.

#### **Recommendation:**

A “discretionary use” means a use which may be compatible with other uses in the district, for which a Development Permit may be issued upon an application having been made.

After viewing the application and all relevant planning documents, it is the recommendation of administration to approve the application as a discretionary use, as the proposed development complies with the regulations.

#### **Conditions:**

If approved, Administration would recommend the following conditions:

1. The Home occupation commences and continues in the manner applied for and complies with the regulations and specifications of the Land Use Bylaw under which this permit was issued.

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2. The development permit is only valid for one (1) year from the date of issuance. A new development approval will be required at that time should the applicant wish to continue with the Home Occupation use.
3. Any change in use or intensification of this home occupation will require a new development permit.
4. There shall be no exterior display or advertisement, except as provided for in section 2.2(11) of the Land Use Bylaw.
5. The applicant is responsible to comply with any other regulations or approvals required by any other provincial or federal agency.
6. No person other than a resident the dwelling unit shall be employed.
7. There shall be no outside storage of materials, commodities, or finished products.

### **Authorities:**

For a discretionary use, the MPC may:

1. Approve an application a development permit:
  - a. With or without conditions,
  - b. Based on the merits of the proposed development, including its relationship to any approved statutory plan, non-statutory plan, or approved policy, affecting the site,
  - c. Where the proposed development conforms in every respect to the Land Use Bylaw; or
2. Refuse an application for a development permit based on the merits of the proposed development, even though it meets the requirements of this land use bylaw; or
3. Subject to the provisions of section 2.4(2), the Municipal Planning Commission shall refuse an application for a development permit if the proposed development does not conform in every respect to this Land Use Bylaw.

### **Decision:**

In order to retain transparency of the Commission, Administration recommends one of the following:

1. Approve the application with or without conditions (*Section 642 of the MGA*), or
2. Deny the application stating reasons why (*Section 642(4) of the MGA*).

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Municipal Planning Commission  
Summer Village of Norglenwold

Proposed Home Occupation Business  
133 Grand Ave, Norglenwold

Type: Personal Services - Manicure, Pedicure

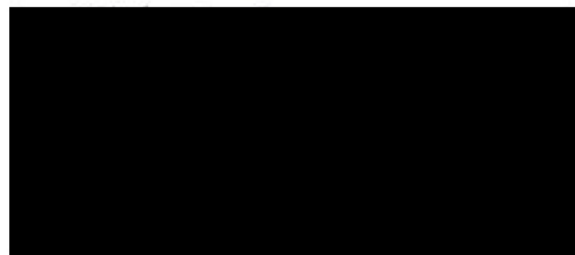
██████████ is asking to continue operating her small part time business from an existing residence at 133 Grand Ave, Norglenwold. This business has been operating for one year and has one employee (owner operated) who is a resident and occupant of 133 Grand Ave. It is a part time operation with a maximum one customer at any time and projected at 1 - 3 customers per day or 10 per week. There are no modifications required to the residence.

No materials are to be stored outside. There is a very small amount of equipment in the residence - about 3 cubic feet. There will be no signage. Adequate paved off street parking exists (1440 sq ft) on the existing driveway. As per provincial standards, the site has been inspected by Alberta Health Standards and met with their approval. Adequate and appropriate insurance is in place. The residence has no side windows in the proposed location which shields activities from the neighbours.

Compliance with Home Occupations as per the Land Use Bylaw:

- no change to the exterior or interior of the existing residence
- ample paved parking
- business is a secondary use to that of a residence. It will occupy about 140 sq ft of a total interior area of 4330 sq ft. Percentage used by the business is about 3.23%
- no signage
- no outside storage of material
- no retail sales
- one employee, who is a resident of the dwelling

Thank you again for your consideration of this business.







Existing.  
No changes  
to the home.



 Proposed location





Proposed  
Location

