

**March 31, 2026**  
**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**HEARING AGENDA**  
**COUNCIL CHAMBERS AND VIDEOCONFERENCE**  
**2:00 p.m.**

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**1. CALL TO ORDER (2:00 p.m.)**

**2. SCHEDULE OF HEARINGS:**

2.1. Appellant: Rozanna McConnell 026-STU-006 Development Appeal

**3. ADJOURNMENT**

# Appeal #1

026-STU-006 - Appealing the  
Development Authority's approval of a  
Home-Based Business Level 3 (Wedding  
Ceremony Location)



### SUBDIVISION & DEVELOPMENT APPEAL BOARD

<b>Site Information:</b>		
Municipal Address of site: <u>23219 Twp Rd 573</u>		
Legal land description of site: <u>4322357;153</u> (‘plan, block, lot’ and/or ‘range-township-section-quarter’) <u>NW-15-57-23-4</u>		
Development Permit number or Subdivision Application number: <u>DP-25-0269</u>		
<b>Appellant Information:</b>		Severed in line with s.20 of ATIA
Name: <u>Rozanna McConnell</u>		
Severed in line with s.20 of ATIA		Severed in line with s.20 of ATIA

APPEAL AGAINST (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal

<b>Development Permit</b>	<b>Subdivision Application</b>
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input type="checkbox"/> Refusal
<b>Stop Order</b>	
<input type="checkbox"/> Stop Order	

REASON(S) FOR APPEAL Sections 678 and 686 of the Municipal Government Act require that the written Notice of Appeal must contain specific reasons

Please see attached document.

Severed in line with s.20 of ATIA

(Attach a separate page if required)

The personal information collected by the Subdivision and Development Appeal Board and is collected under the authority of the Access to Information Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection of your information, please contact the FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant:	Date: <u>March 2, 2026</u>
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**FOR OFFICE USE ONLY**

SDAB Appeal Number:	Appeal Fees Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No	Hearing Date: YYYY/MM/DD
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## APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

## FILING INFORMATION

### MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board  
9613-100 Street  
Morinville, AB T8R 1L9

\*Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County's current *Fees & Charges Schedule* is received.

## APPEAL PROCESS

### Who can appeal?

#### Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

#### Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

#### For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:


Phone: 780.939.4321

Email: [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca)

We are appealing this permit because a commercial wedding venue is a noisy, high-traffic business that does not belong in this quiet residential area. The business will create an immediate conflict with my property, as my dogs' natural behavior will likely be labeled a 'nuisance' by wedding guests, unfairly restricting how we use our own land. Our current road infrastructure is not built to handle the surge of guest vehicles, creating safety concerns for neighboring homes. This business changes the fundamental character of our neighborhood from a peaceful residential space into a commercial zone. Ultimately, this development will decrease our quality of life and interfere with the privacy I expected when moving to this area.

Regarding permit # DP-25-0269

Severed in line with s.20 of ATIA



March 2, 2026



**Sturgeon County**  
9613-100 St  
Morinville, Alberta T8R-1L9  
(780) 939-4321 ext.

MCCONNELL, ROZANNA  
Severed in line with s.20 of ATIA

Receipt Number: 202601050  
GST Number: 107747412RT0001  
Date: 2026-03-02  
Initials: JW

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SI		\$100.00	
		Subtotal:	\$100.00	
		Taxes:	\$0.00	
		Total Receipt:	\$100.00	<u>Cheque No.</u>
		Debit:	\$100.00	
		Total Monies Received:	\$100.00	
		Rounding:	\$0.00	
		Amount Returned:	\$0.00	

March 10, 2026

SDAB File Number: 026-STU-006

Dear Rozanna McConnell:

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property: NW-15-57-23-4  
23219 Township Road 573

Development Permit Application Number: DP-25-0269

Decision Regarding Proposed Development: Approval of a Home-Based Business Level 3 (Wedding Ceremony Location)

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Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 2, 2026. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this SDAB hearing is scheduled for **March 31, 2026 at 2:00 p.m.** in **Council Chambers** of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 697 710 96#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording,

persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-8029 or email [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca).

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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

March 10, 2026

SDAB File Number: 026-STU-006

Dear Trevor & Sheila Kazimirchuk,

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property: NW-15-57-23-4  
23219 Township Road 573

Development Permit Application Number: DP-25-0269

Decision Regarding Proposed Development: Approval of a Home-Based Business Level 3 (Wedding Ceremony Location)

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An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 2, 2026. In accordance with section 686(2) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

**Appellant: Rozanna McConnell**

Reasons for Appeal (as identified on the Notice of Appeal):

- The Appellant is concerned that the proposed wedding venue will negatively impact their property and neighbourhood by:
  - Creating conflict with their dogs' normal behavior, which they fear may be treated as a nuisance by guests.
  - Increasing traffic beyond what the current road infrastructure can safely accommodate.
  - Transforming the area's character from a quiet residential setting into a commercial environment.
  - Reducing their overall quality of life and diminishing the privacy they expected when moving to the area.

Take notice that this SDAB hearing is scheduled for **March 31, 2026 at 2:00 p.m.** in **Council Chambers** of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 697 710 96#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

March 10, 2026

SDAB File Number: 026-STU-006

Dear Resident:

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property: NW-15-57-23-4  
23219 Township Road 573

Development Permit Application Number: DP-25-0269

Decision Regarding Proposed Development: Approval of a Home-Based Business Level 3 (Wedding Ceremony Location)

---

An appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on March 2, 2026. In accordance with section 686(2) of the *Municipal Government Act*, the SDAB must hold an appeal hearing within 30 days after receipt of a notice of appeal.

**Appellant: Rozanna McConnell**

Reasons for Appeal (as identified on the Notice of Appeal):

- The Appellant is concerned that the proposed wedding venue will negatively impact their property and neighbourhood by:
  - Creating conflict with their dogs' normal behavior, which they fear may be treated as a nuisance by guests.
  - Increasing traffic beyond what the current road infrastructure can safely accommodate.
  - Transforming the area's character from a quiet residential setting into a commercial environment.
  - Reducing their overall quality of life and diminishing the privacy they expected when moving to the area.

Take notice that this SDAB hearing is scheduled for **March 31, 2026 at 2:00 p.m.** in **Council Chambers** of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta. The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 697 710 96#. This should connect you directly into the hearing.

**Why am I receiving this information?**

When an appeal is received, adjacent landowners have the right to make a written submission and/or attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing**

**agenda package, written submissions must be submitted no later than March 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Development Authority are not provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

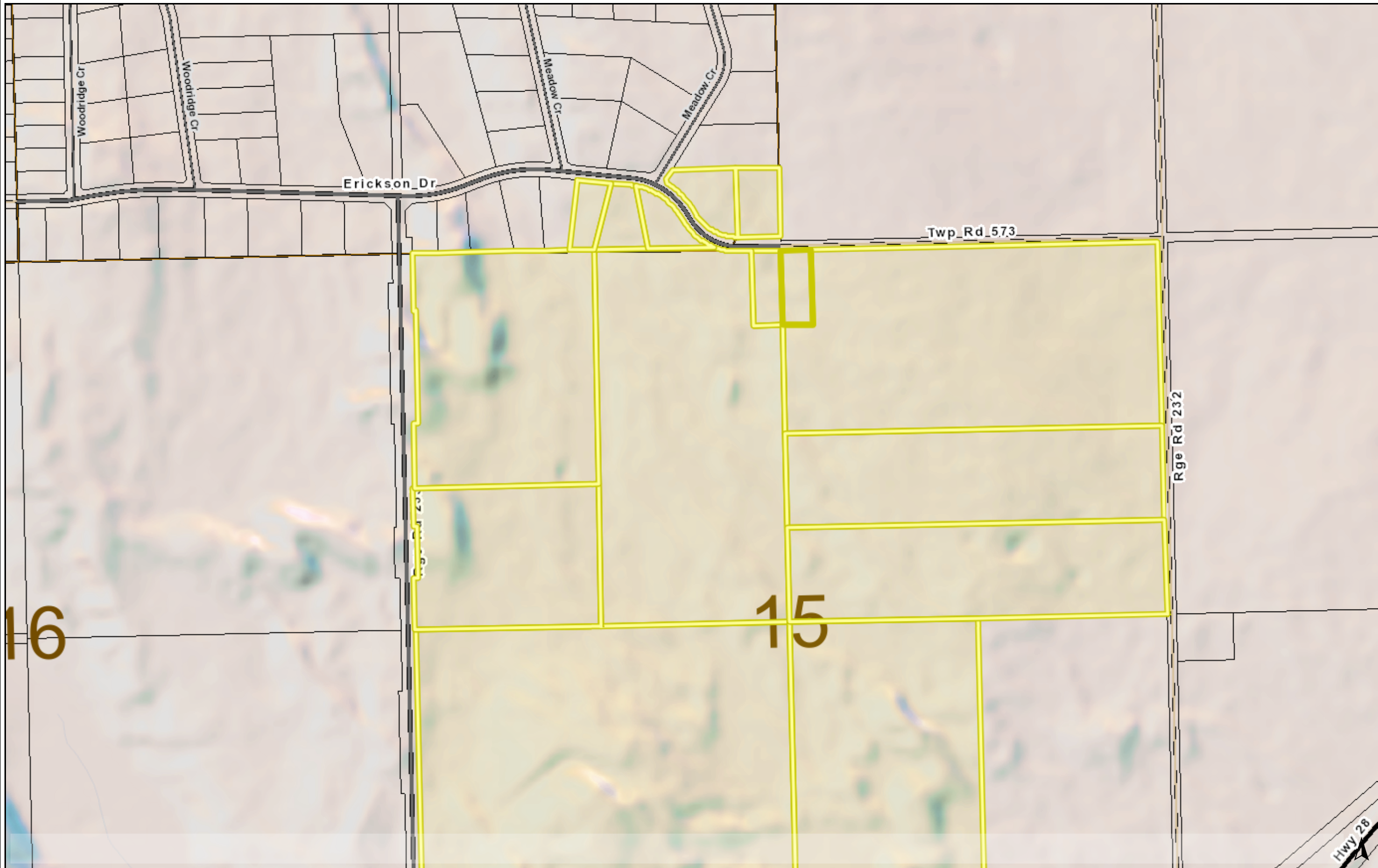
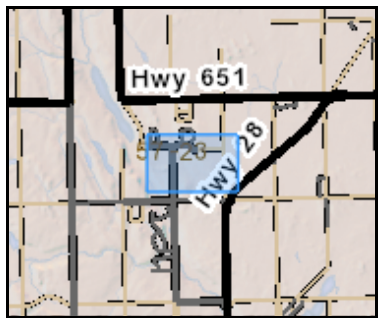
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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

Encl.: Site Map

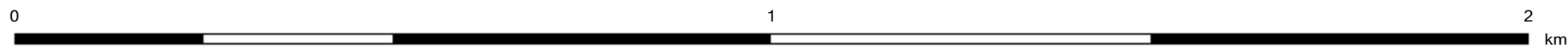


Legend

- Parcel
- Provincial Highways
  - Province
- County Roads
  - Collector, Surfaced
  - Local Road, Surfaced
  - Local Road, Gravel
- Community Labels
- Community Boundary
- Parcel

16

15



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

## **Subdivision and Development Appeal Hearing Process**

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

### **At the hearing . . .**

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
  2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
  3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.
-

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
  - The Appellant to introduce themselves for the record.
  - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
  - Clearly state your reasons for the appeal.  
**Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.**
  - Stick to the planning facts and support them with quantifiable (measurable) data.
  - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
  - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
  - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

**Development Permit**

**Land Use Bylaw 1385/17**

Permit No.:	DP-25-0269
Tax Roll No.:	1450000
Decision Date:	February 10, 2026
Effective Date:	March 03, 2026

**Applicant**

Name: KAZIMIRCHUK, TREVOR J & SHEILA M  
 Address: 23219 TWP RD 573  
 STURGEON COUNTY, AB  
 T0A 1N6  
 Phone: Severed in line with s.20 of ATIA  
 Email: [Redacted]

**Owner**

Name: KAZIMIRCHUK, TREVOR J & SHEILA M  
 Address: 23219 TWP RD 573  
 STURGEON COUNTY, AB  
 T0A 1N6  
 Phone: Severed in line with s.20 of ATIA  
 Email: [Redacted]

**Property Description**

**Legal Land Description:** 4;23;57;15;NW; NW-15-57-23-4  
**Land Use District:** Agriculture - General  
**Municipal Address:** 23219 Twp Rd 573

**Description of Work**

Home Based Business, Home Based Business Level 3 (Wedding Ceremony Location)

**Permit Conditions**

- 1 Prior to any construction occurring on site, a separate building permit shall be obtained and approved. Minimum construction standards shall conform to the requirements of the current Alberta Building Code.
- 2 Separate electrical, gas, plumbing and private sewage disposal permits be obtained as required
- 3 If the development authorized by a permit is not commenced within 12 months from the date of its issuance, or is not carried out with reasonable diligence, the development permit approval ceases and the development permit is deemed to be void, unless an extension to this period has been previously granted by the Development Authority.
- 4 It is the responsibility of the applicant/landowner to ensure that all development, and activities associated with the development, complies with any federal, provincial, or municipal laws/legislation and any required license, permit, approval, authorization, regulation, or directive.
- 5 No more than one level 2 or 3 home-based businesses shall be allowed on one parcel.
- 6 The home-based business shall be operated by the permanent resident(s) of the principal dwelling.

- 7 Only one on-site, commercially produced sign to identify the business, shall be allowed. The sign dimensions shall be a maximum of 1m (3.3ft) in length and 0.6m (2ft) in height. The sign shall be displayed as a window sign, be affixed to a building or be located in the front yard adjacent to the front parcel boundary and either be self-supporting or attached to existing fencing. There shall be no off-site signage associated with this home-based business.
- 8 Exterior storage shall not exceed 500m2 and shall be kept in a clean and orderly manner at all times and shall be screened from roads and adjacent residential uses to the satisfaction of the Development Authority.
- 9 Client traffic generation shall not exceed more than ten (10) vehicle visits per 24-hour period.
- 10 The development permit is issued to the applicant and is non-transferable. Should the applicant move or sell the business, the permit will become void.
- 11 There shall be no more than two (2) non resident employees on site.
- 12 Impacts to adjacent parcels shall be mitigated by requiring retention of trees, or additional plantings, or other screening of such a type and extent that is considered necessary.
- 13 The home-based business shall operate between 7:00 a.m. to 8:00 p.m. only.
- 14 One parking stall per non-resident employee and one parking stall per commercial vehicle shall be provided onsite and is encouraged to be provided at the side or rear of the principal building. Client parking shall be at the discretion of the Development Authority. Ten (10) client parking stall shall be provided onsite and not on the public roadways.

If you have any questions or concerns about your application or any conditions listed above, please contact the Planning and Development Department at 780-939-8275.

**Issued By:**

Tyler McNab  
Development Authority

**Municipality**

Sturgeon County  
9613 – 100 Street Morinville, AB T8R 1L9  
Phone: (780) 939-8275  
Fax: (780) 939-2076  
Toll Free: 1-866-939-9303

**Appeal Information**

Pursuant to Section 685(1) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 21 days of the decision date.

Appeals can be filed with the Secretary of the Subdivision and Development Appeal Board via email at [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca) or via mail to Sturgeon County Centre 9613 – 100 Street Morinville, AB, T8R 1L9. Telephone enquiries can be made at 780-939-4321.

Or

This application is the subject of a license, permit, approval, or other authorization granted by the Minister of Environment and Parks or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act, or granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission - Appeals shall be filed with the Land and Property Rights Tribunal at [lp.rta.appeals@gov.ab.ca](mailto:lp.rta.appeals@gov.ab.ca) or by mail to 2nd Floor, Summerside Business Center, 1229 91 Street SW, Edmonton, AB, T6X 1E9. Telephone enquiries can be made to 780-427-2444.

**Sturgeon County, Alberta**

9613 100 Street  
Morinville, AB T8R 1L9



**Final Report - Approved**  
**Application No. DP-25-0269**  
**10-02-2026 11:20:54**

Submission Documents:

Document Name	Document ID
Site Plan.pdf	1822

Description: Development Permit  
Address: 23219 Twp Rd 573

Comment Reviewer Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Tyler McNab	tmcnab@sturgeoncounty.ca	-

General Comments

Information in the following table must be considered and adhered to at all times

**\*\*\*A copy of this final approved plan set must be kept on job site at all times\*\*\***

Plan 1

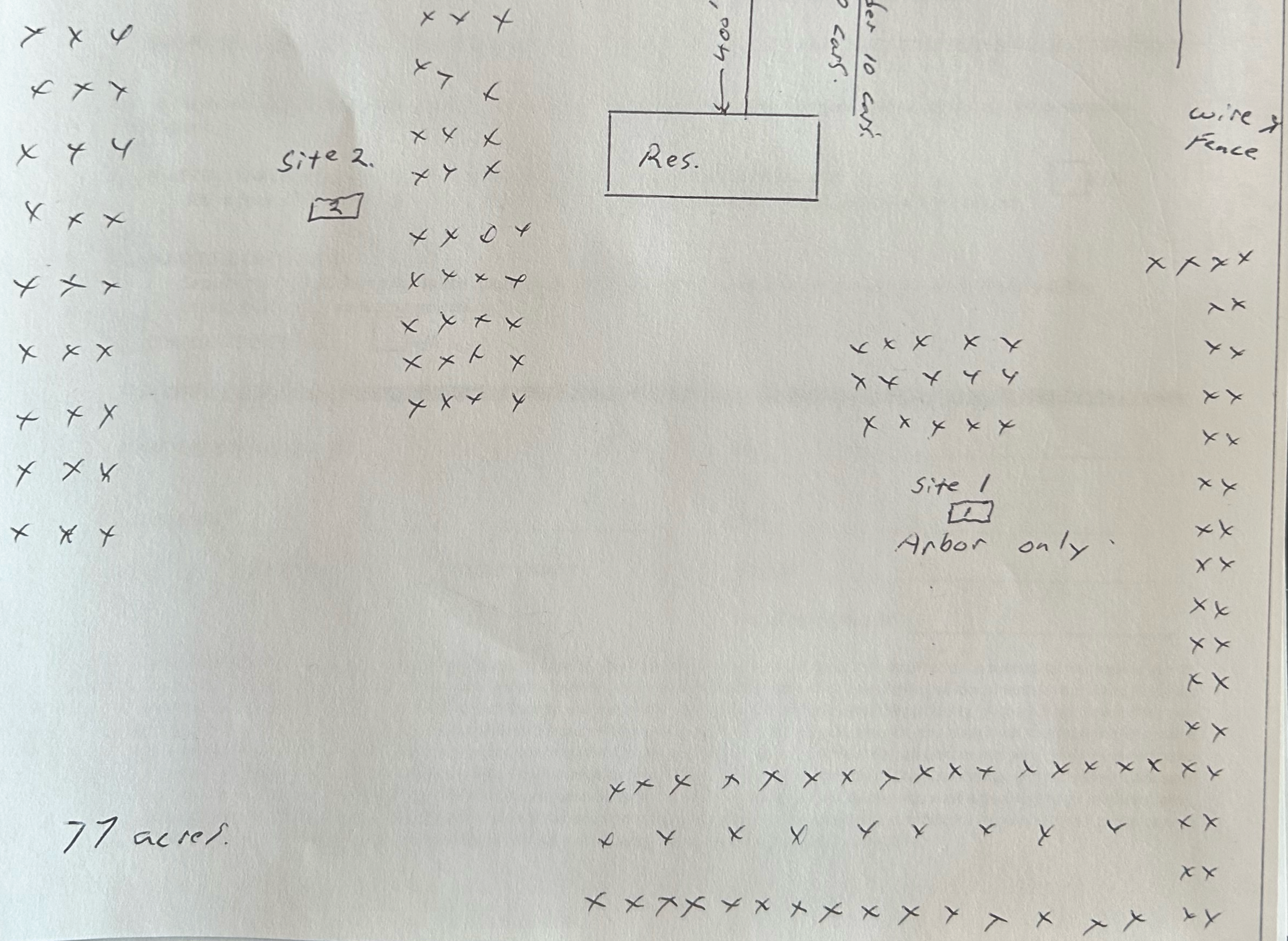
Twg Rd 573.

**APPROVED**

For Development Permit Only  
Sturgeon County  
Planning & Development Services

*Tyler M. Nat*      10-02-2026  
Development Authority      Date

DP-25-0269  
Permit #

# PLANNING AND DEVELOPMENT SERVICES REPORT

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**Subdivision & Development Appeal Board**  
**File Number 026-STU-006**

**FILE INFORMATION**

Department File:	DP-25-0269
Legal Land Description:	NW-15-57-23-4
Relative Location:	23219 Township Road 573, Adjacent to Woodridge Subdivision.
Appellant:	Rozanna McConnell
Landowner:	KAZIMIRCHUK, TREVOR J & SHEILA M
Description of Appeal:	Appealing the Decision of the Development Authority – Approved Home-Based Business Level 3 (Wedding Ceremony Location)
Land Use Bylaw District:	AG – Agriculture
Tax Roll Number:	1450000

**Background**

- An application was received for a Home-Based Business Level 3 (Wedding Ceremony Location) called Kazstar Meadows
- The proposed business includes the use of the property for wedding ceremonies Friday and Saturday.
- The application identified zero non-resident employees associated with the operation, and approximately 50 visitors with a maximum of 10 vehicles.
- The site plan submitted proposes two outdoor ceremony locations and parking being located adjacent to the existing driveway.
- The scale of the application and business operations is restricted to maintain compliance with the requirements for a Home-Based Business Level 3.
- The Development Authority approved the application subject to conditions as the proposal aligned with the regulations of the Land Use Bylaw.

**PROPERTY INFORMATION.**

- The property is 30.97ha in area currently developed with a single detached dwelling, detached garage and agriculture accessory buildings.

**RELEVANT POLICY/LEGISLATION**

- There is no Local Planning Document (i.e., Area Structure Plan) for this area, therefore the County's Municipal Development Plan provides the overarching land use policies for this application.
  - **Municipal Development Plan Modernization Bylaw 1681/25**
  - Economic Health, EH 5.2 Promoting an Integrated Economy

- 5.5.15 *Shall consider proposed Non-Residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB levels outlined within the LUB, or that cause significant impact to municipal infrastructure, shall be relocated to an appropriate location based on the activity.*
- **Land Use Bylaw 1385/17, as amended.**
  - A Home-Based Business Level 3 is a discretionary use within the AG district.
    - Home-Based Business means *the accessory use of a dwelling, accessory buildings and parcel for an occupation, trade, profession, or craft to be operated by the permanent residents of the dwelling.*
    - Home-based businesses shall comply with the requirements provided in Table 6.1:

Table 6.1: Home-Based Business Requirements

	Level 1	Level 2	Level 3
<b>Business Size (maximum)</b>	<ul style="list-style-type: none"> <li>● 10% of the gross floor area of the dwelling</li> </ul>	<ul style="list-style-type: none"> <li>● 30% of the gross floor area of the dwelling</li> <li>● Area of accessory building(s) at the discretion of the Development Authority</li> </ul>	<ul style="list-style-type: none"> <li>● 30% of the gross floor area of the dwelling</li> <li>● 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority</li> </ul>
<b>Equipment and/or material storage</b>	<ul style="list-style-type: none"> <li>● Shall be located within the dwelling</li> </ul>	<ul style="list-style-type: none"> <li>● No exterior storage. Any storage shall be located within the dwelling or accessory building(s).</li> </ul>	<ul style="list-style-type: none"> <li>● Exterior storage shall not exceed 1% of the parcel size in accordance with Section 5.7</li> </ul>
<b>Client traffic generation (maximum)</b>	<ul style="list-style-type: none"> <li>● None permitted</li> </ul>	<ul style="list-style-type: none"> <li>● Eight vehicle visits per 24-hour period in the AG district</li> <li>● Four vehicle visits per 24-hour period in all other districts</li> </ul>	<ul style="list-style-type: none"> <li>● Ten vehicle visits per 24-hour period</li> </ul>
<b>Non-resident employees on site (maximum)</b>	<ul style="list-style-type: none"> <li>● None permitted</li> </ul>	<ul style="list-style-type: none"> <li>● Two</li> </ul>	<ul style="list-style-type: none"> <li>● Four</li> </ul>
<b>Commercial vehicles (maximum)</b>	<ul style="list-style-type: none"> <li>● None permitted</li> </ul>	<ul style="list-style-type: none"> <li>● One (not exceeding 4,800kg if located in a residential district)</li> </ul>	<ul style="list-style-type: none"> <li>● Three</li> </ul>
<b>Commercial trailers (maximum)</b>	<ul style="list-style-type: none"> <li>● None permitted</li> </ul>	<ul style="list-style-type: none"> <li>● One</li> </ul>	<ul style="list-style-type: none"> <li>● Three</li> </ul>
<b>Passenger vehicles (maximum)</b>	<ul style="list-style-type: none"> <li>● One</li> </ul>	<ul style="list-style-type: none"> <li>● One</li> </ul>	<ul style="list-style-type: none"> <li>● Two</li> </ul>
<b>Hours of operation</b>	<ul style="list-style-type: none"> <li>● No limit</li> </ul>	<ul style="list-style-type: none"> <li>● 7:00a.m. to 8:00p.m.</li> </ul>	<ul style="list-style-type: none"> <li>● 7:00a.m. to 8:00p.m.</li> </ul>
<b>Additional on-site parking stall requirements</b>	In accordance with Part 9		

- Section 2.8 Decision Process - The Development Authority may refuse an application for a discretionary use where the proposed development does not conform to the Bylaw.

## ANALYSIS

- The proposal maintains the limits of a Home-Based Business Level 3 standard by ensuring the development has a maximum of 10 vehicle visits per 24h period. By limiting operating hours of the ceremonies from 7am to 8pm and restricting non-resident employees.
- The size of the parcel can accommodate multiple outdoor ceremony locations and provides ample space for parking.
- The proposed limit of 10 vehicles per day satisfies General Municipal Servicing standards and falls well below the threshold of 100 vehicle trips per day that would require a Traffic Impact Analysis.

- In general, if a proposal meets the requirements of the Land Use Bylaw and does not need any variances, the Development Authority can approve an application.
- Conditions of the permit will help with any enforcement matters that may arise should the approval not be followed including hours of operation and limits to vehicle traffic.
- In the opinion of the Development Authority, the proposed outdoor wedding ceremony, operating as a Home-Based Business Level 3, does not represent the same level of intensity or impact as an Event Venue. The ceremony is temporary in nature, does not include permanent buildings, and involves a significantly shorter duration of on-site attendance.

**RECOMMENDATION**

- The Development Authority recommends the Board uphold the decision of the Development Authority.
- The Board may revise permit conditions to further mitigate potential impacts, including restricting ceremonies to Fridays and Saturdays and requiring carpooling or alternative transportation where anticipated vehicle volumes exceed 10.
- Alternatively, the Board can uphold the appeal and refuse the development permit.

**ATTACHMENT**

Prepared By:

**Tyler McNab** Digitally signed by Tyler McNab  
Date: 2026.03.26 11:37:29 -06'00'

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**Tyler McNab**, Program Lead Development & Safety Codes

Reviewed By:

*CWilliams*

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**Carla Williams**, Development Officer

# Subdivision and Development Appeal Board Hearing File# 026-STU-006

Development Authority Report for DP-26-0269

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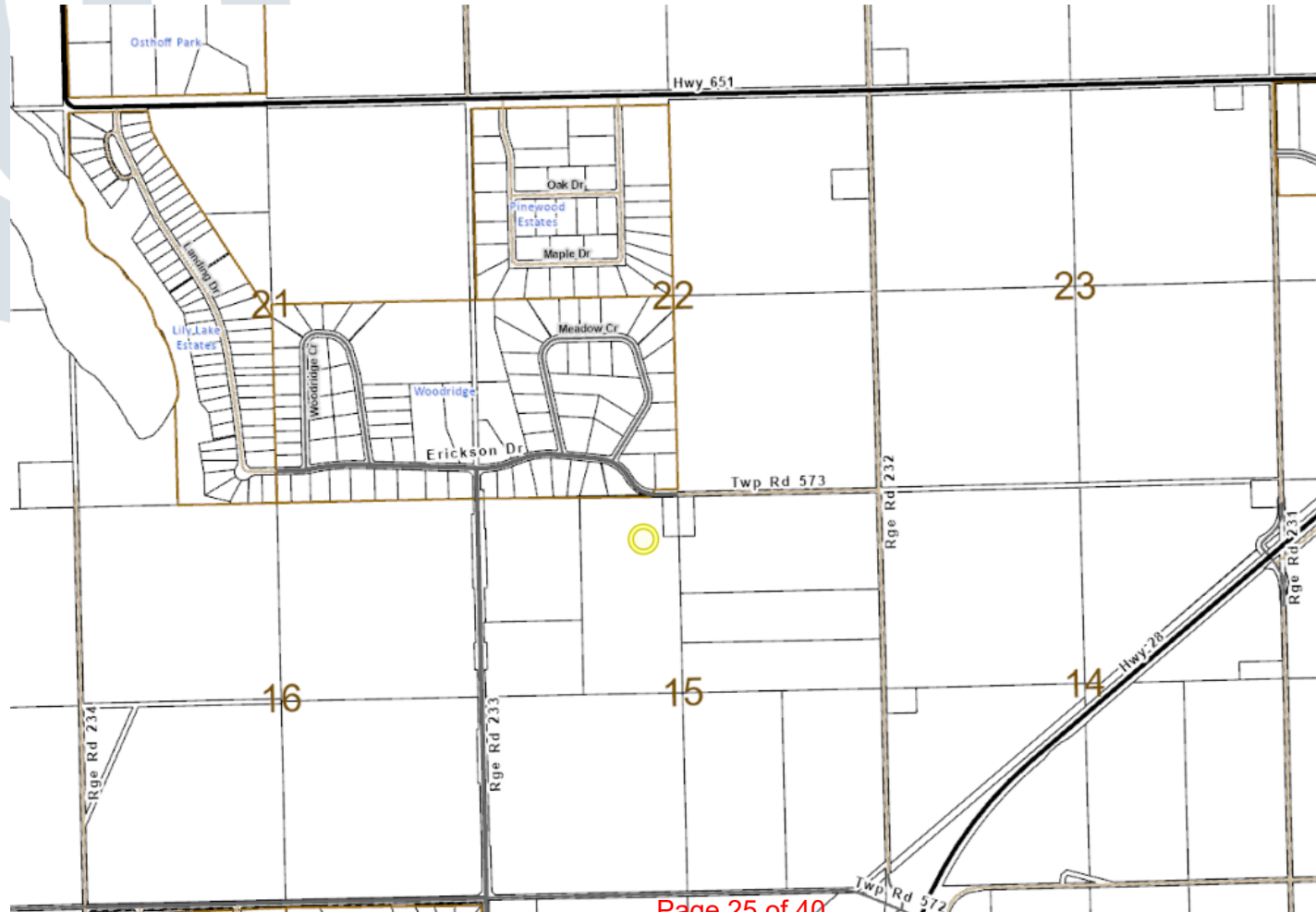
2026-03-31



Sturgeon  
C O U N T Y

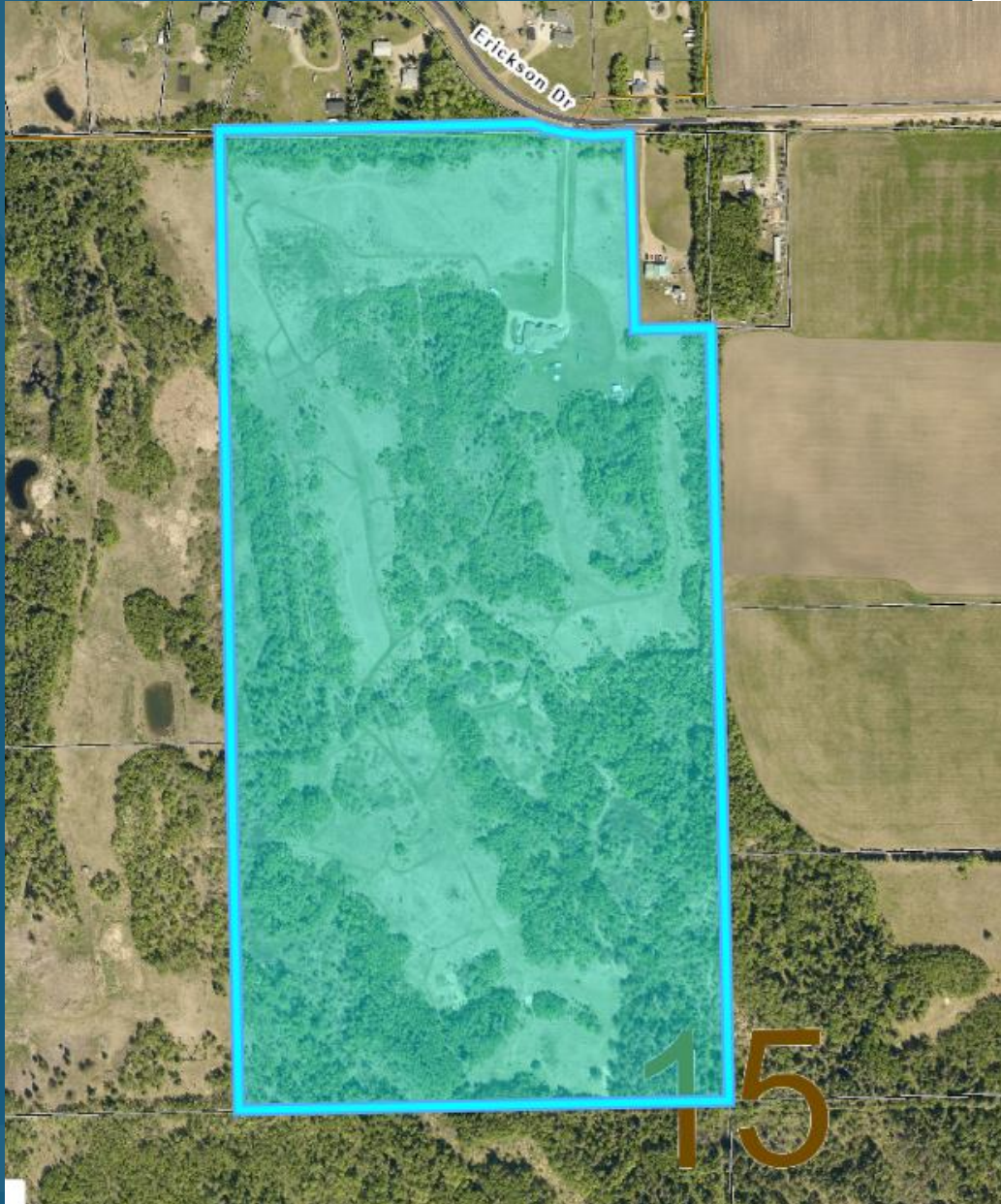
# Site Location

Adjacent to Woodridge Subdivision.



# Background

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- An application was received for a Home Based Business Level 3 (Wedding Ceremony Location) called Kazstar Meadows
- The proposed business includes the use of the property for wedding ceremonies Friday and Saturday.
- The application identified zero non-resident employees associated with the operation, and approximately 50 visitors with a maximum of 10 vehicles.
- The site plan submitted proposes two outdoor ceremony locations and parking being located adjacent to the existing driveway.
- The scale of the application and business operations is restricted to maintain compliance with the requirements for a Home-Based Business Level
- The property is 30.97ha in area currently developed with a single detached dwelling, detached garage and agriculture accessory buildings.

# Relevant Policy & Legislation

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## Municipal Development Plan 1681/25

### **Economic Health, EH 5.2 Promoting an Integrated Economy**

- 5.5.15 Shall consider proposed Non-Residential development that supports the HBB levels outlined within the LUB. Development that exceeds the HBB levels outlined within the LUB, or that cause significant impact to municipal infrastructure, shall be relocated to an appropriate location based on the activity.

# Relevant Policy & Legislation

## Land Use Bylaw 1385/17, as amended

- A Home-Based Business Level 3 is a discretionary use within the AG district.
- Section 2.8 Decision Process - The Development Authority may refuse an application for a discretionary use where the proposed development does not conform to the Bylaw.

Table 6.1: Home-Based Business Requirements

	Level 1	Level 2	Level 3
<b>Business Size (maximum)</b>	<ul style="list-style-type: none"> <li>• 10% of the gross floor area of the dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• 30% of the gross floor area of the dwelling</li> <li>• Area of accessory building(s) at the discretion of the Development Authority</li> </ul>	<ul style="list-style-type: none"> <li>• 30% of the gross floor area of the dwelling</li> <li>• 100% of the gross floor area of accessory building(s) at the discretion of the Development Authority</li> </ul>
<b>Equipment and/or material storage</b>	<ul style="list-style-type: none"> <li>• Shall be located within the dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• No exterior storage. Any storage shall be located within the dwelling or accessory building(s).</li> </ul>	<ul style="list-style-type: none"> <li>• Exterior storage shall not exceed 1% of the parcel size in accordance with Section 5.7</li> </ul>
<b>Client traffic generation (maximum)</b>	<ul style="list-style-type: none"> <li>• None permitted</li> </ul>	<ul style="list-style-type: none"> <li>• Eight vehicle visits per 24-hour period in the AG district</li> <li>• Four vehicle visits per 24-hour period in all other districts</li> </ul>	<ul style="list-style-type: none"> <li>• Ten vehicle visits per 24-hour period</li> </ul>
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<b>Additional on-site parking stall requirements</b>	In accordance with Part 9		

# Analysis

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- The proposal maintains the limits of a Home-Based Business Level 3 standard by
  - ensuring the development has a maximum of 10 vehicle visits per 24h period.
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  - By restricting non-resident employees.
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# Recommendation

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- The Development Authority recommends the Board uphold the decision of the Development Authority.
- The Board may revise permit conditions to further mitigate potential impacts, including restricting ceremonies to Fridays and Saturdays and requiring carpooling or alternative transportation where anticipated vehicle volumes exceed 10.
- Alternatively, the Board can uphold the appeal and refuse the development permit.

# APPELLANT SUBMISSIONS RECEIVED

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**\*NOTE:**

No submissions were received at the  
time of publication of the agenda  
package.

# APPLICANT'S SUBMISSION

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Pictures- Will need them to show where appellant is located near our property DP25 0269

From Sheila Kazimirchuk <**Severed in line with s.20 of ATIA**>

Date Thu 2026-03-26 3:09 PM

To Legislative Services <legislativeservices@sturgeoncounty.ca>

[You don't often get email from **Severed in line with s.20 of ATIA**  
<https://aka.ms/LearnAboutSenderIdentification> ]

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Sent from my iPhone

WRITTEN  
SUBMISSIONS  
FROM  
ADJACENT  
LANDOWNERS  
AND OTHER  
AFFECTED  
PERSONS

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\*NOTE:

No submissions were received at the time of the publication of the agenda package.