



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

Applicant:
FLORES, KRISTINE
ST ALBERT AB T8N 8A8
87 EDGEFIELD WAY

Owner of Land:
FLORES, DANILO JR ACOSTA
87 EDGEFIELD WAY
ST ALBERT AB T8N 8A8

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 jewelery 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