



Notice of Approval

Apr 30, 2026

Dear Sir/Madam:

Re: Decision of the Development Officer
Municipal Address: 87 EDGEFIELD WAY
Legal Description: 2320397;6;61
File Number: 5073.87

As an owner of property within a 30 meter radius of 87 EDGEFIELD WAY, you are hereby advised that a development permit application described as HOME BASED BUSINESS - DIAMOND AND GOLD EDMONTON was approved on Apr 30, 2026.

As this development permit application was approved as a discretionary use by the Development Officer, Section 2.14(1)(b) of Land Use Bylaw 18/2024 requires that property owners within a 30 meter radius of 87 EDGEFIELD WAY be notified.

Should you wish to file an appeal of the development permit to the St. Albert Subdivision and Development Appeal Board, please do so in writing within 21 days from the notification date of this decision.

If you have any questions regarding the development permit please contact the issuing Development Officer at 780-459-1642.

Any questions regarding the appeal process can be directed to the Secretary of the Subdivision and Development Appeal Board at 780-459-1500.

Yours truly,

KP506

Melanie Smith
Development Officer





Development Permit Decision

Application Number: DP074502
Land Use District: SLR
Property File Number: 5073.87

Municipal Address
87 EDGEFIELD WAY

Legal Description
PLAN 2320397;BLOCK 6;LOT 61

Type: DP HOME-BASED BUSINESS
Proposed Use: HOME BASED BUSINESS - DIAMOND AND GOLD EDMONTON

Decision:
APPROVED - DISCRETIONARY USE

Decision Made By:
MELANIE SMITH

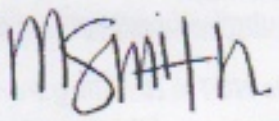
Conditions

1. Development Permit approval is to authorize a level two home-based business (Diamond and Gold Edmonton - online jewelry sales), a discretionary use in accordance with Land Use Bylaw 18/2024, Section 5.3(3)(ii)(b).
2. Client parking associated with the approved use shall be limited to the on-site driveway only. Parking on-street or on adjacent properties in relation to the business operation is not permitted.
3. Client visits to the residence shall be conducted in accordance with the submitted application, which indicates that client pickup will occur by appointment only, with an average of 3-5 client visits per week.
4. There shall be no outdoor storage of tools and/or materials associated with the operation of the home based business.
5. The Development Permit may be revoked at any time if, in the opinion of the Development Officer, the operator of the home based business has violated any provisions of the Land Use Bylaw, or the conditions of the Development Permit.
6. Any changes to the Home Based Business shall be submitted in writing to Planning & Development.

NOTES:

- a) A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any covenant, caveat, easement or other instrument affecting the building or land.
- b) The applicant shall be responsible for compliance with all applicable Federal, Provincial and Municipal laws, regulations and standards, as well as ensuring compliance with, and be responsible for obtaining, all applicable permits, licenses and approvals, at its own expense.
- c) All construction must conform to the relevant requirements of the Alberta Building Code, the City of St. Albert municipal engineering standards and all applicable codes, laws, regulations and standards.
- d) The City of St. Albert does not conduct independent environmental checks of land within the city. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of St. Albert, in issuing this development permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on or within the property.
- e) The city property on or adjacent to development including, but not limited to; the existing sidewalk, curb and boulevard features shall be protected from damage throughout the construction process. Damage caused by the owner, builder, tradesman or suppliers shall be repaired to the satisfaction of the City of St. Albert Engineering Services. An inspection of the existing site conditions must be completed by city staff prior to commencement of the work. All snow and debris shall be removed from the sidewalk areas for the inspection. If necessary, a city representative will contact the applicant and request the site be cleared for inspection, prior to demolition and commencement of construction.
- f) An on street construction permit is required for any construction taking place on City property including but not limited to driveway construction. Contact Engineering Services at 780-459-1654 to obtain the permit.
- g) Construction sites are to be kept clean and free from debris while the site is under construction.

Apr 30, 2026
Decision Date


Development Officer

Important Notices

1. This Development Permit DOES NOT take effect until:

- a) The date of its issue, if it is issued by Council with respect to a development in a Direct Control District;
- b) The expiration of the Appeal period, if it is issued by the Development Officer, unless an Appeal is made to the Subdivision and Development Appeal Board; or
- c) If an Appeal is made, the date the Appeal is finally determined and a written decision is issued.

2. Development Permit Deemed Refused

An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

3. Right of Appeal

For further information regarding the Appeal Process, please visit the City of St. Albert Website under Subdivision and Development Appeal Board, appealing a Decision page, to obtain the required forms and directions for filing your appeal. If you have further questions please email:

sdabsubmissions@stalbert.ca

4. This is NOT a Building Permit

The issuance of this Development Permit does not preclude the requirement for a Building Permit, which must be obtained separately. For information regarding Building Permits, please contact the City of St. Albert Building Inspection Branch at 780-459-1654.

5. Responsibility of Applicant/Developer (Check your Certificate of Title)

A person applying for, or in possession of, a valid development permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with the conditions of any caveat, easement or other instrument affecting the building or land.

6. Dial Before You Dig (Think Safety!)

If your development involves digging or excavation, please contact Utility Safety Partners (formerly Alberta One-Call) at 1-800-242-3447 before you start in order to locate any utility lines on your property.

7. Expiry of a Development Permit

A development permit ceases to be in effect if the development for which the permit is issued has not commenced within 24 months from the date of issuance; or The *development* for which the *Development Permit* is issued has commenced but no physical work to complete the *development* has occurred for a period of 12 months.



5 St. Anne Street
St. Albert, Alberta T8N 3Z9

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