

AGENDA

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

**Monday, November 17, 2025 – 10:00 a.m.
Council Chambers – 53109A Hwy 779, Parkland County, AB**

Virtual attendance option available via Teams

Please email SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, November 17, 2025 to register for attendance via Teams

- 1) Call to order
- 2) Members Present
- 3) Adoption of Agenda
- 4) Adoption of Minutes
- 5) 10:00 a.m. Appointment
 - I. The appeal of Permitted Use with a Variance Approved Discretionary Development
Permit located at:
Legal Location: SW-35-51-2-W5
Permit Number: PLDPH20250765
 - II. Applicant: Raymond Guy
 - III. Appellant: Kristopher Chiasson and Mirka Salo Chiasson
- 6) Adjournment

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APPEAL OF PERMITTED USE WITH A VARIANCE APPROVED DISCRETIONARY

DEVELOPMENT PERMIT:

PERMIT APPLICATION PLDPH20250765

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MINUTES OF THE PARKLAND COUNTY SUBDIVISION & DEVELOPMENT APPEAL BOARD (THE "BOARD") MEETING HELD AT PARKLAND COUNTY CENTRE AT 10:00 A.M., March 10, 2025

1. CALL TO ORDER/TERRITORIAL LAND ACKNOWLEDGEMENT

Chairperson, L. Foy called the meeting to order at 10:05 a.m. and on behalf of the Board offered a territorial land acknowledgement.

2. PRESENT

Members: B. Bundt, L. Foy, L. Helton, C. Lamoureux, A. Tollenaar

Clerk: R. Coupal

Recording Secretary: S. Harris

Legal Counsel: G. Stewart-Palmer, Shores-Jardine LLP

3. ADOPTION OF AGENDA

Moved by B. Bundt that the 10:00 a.m., March 10, 2025 agenda be adopted, as presented.

Carried

4. ADOPTION OF MEETING MINUTES

Board Member L. Helton moved that the January 22, 2025, Annual Organizational Meeting Minutes be adopted, as presented.

Carried

Board Member B. Bundt moved that the January 27, 2025, 10:00 a.m., Subdivision and Development Appeal Board Meeting Minutes be adopted, as presented.

Carried

Board Member C. Lamoureux moved that the January 27, 2025, 11:00 a.m., Subdivision and Development Appeal Board Meeting Minutes be adopted, as presented.

Carried

5. NEW BUSINESS

10:00 a.m. Appointment

The appeal of permit approval located at:

Legal Location: 2421282/1/2, NW-35-51-26-4

Permit Number: PLDPC20230804

Applicant: Rob Chomiak/GraceLife Church of Edmonton/Agent: B. Trevelyan

Appellant #1/Laurie Thurlbeck/Agent J. Agrios

Appellant #2/Enoch Cree Nation/Agent E. Duffy

6. DEVELOPMENT AUTHORITY

Aman Jhaver, Senior Planner, Development Planning, Parkland County

Amy Jones, Environmental Coordinator

Reginald Downing, Engineering Officer

7. HEARING

The Chairperson, L. Foy, asked if anyone affected by the appeal had any objection to the Board Members present. There were no objections.

The Subdivision and Development Appeal Board Clerk stated that on March 10, 2025, Appellant #2/Enoch Cree Nation/Agent: E. Duffy withdrew their Appeal.

The Chairperson asked if anyone in attendance had not received or reviewed the agenda package prior to the hearing. There were no persons present in the meeting that came forward.

The Chairperson asked those in attendance at the meeting if anyone wished to submit materials that were not included in the agenda package. J. Agrios, Agent for Appellant #1 came forward to submit additional information.

RECESS – The Chairperson adjourned the hearing at 10:18 a.m. and reconvened the hearing at 10:24 a.m.

The Chairperson asked those in attendance if there were any objections to the additional documents provided by J. Agrios, Agent for Appellant #1. B. Trevelyan, Agent for the Applicant asked the Chairperson for a 15 minute recess to review the materials that were provided.

RECESS – The Chairperson adjourned the hearing at 10:26 a.m. and reconvened the hearing at 10:45 a.m.

The Chairperson asked those in attendance if there were any objections to the additional documents provided by J. Agrios, agent for Appellant #1. B. Trevelyan, Agent for GraceLife Church of Edmonton and Darcy Paulichuk, asked the Chairperson to have the additional documents deemed inadmissible.

RECESS – The Chairperson adjourned the hearing at 10:56 a.m. and reconvened the hearing at 10:58 a.m.

The Chairperson asked B. Trevelyan, Agent for GraceLife Church of Edmonton if they had any further comments regarding the additional materials being submitted. B. Trevelyan, Agent for GraceLife Church of Edmonton provided additional comments.

RECESS – The Chairperson adjourned the hearing at 11:02 a.m. and reconvened the hearing at 11:26 a.m.

The Chairperson states that the Board will accept the additional information that was provided by J. Agrios, Agent for Appellant #1.

8. PRESENTATIONS

Development Authority

The Chairperson called on the Development Authority to make their presentation. A. Jhaver for Parkland County's Development Authority provided a verbal presentation and referred to materials within the agenda package.

The Subdivision and Development Appeal Board asked questions of the Development Authority. The Development Authority provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 11:59 a.m. and reconvened the hearing at 12:50 p.m.

Appellant #1/Agent

The Chairperson called on Appellant #1/Agent J. Agrios to make their presentation. J. Agrios, agent for Appellant #1 provided a verbal presentation and referred to materials within the agenda package. Mark Huberman, Transportation Consultant made his presentation. H. Currie, affected neighbor, made his presentation.

The Subdivision and Development Appeal Board asked questions of J. Agrios, agent for Appellant #1 and Mark Huberman. J. Agrios, agent for Appellant #1 and Mark Huberman provided responses to the Board's questions.

RECESS – The Chairperson adjourned the hearing at 2:08 p.m. and reconvened the hearing at 2:21 p.m.

Applicant/Agent

The Chairperson called on the Applicant/B. Trevelyan, Agent for GraceLife Church of Edmonton to make their presentation. B. Trevelyan, Agent for GraceLife Church of Edmonton provided a verbal presentation and referred to materials within the agenda package. D. Paulichuk, Transportation Consultant made his presentation.

The Subdivision and Development Appeal Board asked questions of B. Trevelyan, Agent for GraceLife Church of Edmonton and D. Paulichuk. B. Trevelyan, Agent for GraceLife Church of Edmonton and D. Paulichuk provided responses to the Board's questions.

A. Pillidge, Pastor of GraceLife Church of Edmonton made his presentation.

The Subdivision and Development Appeal Board asked questions of A. Pillidge.

RECESS – The Chairperson adjourned the hearing at 3:28 p.m. and reconvened the hearing at 3:58 p.m.

The Subdivision and Development Appeal Board asked questions of J. Agrios, agent for Appellant #1.

J. Agrios, agent for Appellant #1 responded to the Applicants/Agent B. Trevelyan's presentation. Mark Huberman, Transportation Consultant responded to D. Paulichuk's presentation.

The Subdivision and Development Appeal Board asked questions of J. Agrios, agent for Appellant #1.

9. CLOSING REMARKS

The Applicant/Agent B. Trevelyan and Appellant #1/Agent J. Agrios provided closing remarks.

RECESS – The Chairperson adjourned the hearing at 4:59 p.m. and reconvened the hearing at 5:05 p.m.

10. ADJOURNMENT

At 5:05 p.m., the Chairperson declared the hearing closed. The Board will not hear any further information regarding this appeal. The Chair advised that a written decision will be issued within 15 days.

The Chairperson closed this March 10, 2025, Subdivision and Development Appeal Board meeting at 5:05 p.m.

Chairperson



Site and appellant information (fill out completely)			
Site Information		Clerk	
Municipal address of site		Subdivision and Development Appeal Board	
17 51513 RGE RD 22		Legislative Services	
Legal land description of site ('plan, block, lot' and/or 'range-township-section-quarter')		53109A Hwy 779	
7921342/1/5A		Parkland County, AB T7Z 1R1	
Development permit number or subdivision application number		Email: SDAB@parklandcounty.com	
PLDPH20250765		Date Received:	
Appellant Information		Appeal Fee:	
Name of appellant	Agent name (if applicable)	Development Permit \$200	
KRISTOPHER CHIASSON		Stop Order \$500	
MIRKA SALO/CHIASSON		Subdivision Application \$250	
Street Address			
7 51513 RGE RD 22			
City	Province	Postal Code	Day Phone Number
PARKLAND COUNTY	AB	T7Y 2H9	+1 780 940 3286
Evening Phone Number	Fax Number	Email Address	
+1 780 884 9303		mirka303@gmail.com	

Appeal Against (check one box only)

Development Permit	Subdivision Application	Order
☒ Approval	☐ Approval	☐ Notice of order
☐ Conditions of approval	☐ Conditions of approval	
☐ Refusal	☐ Refusal	

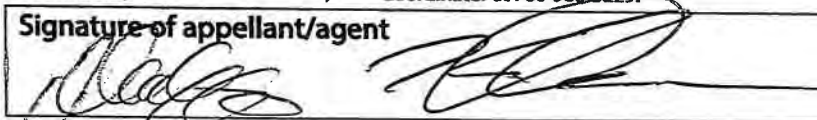
Reasons for appeal

Sections 578 and 586 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The appeal is herein launched for the following reasons: (attach a separate page if required)

Collection and use of personal information

Personal information is being collected under the authority of the *Municipal Government Act (MGA)* and the *Freedom of Information and Protection of Privacy Act (FOIP)* and is managed in accordance with the provisions of FOIP. This information will be used to process your request for a hearing before the Subdivision and Development Appeal Board. Your information will form part of a file available to the public. If you have any questions about the collection of your personal information, contact Odessa Bartel, FOIP Coordinator at 780-968-3229.

Signature of appellant/agent	Date (YYYY/MM/DD)
	2025/10/24

Instructions for filing an appeal

Notice of appeal to Parkland County Subdivision and Development Appeal Board (SDAB) must be filed in accordance with the ~~Municipal Government Act and Parkland County Land Use Bylaw No. 2017-18.~~

The notice of appeal form must:

- ~~Be received by the SDAB within 21 days of receipt of written notice or decision from the Development~~ Authority or the Subdivision Authority
- ~~State specific reasons for the appeal~~
- Be signed by the appellant
- Be accompanied by the required filing fee payable to Parkland County.

Deliver or Mail to: Parkland County
Subdivision and Development Appeal Board
Legislative Services
53109A Hwy 779
Parkland County, AB T7Z 1R1

You are cautioned that if you mail the appeal, it must be received on or before the final date for appeal. It is recommended that you use one of the alternate submission options.

Email to: sdab@parklandcounty.com

Payment: Appeal fees may be paid by cheque payable to Parkland County. Appeal fees may also be paid by using VISA, MasterCard or Debit.

For further information

You may contact the Subdivision and Development Appeal Board Clerk for any questions you may have about appeal deadlines, fee payment options and information regarding the appeal process. The Board Clerk may also advise individuals on how to prepare for and present an appeal, Board procedures and planning issues.

Telephone 780-968-8471
Email SDAB@parklandcounty.com

Over the past four years, we have repeatedly
observed ongoing bylaw and permits

This permit approval is being appealed on the grounds that the ongoing and proposed operations at this property are inconsistent with the County's Land Use Bylaw, contrary to the definition and intent of a Home-Based Business – Minor, and have resulted in significant, repeated bylaw violations and adverse impacts on neighbouring properties.

Grounds for Appeal

1. Incompatibility with Residential Zoning

The intensity and nature of the operations are commercial, not residential. The frequent movement of multiple large commercial trucks, operation of industrial equipment, and outdoor storage of materials are incompatible with the residential character of the neighbourhood. These activities substantially exceed the scale intended for a Home-Based Business – Minor under the County's Land Use Bylaw.

2. Excessive Commercial Vehicle Traffic and Noise

- Multiple large diesel trucks operate in and out of the property daily, generating excessive traffic, vibration, and industrial noise within a quiet residential subdivision.
- Forklifts are operated several times per week, creating constant mechanical noise inconsistent with residential living standards.

3. Extended Diesel Idling and Environmental Nuisance

- Trucks routinely idle for 45–60 minutes at a time, throughout both summer and winter.
- The resulting diesel fumes permeate neighbouring properties and homes, negatively impacting air quality and enjoyment of property.

4. Outdoor Storage and Visible Commercial Operations

- Commercial materials and equipment are stored outdoors and visible from surrounding properties.
- There is no enclosed structure capable of storing the scale of materials and vehicles on site, contrary to the County's home-based business criteria.

5. Repeated Non-Compliance with County Direction

- The business has employed multiple on-site workers daily, despite County direction limiting the number of workers and hours of operation.
- Workers have been regularly observed arriving prior to 8:00 a.m., contrary to the approved operating schedule (9:00 a.m. start time).
- We have provided photographic and video evidence of these ongoing violations, which County staff have previously acknowledged as unacceptable under the current permit.

6. History of Violations and Lack of Effective Enforcement

- For several years, we have submitted multiple complaints and supporting ~~documentation to Parkland County regarding noise, traffic, and bylaw violations.~~
- Despite these efforts, the County has not enforced compliance, and instead has expanded or renewed permits for this business, effectively rewarding ongoing non-compliance.

7. Cumulative Impact on Neighbourhood

- The continued approval of these operations poses serious impacts on property enjoyment, residential safety, and neighbourhood character.
- Any increase in the number of permitted workers or vehicles will exacerbate already significant issues with traffic congestion, diesel exhaust, and industrial noise.

Requested Remedy

In light of the above, I respectfully request that the Subdivision and Development Appeal Board:

1. Revoke Development Permit in its entirety, on the basis that the approved use does not meet the definition or intent of a *Home-Based Business – Minor* and is fundamentally incompatible with residential zoning; or, alternatively,
2. Substantially amend or condition the permit to impose enforceable limits on vehicles, workers, and outdoor storage, ensuring full compliance with the County's Land Use Bylaw and preventing further nuisance to surrounding residents.

Supporting Evidence

We have supplied, and can provide again upon request, photographs, videos, and written ~~correspondence previously submitted to County officials that document~~

- Commercial vehicle activity and idling;
- ~~Forklift operation and industrial noise;~~
- Outdoor storage of commercial materials;
- Worker arrivals before approved hours.

These materials clearly demonstrate ongoing non-compliance and the incompatibility of this operation with residential zoning.

PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT

Application No: PLDPH20250765

Roll:

Applicant(s)

On September 16, 2025, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "Home based business for mobile business with a variance to non-resident employees from one additional employee to two additional employees" the Development Authority determined the use to be for Home-Based Business, Minor.

The subject property is located at 17 51513 RGE RD 22 , legally described as 7921342/1/5A, W5-2-51-35-SW and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Home-Based Business, Minor as a PERMITTED USE in accordance with Section 2.70 AND Section 5.100 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
2.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
3.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4.	Two additional employees, in addition to the residents of the parcel, may work on-site in the business as described in the documentation.
5.	No outside storage of goods, materials, commodities or finished products shall be permitted.
6.	No variation from the external appearance and residential character of land or buildings shall be permitted.
7.	The home based business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
8.	At all times the privacy of the adjacent residential dwellings shall be preserved and the home based business use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion.
9.	The site shall be kept in a neat and orderly manner.
10.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
11.	The parking of commercial vehicles, including the number considered and location, shall be allowed as shown on the submitted site plan and documentation.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	Not generate Nuisances, including but not limited to, <u>noise, smoke, steam, odour, dust, fumes, exhaust, vibration</u> , heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority
2.	The applicant is responsible to obtain any Provincial approval which may be required.
3.	The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Land Use Bylaw 2025-12 Section 4.100
4.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
5.	The landowner is responsible for ensuring that all property approaches are sited, designed and constructed in accordance with Parkland County's Engineering Design Standards and County Policy C-EN10. For more information on approach requirements, contact Land Development Engineering at lde@parklandcounty.com or 780-968-8888 ext. 7313

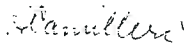
**PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT**

Application No: PLDPH20250765

Roll: [REDACTED]

- | | |
|----|--|
| 6. | The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveats, Easements and/or Right(s)-of-Way registered on Title. |
|----|--|

This decision was issued on October 06, 2025

If no notice of appeal is served, the permit will come into effect on :
October 28, 2025

Stephanie Camilleri
Development Officer I
Development Authority

The development must be started and diligently pursued within twelve (12) months from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within **twenty-one (21)** days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of **\$200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.



Parkland County
53109A HWY 779
Parkland County, AB T7Z 1R1
Phone: 780-968-8888 Fax: 780-968-3226

OFFICIAL RECEIPT

CHIASSON, KRISTOPHER AND SALO/CHIASSON, MIRKA

GST Reg. #: R106989189
Receipt #: 3638444
Receipt Date: 2025/10/24
Page: 1
Received by: KB

Account #	Description	Opening Balance	Payment	Amount Due
1725	Develop Appeal Fee-Non Residen	200.00	200.00	.00

Tender Type & Description	Reference	Amount	Total Tax:	.00
CA SDAB FEE		200.00	Total Amount Paid:	200.00
			- Tender Received:	200.00
			= Change Given:	

THANK YOU FOR YOUR PAYMENT. THE MAYOR AND COUNCIL'S
COMMITMENT TO YOU IS TO SPEND YOUR TAX DOLLARS RESPONSIBLY.

**PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT**

Application No: PLDPH20250765

Roll: 1482004

Applicant(s)

Raymond Guy

Parkland County, AB T7Y 2H9

On September 16, 2025, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "Home based business for mobile business with a variance to non-resident employees from one additional employee to two additional employees", the Development Authority determined the use to be for Home-Based Business, Minor.

The subject property is located at [REDACTED] legally described as 7921342/1/5A, W5-2-51-35-SW and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Home-Based Business, Minor as a PERMITTED USE in accordance with Section 2.70 AND Section 5.100 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

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This approval is subject to the following conditions:

CONDITIONS	
1.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
2.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
3.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4.	Two additional employees, in addition to the residents of the parcel, may work on-site in the business as described in the documentation.
5.	No outside storage of goods, materials, commodities or finished products shall be permitted.
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7.	The home based business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
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9.	The site shall be kept in a neat and orderly manner.
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The applicant is advised of the following permit notes:

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1.	Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority
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**PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT**

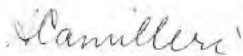
Application No: PLDPH20250765

Roll: 1482004

6.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveats, Easements and/or Right(s)-of-Way registered on Title.
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If no notice of appeal is served, **the permit will come into effect on :**
October 28, 2025



Stephanie Camilleri
Development Officer I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of **\$200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.



Subdivision and Development Appeal Board

October 27, 2025

Guy, Raymond, Guys Overhead Door Services Ltd
Guy, Bonny
[REDACTED]
Parkland County, AB, T7Y 2H9

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Appeal of:	Permitted Use with a Variance Approved Discretionary Development Permit Permit Number: PLDPH20250765
Location:	Legal Address: SW-35-51-2-W5 Municipal Address: [REDACTED]
Appeal Received:	October 24, 2025
Applicant:	Raymond Guy
Appellant:	Kristopher Chiasson and Mirka Salo Chiasson
Appeal Hearing Date:	Monday November 17, 2025 at 10:00 a.m.
Appeal Hearing Location:	Council Chambers – 53109A Hwy 779, Parkland County, AB <i>Virtual attendance also available</i>
Submissions Deadline:	Monday November 10, 2025 at 4:30 p.m.

On September 16, 2025, the Development Authority deemed your application for Permitted Use with a Variance Approved Discretionary Development Permit application complete. The decision was issued on October 6, 2025.

Correspondence has been received appealing the Approved Discretionary Development Permit and in accordance with Section 686.2 of the *Municipal Government Act*, a hearing will be held at Parkland County Centre in Council Chambers on **Monday, November 17, 2025 at 10:00 a.m.**

All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before November 10, 2025.

The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than November 12, 2025. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.



Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, November 17, 2025.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,

A handwritten signature in cursive script that reads 'Rachel Coupal'.

Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com

October 27, 2025

Chiasson, Kristopher L

[REDACTED]
Parkland County, AB, T7Y 2H9

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All written submissions for the agenda package must be sent via email to sdab@parklandcounty.com, or dropped off at the Parkland County Centre building during regular business hours on or before November 10, 2025.

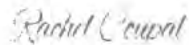
The agenda package for this hearing will be available for viewing on our website: www.parklandcounty.com/sdab no later than November 12, 2025. Prior to the start of the hearing, a copy of the application and supporting documentation is available for inspection at Parkland County Centre, during regular business hours. Please contact Legislative Services at 780-968-8888 or by email at sdab@parklandcounty.com to schedule an appointment to view these documents.

Please Note:

This meeting will be conducted in person at the Parkland County Council Chambers. However, for those unable to attend in person the option to attend via Teams conferencing is available. Should you wish to attend via Teams conferencing please contact SDAB Clerk staff by email at SDAB@parklandcounty.com no later than 9:00 a.m. on Monday, November 17, 2025.

Please contact the Clerk's Office at the above should you require assistance or have any questions/concerns.

Yours truly,



Rachel Coupal
Clerk, Subdivision and Development Appeal Board
sdab@parklandcounty.com



SUBDIVISION AND DEVELOPMENT APPEAL BOARD DEVELOPMENT APPEAL

SDAB HEARING DATE: MONDAY, NOVEMBER 17, 2025

PRESENTED BY: STEPHANIE CAMILLERI, DEVELOPMENT AUTHORITY

PARKLAND COUNTY FILE: PLDPH20250765

SITE LOCATION

Municipal Address:



Legal Description:
SW-35-51-2W5

7921342/1/5A

District:
CR – Country
Residential District



APPLICATION DETAILS

On August 28, 2025, a Home-Based Business Development Permit application was received for "Home based business for mobile business."

Parkland County Land Use Bylaw 2025-12:

Determined Use Class: HOME-BASED BUSINESS, MINOR

Use Type: PERMITTED Use

Use Class Definition: ...Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity should not alter the outward appearance or character of the main Dwelling, involves only a limited number of client visits, and has no impact outside of the Parcel. Typical Uses include **mobile or off-site services**, Bed and Breakfasts, Home-Based Child Care, or small-scale vehicle repair.

APPLICATION DETAILS – SUBMISSION DOCUMENTS

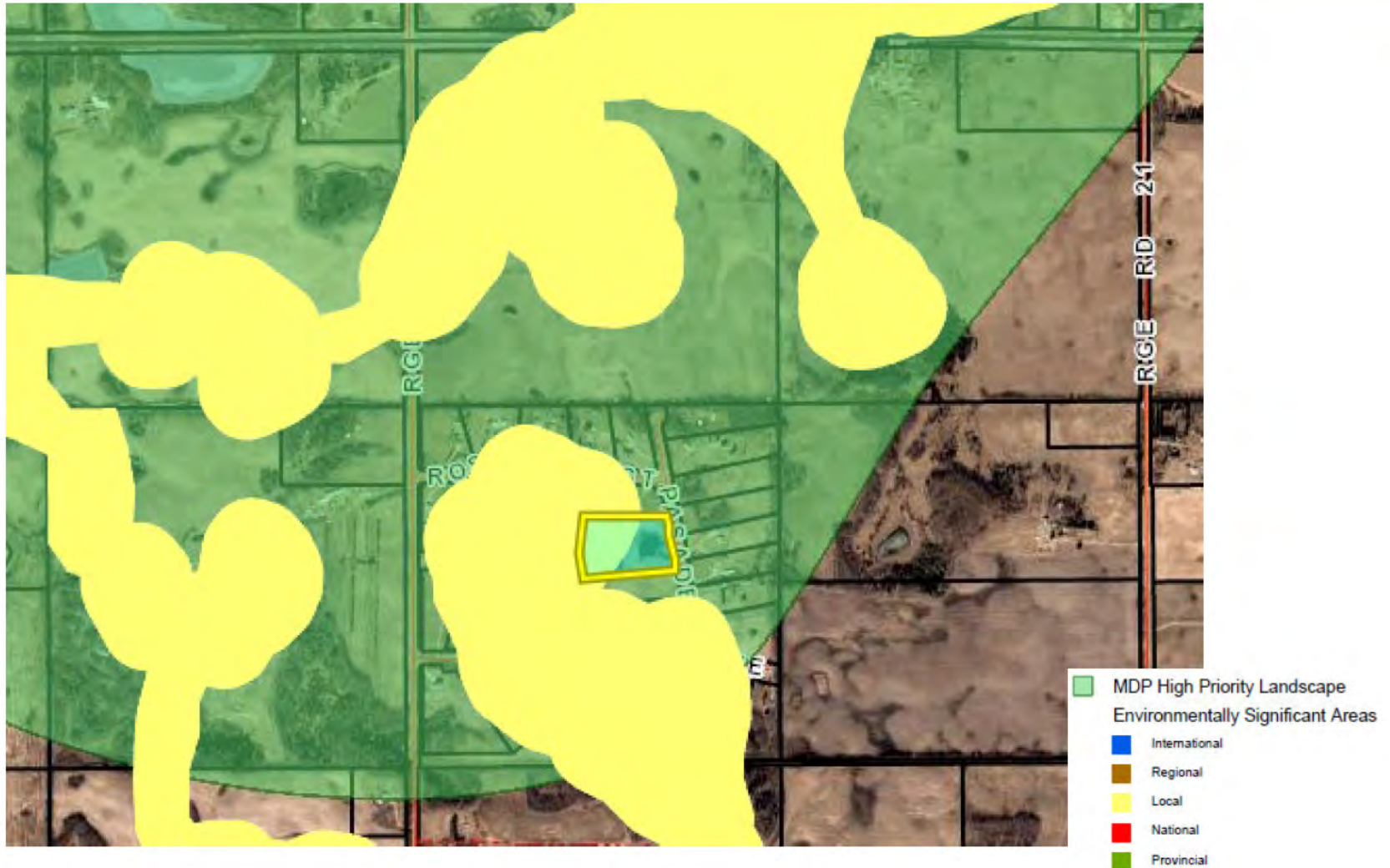
Application Items Included:

1. Landowner Authorization Form
2. Land Title
3. Site Plan
4. Letter of Intent
5. Building photo
6. Variance Request Letter/Letter of Intent

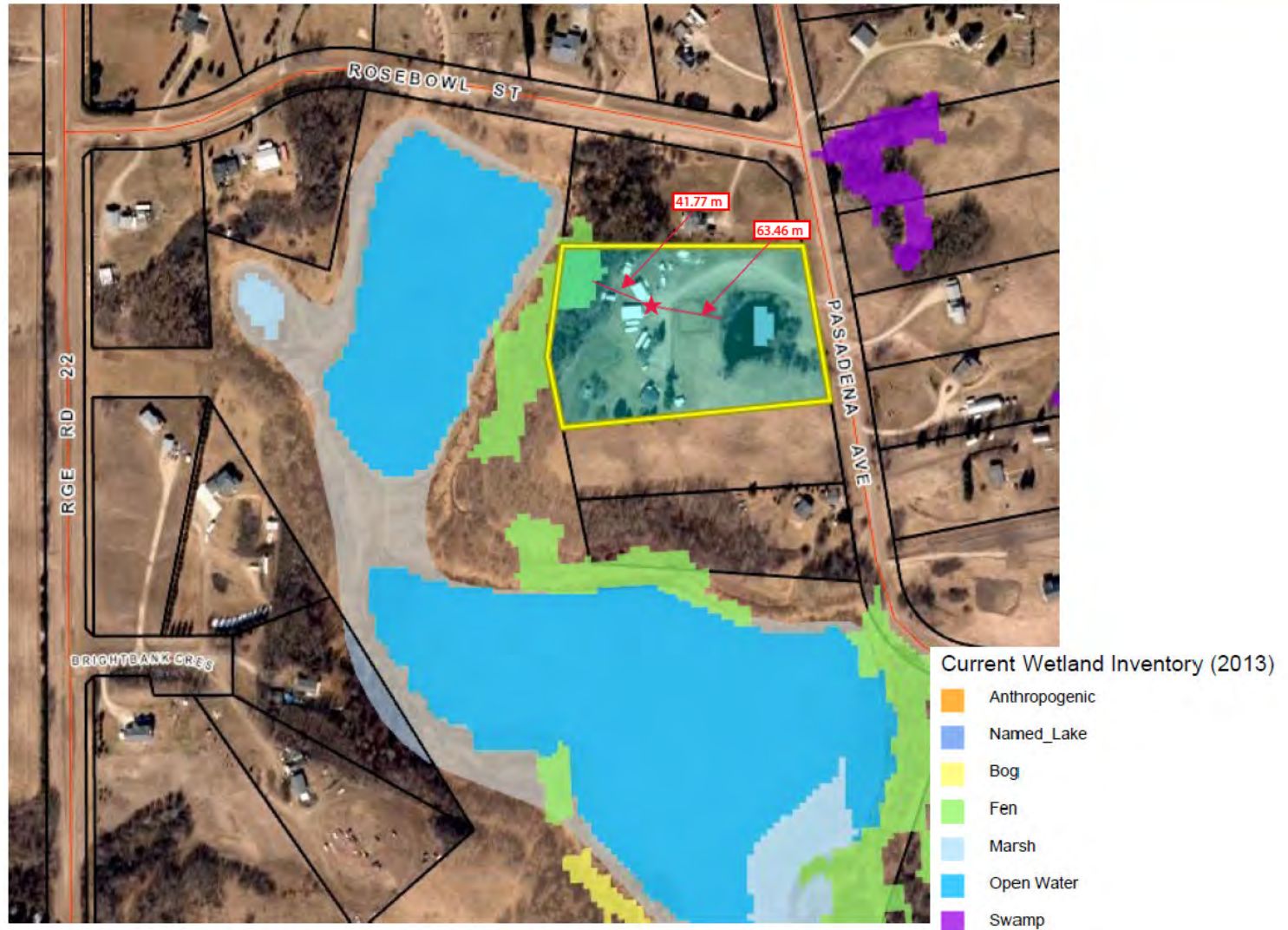
PROPOSED DEVELOPMENT SCOPE



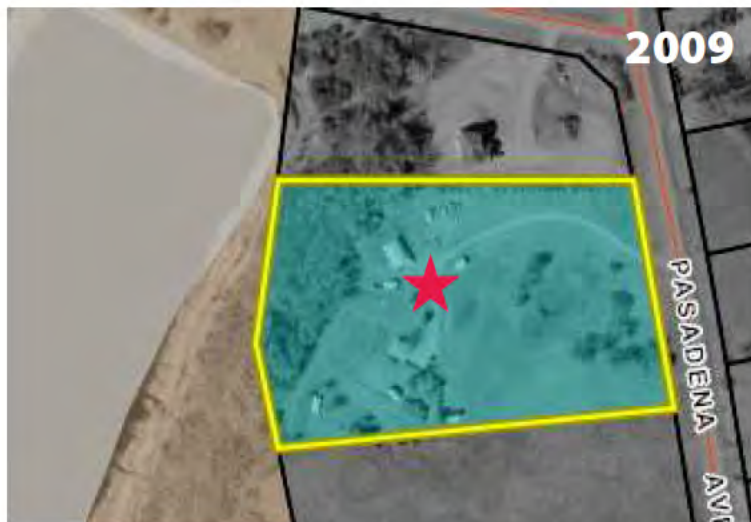
LOCATION – ENVIRONMENTAL CONTEXT



LOCATION – ENVIRONMENTAL CONTEXT



PARCEL HISTORY



PARCEL HISTORY



PARCEL HISTORY



(The image was retrieved from Google Maps, as the most recent aerial photography layer in the Development Authority's mapping tool has recently been unavailable.)

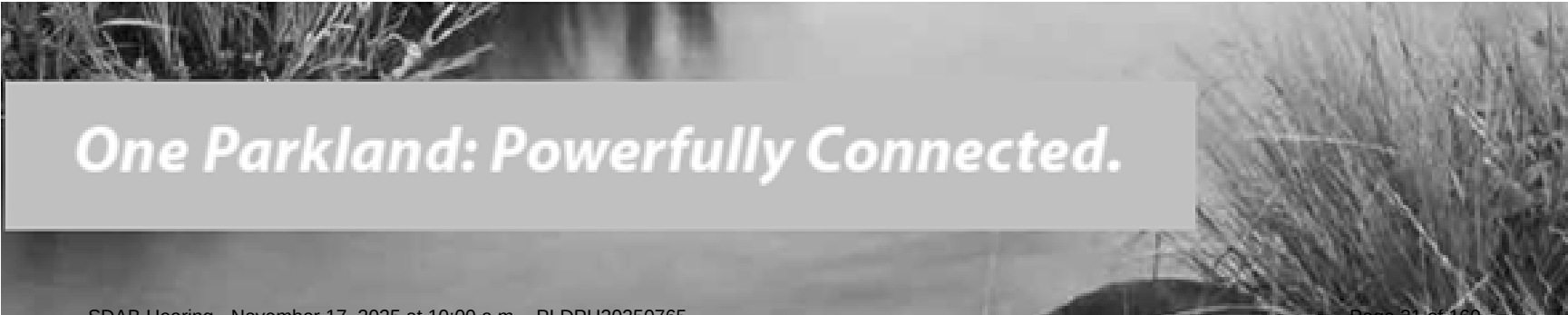
PARCEL SETBACKS



(Please note 2021 Imagery was used as Development Authority's most recent imagery with property lines has recently been unavailable due to technological issues.)

STATUTORY POLICY ALIGNMENT AND LUB REGULATIONS

- MDP BYLAW 2025-22
- LAND USE BYLAW 2025-12



One Parkland: Powerfully Connected.

MDP BYLAW 2024-22 - POLICY ALIGNMENT

KEY POLICIES:

Development Policies to Protect Natural Functions

- Policy 3.3.2 ESAs and High Priority Landscapes must be protected
- Policy 3.3.5 Development near wetland must be avoided

**PROPOSED
DEVELOPMENT
ALIGNs**

Development Policies to Manage Growth

- Policy 3.5.1 Home-based business will be allowed County-wide where well suited



LAND USE BYLAW 2025-12 - REGULATIONS

LUB REGULATIONS

- S2.70 District Purpose: To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.
- S6.40 Variances to Regulations: The Development Authority is satisfied the Variance to allow a total of 2 non-resident employees would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- S5.100 Home-Based Business

**PROPOSED
DEVELOPMENT
ALIGNS**



APPLICATION DETAILS – TIMELINE OF EVENTS

1. On August 28, 2025, the application was submitted.
2. On September 8, 2025, Development Planning received the complete application with the requested submittals.
3. The fee for the development permit was paid on September 8, 2025 and assigned to a Planner.
4. On September 15, 2025, the Development Authority requested a Variance Request Letter from the applicant, and the applicant paid the fee for the Variance.
5. On September 16, 2025, the Development Authority sent a Deemed Complete Notice to the applicant.
6. On October 6, 2025, the Development Authority approved the Discretionary Development Permit.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority has approved the application for the following reasons:
 - The proposed Home-Based Business, Minor aligns with Parkland County's Statutory Plan Policies.
 - The proposed development meets the Land Use Bylaw Regulations Sections 2.70, 5.100, 6.40 and 9.10.

DEVELOPMENT AUTHORITY DECISION

- The Development Authority submits that the SDAB upholds the decision of the Development Authority.

Questions?

Development Authority Report

Appealed?	YES
Appeal Details	Appeal Hearing Date: November 17, 2025 Appellant(s): Kristopher Chiasson & Mirka Salo/Chiasson

Application Details

Applicant(s)	Raymond Guy
Landowner(s)	BONNY GUY, RAYMOND GUY,
Application Date	August 28, 2025
Deemed Complete Date	September 16, 2025
Decision Date	October 6, 2025
Description of Development	Home based business for mobile, off-site business (off-site overhead door installation and repair) with a variance to non-resident employees from one additional non-resident employee to two additional non-resident employees
Submittals	1. Planning Application Submittal 1.1. Site Plan 1.2. Landowner Authorization Form 1.3. Letter of Intent 1.4. Building Photo 1.5. Certificate of Title no more than 30 days old 1.6. Variance Request Letter/Letter of Intent
Variance Requested?	Yes
Reasonings for Variance (as provided by Applicant)	Home based business for mobile business (off-site overhead door installation and repair) with a variance to non-resident employees from one additional non-resident employee to two additional non-resident employees to ensure safe handling of materials

Site Information

Title Area	2.61 (ha)
Current Land Use District	Country Residential District
Use of Adjacent Parcels	Country Residential (north, south, east), Municipal Reserve (west),
Environmental Considerations	Current Wetland Inventory identifies a wetland (fen) within the proposed project scope area. The proposed project scope area is located adjacent to an identified Environmentally Significant Area as per Parkland County Environmental Conservation Master Plan and is within a High Priority Landscape as outlined in the Environmental Conservation Master Plan, and situated within a Rural Agriculture Area as outlined in Municipal Development Plan Bylaw 2024-22. However, because the proposed scope area does not include additional buildings or land disturbance, there is no environmental impact.
Gas wells and pipelines abandoned and active within Title Area	No
Instruments Registered on Title	782 183 844 Utility Right of Way (West Parkland Gas Co-op Ltd.

Legislative History and Higher Order Planning Documents

Regional Plan	None								
Edmonton Metropolitan Region Growth Plan	NA								
Intermunicipal Development Plan	None								
Municipal Development Plan Bylaw 2024-22 (MDP)	In reference to s2.3 of the MDP, the subject parcel is identified in the following classifications: <table><tr><td>Development Concept Designation</td><td>none</td></tr><tr><td>Rural Agricultural Areas</td><td>☒Yes / ☐No</td></tr><tr><td>Environmentally Sensitive Areas</td><td>☒Yes / ☐No</td></tr><tr><td>High Priority Landscapes</td><td>☒Yes / ☐No</td></tr></table>	Development Concept Designation	none	Rural Agricultural Areas	☒ Yes / ☐ No	Environmentally Sensitive Areas	☒ Yes / ☐ No	High Priority Landscapes	☒ Yes / ☐ No
Development Concept Designation	none								
Rural Agricultural Areas	☒ Yes / ☐ No								
Environmentally Sensitive Areas	☒ Yes / ☐ No								
High Priority Landscapes	☒ Yes / ☐ No								

The subject Lands is not situated in a Development Concept area. The Lands is situated in the Rural Agricultural Area and in the High Priority Landscape as indicated on the MDP s2.3 Development Concept Map. (Exhibit E). The following policy analysis refers to policies in the MDP (Exhibit D).

Policy	Proposed Development
Section 3.3 Development Policies to Protect Natural Functions	
Policy 3.3.2 Environmentally Significant Areas and High Priority Landscapes a. Development must protect and enhance natural features and their functions in High Priority Landscapes and Environmentally Significant Areas through incorporation of nature-positive operations.	Parkland County is committed to preserving its natural features which support natural systems. The Home-Based Business, Minor does not propose any building development, ground disturbance, or vegetation clearing and operates from two structures that have Development Permit approvals. The application is aligned with this policy as there is no disturbance to the natural features.
Policy 3.3.5 Wetlands b. Development must avoid or mitigate impact to Moderate Value Wetlands, including areas necessary to support hydrological connections and recharge.	A wetland of Moderate Wetland Valuation is identified in Parkland County's wetland inventory on the Lands on the north-west corner in a treed area, and one the west side of the parcel. The Home-Based Business, Minor proposes no building, ground disturbance, or vegetation clearing. The business activity is setback not less than 30 m from each identified wetland.
Section 3.5 Development Policies to Manage Growth	
Policy 3.5.1 c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties	Home-Based Business, Minor includes mobile or off-site services by definition, and the proposed Home-Based Business, Minor is well-suited to the neighbourhood, and does not significantly impact neighbouring properties

Area Structure Plan

o None

Land Use Bylaw 2025-12 Regulation

Use Class Determination	Home Based Business, Minor
Current Land Use District	Country Residential District
Description of Development	Home based business for mobile business (off-site overhead door installation and repair) with a variance to non-resident employees from one additional non-resident employee to two additional non-resident employees to ensure safe handling of materials
Determined Use Class	Home-Based Business, Minor
Use Class Definition (LUB s.9.10)	<i>Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity should not alter the outward appearance or character of the main Dwelling, involves only a limited number of client visits, and has no impact outside of the Parcel. Typical Uses include mobile or off-site services, Bed and Breakfasts, Home-Based Child Care, or small-scale vehicle repair. (Exhibit C).</i>
Is Use Class a Listed Use in District?	Yes, Permitted Use.
Applicable Specific Use Regulations	Yes – see Chart 1 “Applicable Specific Use Regulations”.

Chart 1: Applicable Specific Use Regulations (LUB s.100 Home-Based Business)(Exhibit C)

s5.100.1.1.1	Be located in the Principal Building or Accessory Building	The Home-Based Business stores materials and loads from two Accessory Buildings to perform offsite/mobile services
s5.100.1.1.2	Not alter the external appearance and residential character of land or Buildings	All materials and tools are stored indoors within a 32’x40’ shop, and a 26’x45’ building. The residential character of the lands and Buildings is maintained.
s5.100.1.1.3	Not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area	2 to 4 vehicle trips are generated per day. This would not increase the volume of traffic, nor would it impact the neighbourhood.
s5.100.1.1.4	Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority	Between 8:30 and 9:00 am, two employees arrive together in a 1-ton diesel truck, retrieve their daily work orders, load materials into the truck and depart to complete work off-site. The applicant recently replaced one diesel truck with a quieter gas-powered vehicle to reduce noise (Exhibit G). The noise generated by the truck is not considered offensive or excessive by the Development Authority. The potential nuisances,

		including noise, fumes, and exhaust produced by the truck's combustion engine is mitigated by the distance from the loading area to adjacent properties. The natural berm-like formation separating a portion of the Lands from the parcel to the north may mitigate noise and odour nuisance effects (Exhibit I). The trees parallel to the north property line provide visual screening (Exhibit J).
s5.100.1.1.5	Always maintain the privacy of Adjacent Dwellings	There is a long tree line separating the properties (Exhibit J), and loading activities are separated by a buffer of approximately 50 m from the dwelling on the adjacent (north) parcel, and approximately 45 m from the north property line, 115 m from the east property line, and 85 m from the south property line (Exhibit B). A view of adjacent parcel to the north, looking south toward the subject Lands, shows a natural feature (small hill/berm) running east to west, providing privacy to the lot to the north (Exhibit I).
s5.100.1.1.6	Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking	As the Home-Based Business provides services off-site, there is no on-site visitation of clients.
s5.100.1.1.7	Provide adequate parking for all on-site employees.	The two non-resident employees arrive in one vehicle together, and are on-site for approximately 30 minutes to load materials. There is sufficient space on site to accommodate the loading activity. Parking is not required.
s5.100.1.2	The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Section 4.100.	Signage is not used on-site.
s5.100.3.1.1	One additional employee, in addition to the residents of the Parcel, who may work on-site in the business;	A variance was requested and granted for a total of two additional employees, in addition to the residents of the Parcel (Exhibit F). On-site work is limited to loading materials, due to the mobile/offsite nature of the business. The two non-resident employees arrive together in one vehicle to load materials. The presence of a second additional employee does not increase the scale of the business, and in fact has potential to reduce the amount of time required to be on-site while loading materials.
s5.100.3.1.2	On-site client attendance, where one client visit may be allowed at one time, and one on-site Parking Stall must be available as per the specifications of Section 4.50	There is no on-site client attendance

s5.100.3.1.3	Parking of up to two commercial vehicles with up to two accessory trailers, such as a dual axle gravel truck with pup, a trailer carrying a small backhoe, bobcat, or similar, tractor unit only (no trailer), or a three-ton truck or similar vehicle, at the discretion of the Development Authority.	One 1/2-ton gas truck is permanently parked on-site. One 1-ton diesel truck is parked off-site and attends the site in the morning to load parts, and on rare occasions, may return in the afternoon for drop-off of material. One 30' flatbed trailer is parked on-site. One manlift trailer is parked on-site, unless in use off-site. (Exhibit F).
s5.100.3.2	Outdoor Storage of goods, materials, commodities, or finished products must not be permitted.	Storage of materials, including overhead doors and parts, are stored in two buildings (Exhibits F and G).

Chart 2: Applicable Land Use District Regulations (LUB s2.70 Country Residential District)(Exhibit C)

s2.70.4.1	Building Placement Setbacks abutting sites: Minimum Rear Setback 3.0 m. Minimum Side Setback 3.0 m. Setbacks Abutting Roadways: Minimum Front and Flanking Setback 7.5 m from an internal subdivision road.	The Home-Based Business, Minor operates from two buildings with approved Development Permits within the proposed project scope area that meet and exceed the minimum required setbacks.
s2.70.5.1	Commercial Uses must incorporate Screening, to the satisfaction of the Development Authority, where: Impacts extend beyond the boundary of the Parcel; and Any outdoor storage activities are located on-site.	Impacts that extend beyond the boundary of the Lands are negligible, and storage of materials is strictly indoor. Screening efforts include significant setbacks from adjacent parcels, from the public road, and from the MR. There are trees running east to west along the north property line, providing visual screening (Exhibit J), and the natural berm feature also along the north property line provides screening (Exhibit I).

The purpose of Country Residential District is to allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.

Chart 3: General Process Regulations (LUB s6.40 Variances to Regulations)(Exhibit C)

s6.40.2.1	To grant a Variance, the Development Authority must be satisfied that the proposed Development: Would not unduly interfere with the amenities of the neighbourhood; or Would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and Conforms with the Use prescribed for that Land or Building under this Bylaw.	Home-Based Business, Minor is a Permitted Use in Country Residential District, and allows for 1 non-resident employee. The applicant requested a Variance to allow for 2 non-resident employees. The additional employee does not add to nuisance effects, and in fact may decrease the time required to be on-site, compared to 1 non-resident employee having to load materials. The presence of an additional employee will not create interference and additional impacts to the neighbouring properties, and may potentially contribute a positive effect (decreased time on-site).
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s6.40.2.3

When deciding on a request for a Variance, the Development Authority may consider the conditions of the land where the Development is sited that would make it unreasonable for the Development to comply with this Bylaw. This may include but is not limited to: Slope; Grade; Shape of the Parcel; or Natural Features.

A review of natural features on the Lands shows a change in grade between the Lands and the parcel to the north, by way of a natural berm formation running along the shared property line. There are trees parallel to the berm. These conditions of the land provide further mitigation of nuisance effects and contributes to maintaining privacy to the adjacent parcel.

Comments Received from Internal/External Circulation

Public Pre-Consultation Comments

Was public pre-consultation required prior to development permit application?

☐ Yes / ☒ No

Referral Agency Comments

No agency referrals required

Adjacent Landowner Feedback

On September 25, 2025 Enforcement Services contacted the assigned Planner, stating adjacent landowner Kris Chiasson "was hoping to voice his concerns with how the business has been operating mainly [addressing the] noise generated by equipment and hours of operation."

Below is a summary of communications with the appellant (Exhibit H):

- October 1: The Development Authority emailed Kris Chiasson to hear and consider their concerns.
October 6: The Discretionary Development Permit was approved. (Exhibit A)
October 9: Adjacent Landowner Notices were sent by Purolator on October 9, 2025 to landowners within 100m of the Lands.
October 15: -Kris Chiasson emailed the Development Authority in response to receiving the Adjacent Landowner Notice and to express their concerns.
-The Development Authority emailed Kris Chiasson to explain that an initial attempt to contact them was made October 1, and stated the decision on the Development Permit was issued on October 6.
-Kris Chiasson replied, noting they had just seen the email on October 15, and expressed their concerns.

Development Authority Decision

Reasons for Decision

In the opinion of the Development Authority, the proposed Home-Based Business, Minor on the Lands meets the intent of the definition and regulations for Home-Based Business, Minor.

The Development Authority took into consideration the following:

1. Parkland County Land Use Bylaw 2025-12 Regulations
 - Home-Based Business, Minor is a Permitted Use within the CR – Country Residential District.

- A Variance from the allowed 1 non-resident employee to 2 non-resident employees was requested to ensure the safe loading of materials into the truck, and was supported by the Development Authority because the impact of the additional non-resident employee is negligible.
 - The proposed development meets the requirements for Home-Based Business, Minor as outlined in Section 5.100 of the Land Use Bylaw, considering the Variance requested.
2. Relevant Statutory Planning Documents
 - The MDP supports Home-based businesses throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties, as outlined in Policy 3.5.1(c).
 3. Adjacent Land Use
 - The Development Authority is of the opinion that the proposed development is compatible with surrounding adjacent Country Residential land uses
 - The Development Authority considered the proposed hours of on-site activity, limited number of employees, number of daily trips generated, proposed screening measures, described indoor storage of materials, limited number of associated vehicles, off-site/mobile nature of the business, and determined that the proposed development would not unduly affect the use and enjoyment of the adjacent residential uses.

The application included all submittal items as required by the Development Authority. The storage of materials is within two existing structures with Development Permit approvals, so further agency circulation was deemed unnecessary. No concerns for the development as proposed were identified from the review.

In the opinion of the Development Authority, the proposed development and associated submittal items sufficiently address the Specific Development Regulations specific to Home-Based Business, Minor use within Parkland County.

Closing Statement

The Development Authority submits that the SDAB upholds the decision of the Development Authority to approve Home-Based Business, Minor use on the Lands.

EXHIBITS

- Exhibit A: Development Permit Decision
- Exhibit B: Location Map
- Exhibit C: Land Use Bylaw 2025-12 Excerpts
- Exhibit D: Municipal Development Plan Bylaw 2024-22 Excerpts
- Exhibit E: MDP s2.3 Development Concept Map
- Exhibit F: Variance Request Letter/Letter of Intent
- Exhibit G: Photo of two Accessory Buildings used for storage of materials
- Exhibit H: Emails between Development Authority and appellant
- Exhibit I: Photo of natural berm formation from appellant's property
- Exhibit J: Photo of trees along north property line of the Lands

Exhibit A: Development Permit Decision

**PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT**

Application No: PLDPH20250765

Roll: 1482004

Applicant(s)

Raymond Guy

Parkland County, AB T7Y 2H9

On September 16, 2025, the Development Authority deemed your application complete. In reviewing your application and associated submittals for the Development described as "Home based business for mobile business with a variance to non-resident employees from one additional employee to two additional employees", the Development Authority determined the use to be for Home-Based Business, Minor.

The subject property is located at [REDACTED], legally described as 7921342/1/5A, W5-2-51-35-SW and is within the Country Residential District.

This Development Permit APPROVAL authorizes the Home-Based Business, Minor as a PERMITTED USE in accordance with Section 2.70 AND Section 5.100 of Parkland County Land Use Bylaw 2025-12. In accordance with Section 7.80 of Parkland County Land Use Bylaw 2025-12, this Development Permit is not valid unless and until:

- Any conditions, except those of a continuing nature, have been fulfilled; and,
- No notice of appeal has been served by the Applicant or adjacent landowners on the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act* s.686(1).

This approval is subject to the following conditions:

CONDITIONS	
1.	Any proposed changes shall first be submitted for review by the Development Authority. Any changes considered substantial or inconsistent with this approval, as determined by the Development Authority, may require separate development permit approval.
2.	Failure to comply with the conditions of this permit may result in the permit being cancelled and or revoked.
3.	The proposed development shall conform to the stamped approved plans and shall not be moved, altered or enlarged except where authorized or directed through this permit approval.
4.	Two additional employees, in addition to the residents of the parcel, may work on-site in the business as described in the documentation.
5.	No outside storage of goods, materials, commodities or finished products shall be permitted.
6.	No variation from the external appearance and residential character of land or buildings shall be permitted.
7.	The home based business shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
8.	At all times the privacy of the adjacent residential dwellings shall be preserved and the home based business use shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion.
9.	The site shall be kept in a neat and orderly manner.
10.	The applicant shall be responsible for the repairing and landscaping of any portion of the County road allowances disturbed during the development of the lands.
11.	The parking of commercial vehicles, including the number considered and location, shall be allowed as shown on the submitted site plan and documentation.

The applicant is advised of the following permit notes:

PERMIT NOTES	
1.	Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority
2.	The applicant is responsible to obtain any Provincial approval which may be required.
3.	The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Land Use Bylaw 2025-12 Section 4.100
4.	The applicant is responsible to ensure compliance with the National Fire Code (Alberta Edition).
5.	The landowner is responsible for ensuring that all property approaches are sited, designed and constructed in accordance with Parkland County's Engineering Design Standards and County Policy C-EN10. For more information on approach requirements, contact Land Development Engineering at lde@parklandcounty.com or 780-968-8888 ext. 7313

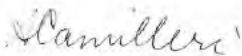
**PERMITTED USE WITH A VARIANCE
APPROVED DISCRETIONARY DEVELOPMENT PERMIT**

Application No: PLDPH20250765

Roll: 1482004

6.	The applicant is responsible to ensure compliance with the Restrictive Covenant(s), Caveats, Easements and/or Right(s)-of-Way registered on Title.
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This decision was issued on October 06, 2025

If no notice of appeal is served, **the permit will come into effect on :**
October 28, 2025Stephanie Camilleri
Development Officer I
Development Authority

The development must be started and diligently pursued within **twelve (12) months** from the Date of Decision, unless otherwise specified on this development permit approval or in the conditions of the development permit approval. If the authorized development is not commenced, the approval ceases and this permit is deemed void, expired and without effect

DO YOU WISH TO APPEAL THIS DECISION?

This decision may be appealed to the Subdivision and Development Appeal Board within twenty-one (21) days after the Date of Decision pursuant to Section 686 of the *Municipal Government Act, RSA 2000, CM-26*.

For inquiries regarding the appeal process or to submit an appeal, please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com. Parkland County requires that a non-refundable fee of **\$200.00** must be paid for an appeal served on the Subdivision and Development Appeal Board by the applicant.

Exhibit B: Location Map



Exhibit C: Land Use Bylaw 2025-12 Excerpts

	nature. Typical Uses include medical and dental offices, health clinics, counselling, and health services. This Use may include Accessory Uses such as drug stores and pharmacies.
Home-Based Business, Home Office	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity does not alter the outward appearance or character of the main Dwelling and does not have any impacts outside of the Building where the Use is located. Typical Uses include office support services.
Home-Based Business, Major	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling, Accessory Building, or in the open. This type of Use should not alter the character or external appearance of the main Dwelling, can involve off-site employees, and may have off-site effects that reach beyond the Parcel boundary. Typical Uses may include small-scale fabrication, general commercial services, and contractor services.
Home-Based Business, Minor	Means an Accessory Use involving a business activity conducted by a resident within their primary Dwelling or Accessory Building. This activity should not alter the outward appearance or character of the main Dwelling, involves only a limited number of client visits, and has no impact outside of the Parcel. Typical Uses include mobile or off-site services, Bed and Breakfasts, Home-Based Child Care, or small-scale vehicle repair.
Hotel	Means a Development containing multiple guest rooms or suites for temporary sleeping accommodation and is not located within a Dwelling. Units may be equipped with kitchen facilities. This Use may also include commercial or services such as event and convention centres, eating and drinking services, and other similar Uses. This Use includes hotels, motels, hostels, and other similar Uses.
Indoor Entertainment and Recreation, Major	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. The nature of Development may produce major impacts extending beyond the Parcel's boundaries. Typical facilities would include spectator sports complexes, conference halls, concert halls, playhouses, Agri-plexes, and other related Uses.
Indoor Entertainment and Recreation, Minor	Means a Development that provides facilities within an enclosed Building to gather patrons for entertainment or recreation. The Development may have minimal off-site and Nuisances impacts to neighbouring Parcels. This Use may also include Accessory commercial services such as eating and drinking services, and other similar Uses. Typical facilities would include curling rinks, community hockey rinks, bowling alleys, museums or exhibits, and other similar Uses.
Industrial, Major	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment This Use may create Nuisances that extend off-site, beyond the boundaries of the Parcel and may be harmful to, or that affect the safety, Use and enjoyment of property of surrounding areas due to noise, light, emissions, dust, traffic, or other effects. Typical Uses include Cannabis Cultivation and Cannabis Processing facilities with a plant canopy over 200.0 m² (2,152.8 ft²), concrete and asphalt plants, oil and gas facilities such as upgraders or petroleum plants, chemical and fertilizer plants, and land treatment facilities.
Industrial, Minor	Means a Development used for the following: • Processing of raw goods and materials • Manufacturing, cleaning, servicing, repair, or testing, and assembling of products and equipment • Storage and shipment of products and equipment • Training, research, and development • Distribution and selling of materials, goods, and equipment • Indoor cultivation of plant products

2.70. CR - Country Residential District

1. Purpose

- 1.1. To allow for rural residential Development and supportive local business Uses. This District is intended to be residential in nature with low-density Development or larger Parcels while allowing for limited commercial and agricultural Uses.

2. Uses

Permitted	Discretionary
Agricultural Uses	
Agriculture, Major Agriculture, Minor	Agriculture, Value-Added Agri-Tourism Riding Arena
Residential Uses	
Residential, Single Detached Residential, Duplex Residential, Manufactured Housing Residential, Accessory Suite Residential, Secondary Suite	Supportive Housing
Commercial Uses	
Home-Based Business, Home Office Home-Based Business, Minor	Animal Boarding and Training Commercial Services, Indoor Commercial Services, Outdoor, limited to Horticultural Uses Event Venue Health Care Service, Major Health Care Service, Minor Home-Based Business, Major Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Short-Term Accommodation Specialty Manufacturing and Sales Wellness Centre
Industrial Uses	
	Industrial, Minor, limited to Cannabis Cultivation Natural Resource Development Storage, Outdoor, limited to those existing before May 27, 2025
Public Service and Infrastructure	
Renewable Energy Generation, Minor	Cemetery
Community Uses	
Park	Campground Child Care Services Community Service Outdoor Recreation Services School
Other Uses	
	Outbuilding

3. Site Regulations

3.1. Development must comply with the following Site regulations:

Regulation	Value
Residential Uses	
3.1.1. Minimum Site Area	0.8 ha (1.9 ac)
3.1.2. Maximum Site Area	4.0 ha (9.9 ac)
3.1.3. Minimum Site Width	30.0 m (98.4 ft.) 20.0 m (65.6 ft.) for internal cul-de-sac
3.1.4. Maximum Site Width to Depth Ratio	1:4
Agricultural Uses	
3.1.5. Minimum Site Area	16.0 ha (39.5 ac.)
3.1.6. Minimum Site Width	400.0 m (1312.3 ft.)
3.1.7. Maximum Number of Lots per Quarter Section	4
All Uses	
3.1.8. A Conceptual Scheme may be required for Parcel density over 4 Parcels per quarter section of land.	
3.1.9. For all other uses not listed above, the minimum and maximum Parcel area and density requirements must be at the discretion of the Subdivision Authority.	

3.2. Site Area must include 0.8 ha (2.0 ac.) of Contiguous and Developable Land.

4. Building Regulations

4.1. Development must comply with the following Building regulations:

Building Form

Regulation	Value
Maximum Height	
4.1.1. Principal Building	None
4.1.2. Accessory Building	None
Footprint	
4.1.3. Maximum Lot Coverage	None
4.1.4. Maximum Building Area	None

Building Placement

Regulation	Value	Symbol
Setbacks Abutting Sites		
4.1.5. Minimum Rear Setback	3.0 m (9.8 ft.)	A
4.1.6. Minimum Side Setback	3.0m (9.8 ft.)	B
Setbacks Abutting Roadways		
4.1.7. Minimum Front and Flanking Setback	7.5 m (24.6 ft.) from an internal subdivision road 13.0 m (42.6 ft.) from a Municipal Road	C
4.1.8. Minimum Provincial Highway Setback	Discretion of the Development Authority in consultation with Alberta Transportation and Economic Corridors.	C



5. Additional Regulations for Specific Uses

Commercial Uses

- 5.1. Commercial Uses must incorporate Screening, to the satisfaction of the Development Authority, where:
 - 5.1.1. Impacts extend beyond the boundary of the Parcel; and
 - 5.1.2. Any outdoor storage activities are located on-site.
- 5.2. Commercial Uses should be prioritized on Corner Parcels.
- 5.3. Short-Term Accommodation Uses must be an Accessory Use to a Principal Residential Use.

Public Service and Infrastructure Uses

- 5.4. Public Service and Infrastructure Uses should be prioritized on Corner Parcels.

6. General Regulations

Special Information Requirements

- 6.1. Development within 30.0 m (98.4 ft.) of the shoreline of a Water Body may require the submission of appropriate reports, as determined by the Development Authority to assess:
 - 6.1.1. Impacts to local flora and fauna;
 - 6.1.2. Management of sediment run-off;
 - 6.1.3. Mitigation of stormwater run-off; and
 - 6.1.4. Impacts to Water Body health.

5.100. Home-Based Business

1. General Development Regulations

- 1.1. Home-Based Businesses must:
 - 1.1.1. Be located in the Principal Building or Accessory Building;
 - 1.1.2. Not alter the external appearance and residential character of land or Buildings;
 - 1.1.3. Not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area;
 - 1.1.4. Not generate Nuisances, including but not limited to, noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, or refuse matter that is considered offensive or excessive by the Development Authority;
 - 1.1.5. Always maintain the privacy of Adjacent Dwellings;
 - 1.1.6. Not impact Adjacent Dwellings by excessive lighting, late calling of clients, unreasonable number of clients, traffic congestion, or excessive on-street or off-street parking; and
 - 1.1.7. Provide adequate parking for all on-site employees.
- 1.2. The display or placement of Signs on the premises of a Home-Based Business must be in accordance with Section 4.100.

2. Home-Based Business, Home Office

- 2.1. Only the residents of the Parcel may work on-site in the business.
- 2.2. Home-Based Business, Home Office must not:
 - 2.2.1. Include any outside storage of goods, materials, commodities or finished products; and
 - 2.2.2. Include any on-site attendance of clients or customers.

3. Home-Based Business, Minor

- 3.1. Home-Based Business, Minor may include:
 - 3.1.1. One additional employee, in addition to the residents of the Parcel, who may work on-site in the business;
 - 3.1.2. On-site client attendance, where one client visit may be allowed at one time, and one on-site Parking Stall must be available as per the specifications of Section 4.50; and
 - 3.1.3. Parking of up to two commercial vehicles with up to two accessory trailers, such as a dual axle gravel truck with pup, a trailer carrying a small backhoe, bobcat, or similar, tractor unit only (no trailer), or a three-ton truck or similar vehicle, at the discretion of the Development Authority.
- 3.2. Outdoor Storage of goods, materials, commodities, or finished products must not be permitted.

4. Home-Based Business, Major

- 4.1. Home-Based Business, Major may include:
 - 4.1.1. Up to 4 additional employees, in addition to the residents of the Parcel, who may work on-site in the business.
- 4.2. At the discretion of the Development Authority, the following may be permitted:
 - 4.2.1. Outdoor Storage of goods, materials, commodities or finished products; and
 - 4.2.2. Parking of any commercial or off-site employee vehicles, including the number and location of Parking Stalls.

6.40. Variances to Regulations

1. Application of Variances

- 1.1. Before the Development Authority considers a Variance, the Applicant must submit, in writing, the following information:
 - 1.1.1. The reason for the Variance request; and
 - 1.1.2. Any other justification as requested by the Development Authority as per Subsection 2.

2. Granting a Variance

- 2.1. To grant a Variance, the Development Authority must be satisfied that the proposed Development:
 - 2.1.1. Would not unduly interfere with the amenities of the neighbourhood; or
 - 2.1.2. Would not materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and
 - 2.1.3. Conforms with the Use prescribed for that Land or Building under this Bylaw.
- 2.2. The Development Authority may also request that the Applicant provide additional information as directed by the Development Authority to ensure the proposed Development:
 - 2.2.1. Complies with the Municipal Development Plan and any other applicable Statutory Plan;
 - 2.2.2. Conforms to the purpose of the district or Overlay; and
 - 2.2.3. Is consistent with sound land use planning principles.
- 2.3. When deciding on a request for a Variance, the Development Authority may consider the conditions of the land where the Development is sited that would make it unreasonable for the Development to comply with this Bylaw. This may include but is not limited to:
 - 2.3.1. Slope;
 - 2.3.2. Grade;
 - 2.3.3. Shape of the Parcel; or
 - 2.3.4. Natural Features.

Development Permit Requirements

- 2.4. Where a Variance is granted, the Development Authority must specify the nature of the approved Variance in the Development Permit Approval.

3. Exemptions to Variances

- 3.1. Variances must not be considered for the following:
 - 3.1.1. Purpose of the district;
 - 3.1.2. Definitions defined in this Bylaw; or
 - 3.1.3. Uses not listed as Permitted or Discretionary in a land use district.

Exhibit D: Municipal Development Plan Bylaw 2024-22 Excerpts



the County more than they impair, degrade, or nullify them. The best way for development to be nature-positive is to avoid the significant disruption of natural functions in the first place. This is the best option because it is very difficult to replicate the function of established, intact natural areas. When avoidance is not viable, the next best approach is to mitigate or reduce the impacts of a development. As a final option, when disturbance is unavoidable and mitigation is not viable, impacts to natural functions can be offset. Offsetting natural functions generally includes replacing or restoring part of the removed functions.

3.3.1 Nature Positive Development

- a. Development should protect and avoid impacts to natural features and functions. Where disturbance cannot be avoided, development must mitigate or offset impacts to natural features and functions by achieving nature-positive design.
- b. Development must complete a Biophysical Impact Assessment when requested by the County.
- c. When the potential for species-at-risk are identified through the Biophysical Impact Assessment, development must provide additional species studies and protection measures as requested by the County and according to all relevant Federal and Provincial requirements.
- d. Where carrying capacities, measures of cumulative effects, or development limits are defined in an **Area Structure Plan, Conceptual Scheme, or Master Site Development Plan**, development must demonstrate that it is within defined limits.

3.3.2 Environmentally Significant Areas and High Priority Landscapes

- a. Development must protect and enhance natural features and their functions in **High Priority Landscapes** and **Environmentally Significant Areas** through incorporation of nature-positive operations.
- b. Development in or adjacent to **High Priority Landscapes** and **Environmentally Significant Areas** must complete a Biophysical Impact Assessment.
- c. Development in **Environmentally Significant Areas** and **High Priority Landscapes** must maintain landscape connectivity and wildlife corridors as identified by Parkland County.

3.3.3 Reserves & Easements

- a. Development must dedicate the following areas as **Environmental Reserve** as part of subdivision at the request of the County:
 - i. a swamp, gully, ravine, coulee or natural drainage course;
 - ii. land that is subject to flooding or is unstable;
 - iii. **High Value Wetlands**, wetlands hydrologically connected to **High Value Wetlands**, or wetlands that cross property boundaries; or
 - iv. a strip of land, not less than 6 metres in width, abutting the bed and shore of any body of water.

Natural features are the key components of natural systems. They include things like forests and tree-stands, lakes, wetlands, drainage paths, and native vegetation.

Natural functions are the beneficial processes enabled by natural systems. They keep natural systems vital and provide goods and services that include provisioning services, regulating services, habitat services, and cultural and spiritual services.

*Parkland County's ESAs are recognized as the backbone of the ecological networks that span the County. As part of a green network approach, **High Priority Landscapes** have also been identified that connect **Environmentally Significant Areas**.*

Environmental Reserve, Environmental Reserve Easement, Conservation Reserve, and Conservation Easements are all defined in the Municipal Government Act (MGA). Detailed requirements for MR and other reserve types are located in Parkland County Policy C-PD15 Dedication and Use of MR, Environmental Reserve (ER) and Environmental Reserve Easement (ERE).

- b. At the time of subdivision, development must provide a minimum of 30 metres of shoreline buffer as **Environmental Reserve**, **Environmental Reserve Easements**, or **Conservation Easements** from Crown-claimable water bodies, unless the County provides site-specific setbacks for the area.
- c. Development may, at the discretion of the County, provide an **Environmental Reserve Easement** instead of **Environmental Reserve** when:
 - i. public access is not required; or
 - ii. the area is not deemed **Hazardous** or undevelopable.
- d. Development may be required to provide **Conservation Reserve** or a **Conservation Easement** as part of subdivision where:
 - i. The land cannot be taken as **Environmental Reserve**;
 - ii. The land has **Environmentally Significant Areas** or **High Value Natural Features**; and
 - iii. The County identifies value in protecting and conserving the land.
- e. Development should be setback from **Environmental Reserve**, **Environmental Reserve Easement**, **Conservation Reserve**, and **Conservation Easement** areas.

3.3.4 Water Bodies

- a. Development along water bodies should implement:
 - i. **Conservation by Design** principles;
 - ii. **Low Impact Development (LID)** for storm water management;
 - iii. appropriate naturalization and bioengineering for bank stability;
 - iv. communal wastewater or self-contained tank and haul systems; and
 - v. other measures that reduce nutrient discharge and sedimentation.

3.3.5 Wetlands

- a. In addition to Provincial requirements, development must avoid and retain **High Value Wetlands**, including areas necessary to support hydrological connections and recharge.
- b. Development must avoid or mitigate impacts to **Moderate Value Wetlands**, including areas necessary to support hydrological connections and recharge.
- c. Development should contribute to the net-gain of wetlands in Parkland County by:
 - i. prioritizing wetland avoidance and retention over minimization or replacement;
 - ii. replacing or enhancing wetlands within the watershed using permittee-responsible means rather than paying a replacement fee; and
 - iii. designing stormwater management facilities as constructed wetlands where feasible.

3.3.6 Ground and Surface Water

- a. Development must protect groundwater quality and quantity. Supporting studies may be required, including hydrology or hydro-geology studies, water balance studies, wetland assessment and impact report, and flow rate/discharge quantity and quality studies.

Under the Municipal Government Act, Environmental Reserves may be taken by the County to preserve natural features, prevent pollution of land and water bodies, provide necessary public access to a water bodies, and mitigate risk of personal injury or property damage from undevelopable or hazardous lands.

The Parkland County Riparian Setback Matrix Model can be used to determine site-specific setbacks from Crown-claimable water bodies and watercourses, especially in grandfathered areas where there may be existing development without a current buffer along a Water Body.

LID measures have substantive positive impacts on the long-term health of the Water Body, often provide improved amenity, and may lower maintenance costs compared to non-naturalized approaches.

The Alberta Wetland Policy recommends that the development strategy for wetlands should be, in order: avoidance, minimization, and replacement.

- e. Development should cluster **Agriculture-Related Uses, Value-added Agricultural Uses**, and non-agricultural uses to minimize impact on agricultural lands.
- f. Major energy development within the **Rural Agricultural Areas** should provide an Agricultural Impact Assessment to address co-location of agriculture with energy facilities.

3.4.2 Prime Agricultural Areas

Prime Agricultural Areas are the highest value agricultural lands in the county that are a priority for conservation. These areas have additional subdivision limitations and study requirements to limit fragmentation and retain existing agricultural uses.

- a. **Prime Agricultural Areas** should be conserved for agricultural uses.
- b. Development of the following uses is allowed in **Prime Agricultural Areas** where they can mitigate impacts to agricultural land and operations:
 - i. **Agriculture-related Uses;**
 - ii. **Value-added Agricultural Uses;** and
 - iii. **On-farm Diversified Uses.**
- c. Development of a use not related to agriculture in **Prime Agricultural Areas** must provide an Agricultural Impact Assessment.
- d. A quarter section in a **Prime Agricultural Area** may be subdivided into a maximum of three total parcels.

3.5 Development Policies to Manage Growth

Parkland County is expected to grow from 33,000 to 40,000 residents between 2023 and 2051. This growth, when managed effectively, will help the County expand opportunities and grow its tax base.

Responsible and coordinated growth involves prioritizing and concentrating higher intensity development in strategic locations, including employment areas and hamlets. Focused hamlet growth supports effective service provision, unlocks new types of housing, and builds employment momentum while supporting rural areas. Concentrating commercial and industrial growth in employment areas leverages servicing and builds economic diversity and capacity.

3.5.1 General Growth and Land Use

- a. All growth and development in the County must align with the Edmonton Metropolitan Region Growth Plan policies, including density targets.
- b. Secondary and garden suites will be allowed throughout the County.
- c. Home-based businesses will be allowed throughout the County where they are well-suited to their context and do not significantly impact neighbouring properties.

Exhibit E: MDP s2.3 Development Concept Map



2.3 Development Concept Map

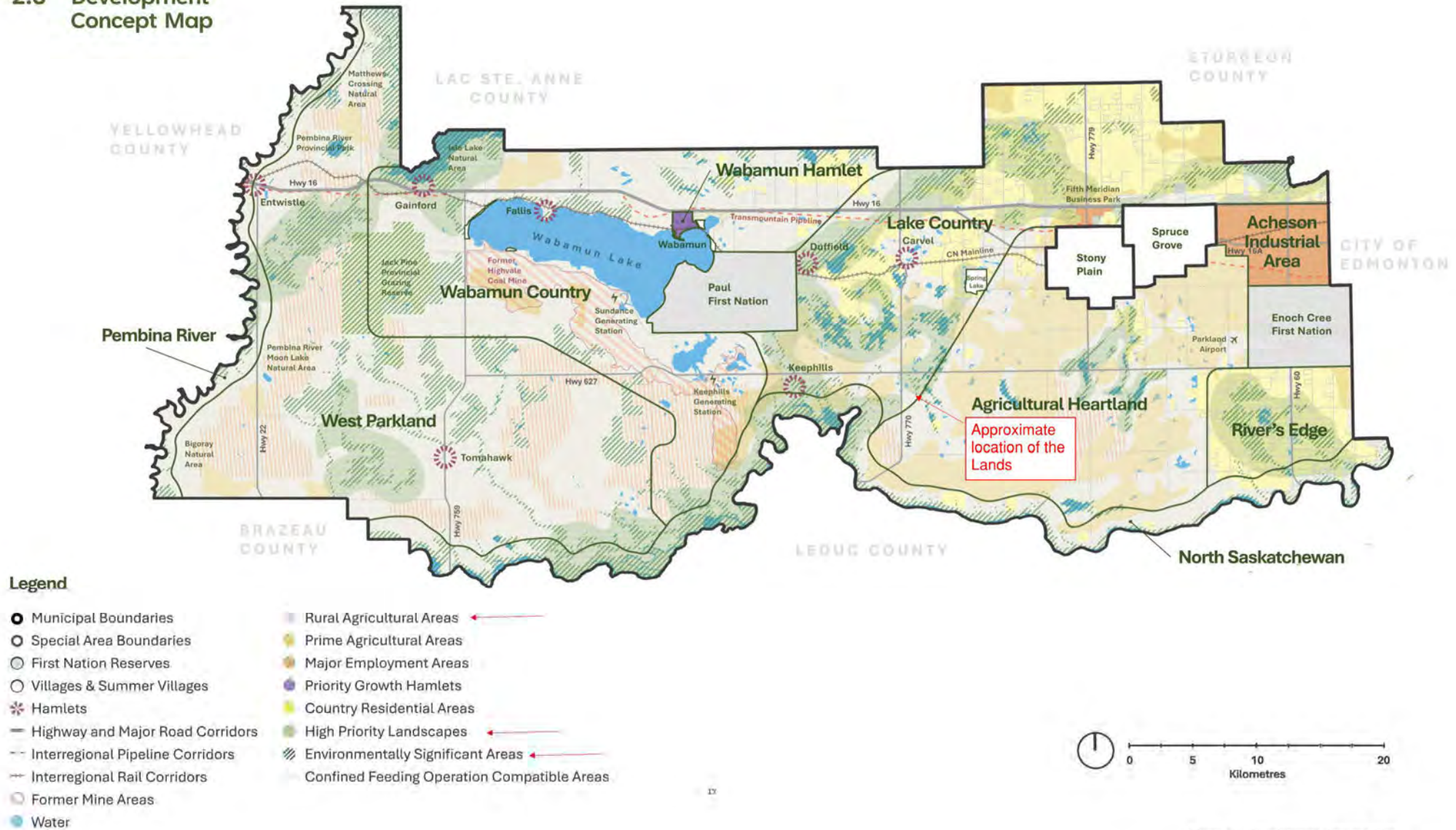


Figure 4. Development Concept Map

Exhibit F: Variance Request Letter/Letter of Intent

Raymond Guy
Guys Overhead Door Services Ltd.
[REDACTED]
Parkland County, AB T7Y 2H9
[REDACTED]
ray.bon@telus.net



Variance approved
PLDPH20250765

Date: September 12.2025

To:
Stephanie Camilleri

Subject: Request for a Variance of a non-residence employee

Dear Stephanie Camilleri

I am writing on behalf of Guys Overhead Door Services Ltd. to formally request a variance to continue operating our business at [REDACTED] Parkland County AB with specific conditions related to vehicle use, onsite material storage, and employee access.

Business Operations Overview:

Guys Overhead Door Services Ltd. is a small, family-operated business specializing in the installation and repair of overhead doors. We operate with a small crew and make every effort to minimize disruption to the surrounding community.

Vehicles Onsite:

- We own and operate two commercial trucks:
 - A ½-ton gas truck that is permanently parked onsite.
 - A 1-ton diesel truck that arrives in the morning to load parts for the Days work and, on rare occasions, may return in the afternoon for drop-offs.
- Additionally, we own for the business:
 - One 30' flatbed trailer.
 - One man lift trailer, which is stored onsite unless in use at a job site.

Storage Facilities:

- All materials and tools are stored indoors within a:
 - 32'x 40' shop, and a
 - 26'x 45' C-can (storage container) building.

Employees:

- The business has two non-residence employees: my son and his partner/girlfriend.

- o They arrive together in the 1-ton diesel truck after 08:00 AM, retrieve their daily work orders, load necessary materials, and typically depart within 10–15 minutes, usually by 08:30–09:00 AM.
- o The presence of two workers is essential for **safely** handling and transporting heavy materials, both onsite and in the community.

Hours of Operation:

- Our official hours are 08:00 to 16:00, with peak onsite activity limited to 08:30–09:00 AM.

Community Consideration:

- We have taken steps to reduce impact on the neighborhood:
 - o Replaced one diesel truck with a quieter gas-powered vehicle.
 - o Maintained a buffer of approximately 50 yards from neighbors, including a long tree line separating properties.
- - o Limited onsite time and employee traffic.

We respectfully request this variance to continue operating at our current location under the above conditions. We are committed to maintaining the quiet and residential character of the neighborhood while safely and responsibly running our small business.

Please let us know if any additional documentation or signatures are required to support this request. We are more than willing to attend a hearing or inspection if needed.

Thank you for your time and consideration.

Sincerely,
Raymond Guy
Owner, Guys Overhead Door Services Ltd.

ray.bon@telus.net

Exhibit G: Photo of two Accessory Buildings used for storage of materials



Exhibit H: Emails between Development Authority and appellant

From: [Stephanie Camilleri](#)
To: [REDACTED]
Bcc: [Brayden Jones](#); [Randy Shermack](#); [Braden Slemko](#)
Subject: Concern follow up
Date: Wednesday, October 1, 2025 4:18:00 PM
Attachments: [image001.jpg](#)

Hi Kris,

I am following up on an inquiry and concerns you have about activity on the parcel adjacent to yours. I can confirm that a Development Permit application has been submitted and is under review.

You may find our [PLANit Portal](#) a useful tool to stay informed on what developments are happening in your neighbourhood. While the information available to the public is limited, you will be able to see that a *Home Based Business, Minor* has been applied for, and the status is *Complete Application*.

Should a Development Permit be for a Discretionary Use, or should it require a variance, adjacent landowners will be notified and have the chance to appeal a decision. We endeavor to provide notice to adjacent landowners, despite the postal strike. Please check [Development Permit Approvals](#) often for notice of Development Permit approvals.

If you have any concerns or comments, please feel free to forward them to me. We appreciate public input and would carefully consider your comments.

Sincerely,

Stephanie Camilleri | Development Officer | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1

Office: 780-968-8888 ext. 8436 | stephanie.camilleri@parklandcounty.com | www.parklandcounty.com



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From: Mirka Chiasson [REDACTED]
Sent: Wednesday, October 15, 2025 1:25 PM
To: Stephanie Camilleri <stephanie.camilleri@parklandcounty.com>
Subject: Concerns Regarding Approved Development Permit – Home-Based Business Adjacent to Our Property

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hello,

I am writing in response to the *Notice of Approved Development Permit Near You* letter recently issued regarding the neighbouring property (please see attached copy). It is my understanding that the County has approved a *Limited Home-Based Business* for this address. However, I am deeply concerned that the activities taking place on this property significantly exceed what is permitted under such a classification and have been doing so for at least four years.

Over this time, we have repeatedly contacted the County with complaints, including photo and video documentation, illustrating ongoing bylaw and permit violations. Despite this, it appears the business is now being granted additional approvals and permissions, which is both frustrating and discouraging given the long history of non-compliance.

Summary of Concerns:

Over the past four years, we have observed:

- Multiple commercial trucks (at least three different vehicles) entering and exiting the property numerous times daily, generating excessive traffic and noise in what is otherwise a quiet, family-oriented residential subdivision.
- Extended idling of diesel trucks during both summer and winter months, causing unpleasant and intrusive fumes to permeate our property and even the interior of our home.
- Frequent use of forklifts, several times per week, which further increases noise levels and industrial activity.
- Outdoor storage of materials and equipment, often visible from our property. This is

then reverts back to the same non-compliant state. (We understand that even aerial photographs have confirmed this issue.)

These activities are wholly inconsistent with what Parkland County defines as a *Home-*

Based Business – Minor. The intensity of operations is clearly commercial in nature and incompatible with the residential character of our neighbourhood.

Previous Efforts to Resolve:

Over the past two years, we have corresponded and met multiple times with County representatives, including **Shawn O’Hanlon** (prior to his resignation) and **Robert Kluz**, to provide extensive evidence of ongoing violations. Despite these efforts, the response we have consistently received is that “the file is being closed.”

It is extremely concerning that, rather than enforcing existing bylaws and addressing repeated non-compliance, the County has instead chosen to issue new or expanded permits for this business.

Precedent and Request for Action:

This situation closely mirrors the previous issue with the “Total Offroad” business in our area — a matter that was only resolved after Councillor **Rob Wiedeman** became involved. I have again contacted Councillor Wiedeman regarding this ongoing problem and sincerely hope the County will now take this issue seriously.

I am prepared to file a formal appeal of this development permit. However, it is difficult to understand how paying a \$200 appeal fee would lead to a different outcome, given that the concerns being raised are the same ones the County has been aware of for years.

Finally, the conditions attached to the permit clearly state that “*Failure to comply with the conditions of this permit may result in the permit being cancelled or revoked.*” The previous permit holder demonstrably failed to comply — yet the County’s response appears to be to issue another permit rather than enforce existing conditions. I respectfully ask for clarification on how this approach aligns with County policy and the principles of fair and consistent bylaw enforcement.

Mirka Salo/Chiasson & Kris Chiasson

[REDACTED]

[REDACTED]

Hi Mirka,

Thank you for reaching out with your concerns and questions about a recently issued Discretionary Development Permit in your neighbourhood. Resident feedback is important to us, and helps us understand how we can ensure all residents can pursue activities while considering how certain uses may impact the enjoyment of neighbouring properties.

I've reviewed and documented your comments, and have included the Manager of Development Planning & Safety Codes on this email for his information.

Development Compliance Officer, Brayden Jones, emailed me to let me know you and Kris had concerns about noise and hours of operation of the home-based business adjacent to you. On October 1, I sent an email to the email address provided to hear your concerns, but did not receive a response. The decision on the Development Permit application was then issued on October 6. You may appeal the decision by October 27. Please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com to inquire about filing an appeal.

Parkland County is committed to serving residents equitably and responsibly. If you choose not to appeal the decision, we would still encourage you to contact us in the future if you have specific concerns about the home-based business, and feel negatively impacted. We would follow up on your concerns.

Sincerely,

Stephanie Camilleri | Development Officer | Parkland County | 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8436 | stephanie.camilleri@parklandcounty.com | www.parklandcounty.com



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From: [REDACTED]
To: [Stephanie Camilleri](#)
Cc: [Braden Slemko](#)
Subject: Re: Concerns Regarding Approved Development Permit – Home-Based Business Adjacent to Our Property
Date: Wednesday, October 15, 2025 5:55:26 PM

You don't often get email from mirkachiasson@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of Parkland County. Do not click links or open attachments unless you recognize this sender and know the contents are safe.

Hello,

Thank you for getting back to me.

I've now seen the email.

"If you have any concerns or comments, please feel free to forward them to me. We appreciate public input and would carefully consider your comments."

Unfortunately I wasn't able to get back to you in those 5 days before their application was approved by you on Monday. That being said, as far as I know you were forwarder all of our concerns, comments and input from Brayden. These inputs have them clearly violating their permits before and currently. As I stated before, the county has photo and video material of them breaking their permit constantly. I don't understand how the fact that they have already broken their permits for years has no value to them being approved for even a larger business permit.

"Parkland County is committed to serving residents equitably and responsibly. If you choose not to appeal the decision, we would still encourage you to contact us in the future if you have specific concerns about the home-based business, and feel negatively impacted. We would follow up on your concerns."

I have been contacting the county for 5 years now with the issues and haven't had one person who would actually listen to us as a resident. I don't understand how it would be any different would we appeal or contact you in the future.

I've tried my best to be patient with this issue but when it's something that literally creates issues every single day to our neighbourhood for 5 years, nobody seems to listen our concerns or take us seriously and now they are given even a bigger business permit that truly blows my mind.

On Wed, Oct 15, 2025 at 17:09 Stephanie Camilleri
<stephanie.camilleri@parklandcounty.com> wrote:

|

Exhibit I: Photo of natural berm formation from appellant's property



7 51513 Range Rd 22

Carvel, Alberta

 Google Street View

May 2021



 Share

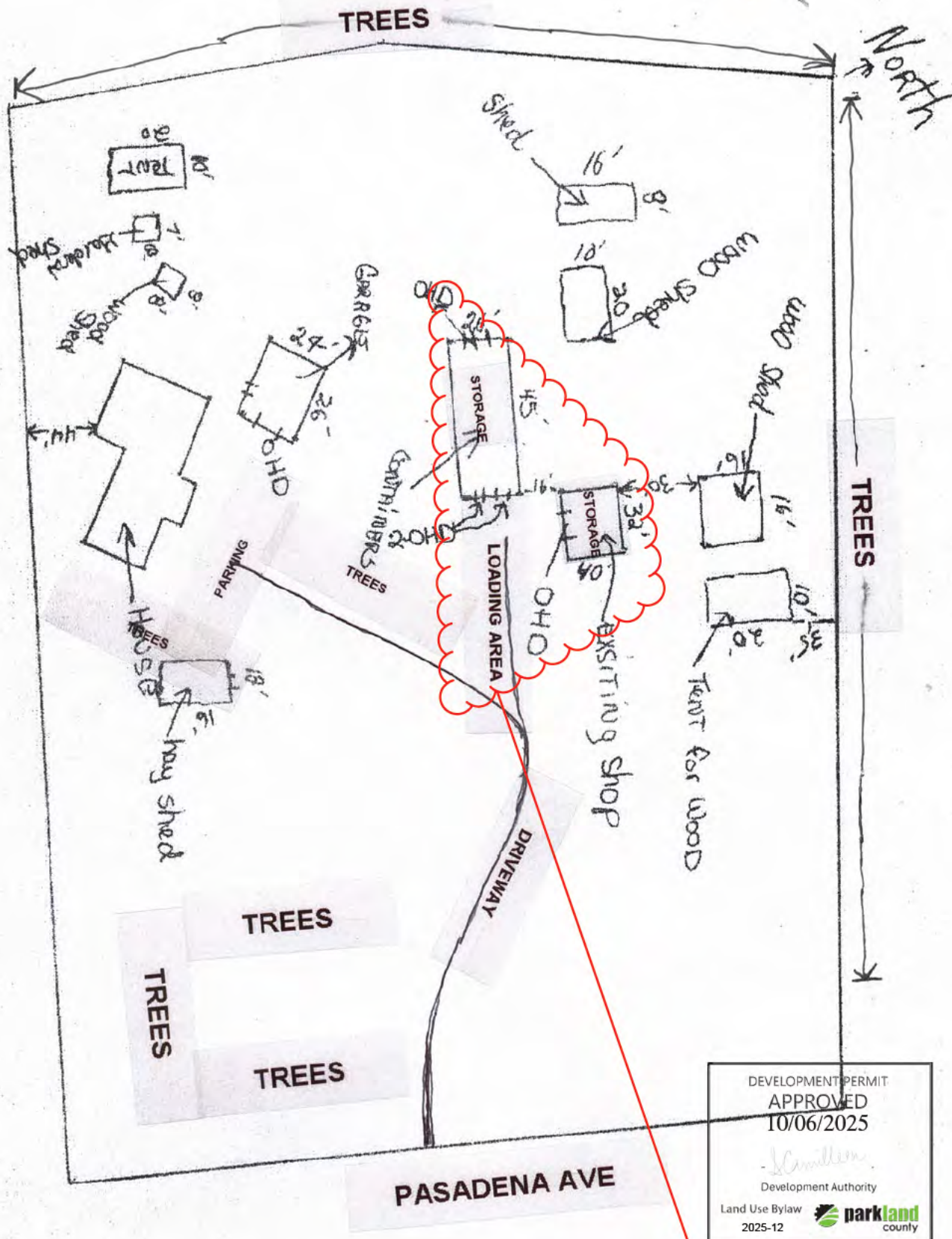
Exhibit I: Photo of trees along north property line of the Lands

PASADENA AVE

Trees along property line

1482003

1482004



DEVELOPMENT PERMIT
APPROVED
10/06/2025
Camille
Development Authority
Land Use Bylaw
2025-12
parkland county



Landowner Declaration and Consent Form

Registered Landowner Declaration and Consent (complete this section if you are the landowner)

Subject Legal and/or Civic Address (the "Lands")

I / We, the registered owner(s) or authorized representative of the landowner hereby:

- Grant authorization for Parkland County staff to enter the Lands to conduct site inspections and evaluations;
- Understand that if an application is approved or refused by the decision-making Authority, it may be appealed to the applicable appeal board (Subdivision and Development Appeal Board or Land and Property Rights Tribunal). It is further understood that the appeal board may confirm, revoke, or vary the decision or any condition because of such an appeal being duly served, and that any work undertaken prior to an appeal being filed is entirely at my/our risk;
- Understand that any approvals granted regarding an application does not excuse me/us from complying with the requirements of any Federal, Provincial, or other Municipal Legislation, or the conditions of any easement, restrictive covenant, or agreement affecting the Lands;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relation to the application;
- Consent to receive communication and application decisions through electronic means if applicable.

Note that Parkland County sends application-related correspondence to the named applicant.

I / We hereby authorize the applicant _____ to act as an agent on my/our
(please leave blank if you are the applicant)
behalf relating to the application(s) identified below at the address above.

Signature of Primary Registered Owner: Raymond Guy Print Name: August 28/2025 Date: _____
Registered Owner Email: ray.bonafelus.net Registered Owner Phone Number: _____

The above signature provides consent for the following application(s):

- ☒ Development Permit ☐ Civic Address New/Change ☐ Subdivision ☐ Comprehensive Planning Application ☒ Compliance Review

Signatures of additional Owners on Title (only applicable for Subdivisions and Comprehensive Planning Applications)

Registered Owner Signature: <u>Raymond Guy</u>	Print Name: <u>Raymond Guy</u>	Date: <u>Aug 28/25</u>	Registered Owner Signature: _____	Print Name: _____	Date: _____
Registered Owner Signature: _____	Print Name: _____	Date: _____	Registered Owner Signature: _____	Print Name: _____	Date: _____

Applicant Declaration (complete this section if you are the applicant but not the landowner)

I / We the Applicant, hereby:

- Certify that I/we am/are the contact for the Primary Registered Landowner;
- Certify the information provided with the application is, to the best of my/our knowledge, a true statement of the facts relating to the application;
- Consent to receive communication and application decisions through electronic means.

Signature of Applicant: Raymond Guy Print Name: August 28/2025 Date: _____

The information collected on this document will be used for the purposes allowed under the authority of the Municipal Government Act. The personal information that you provide may be made public subject to the provisions of the Freedom of Information and Protection of Privacy Act. Questions regarding the collection and use of this information may be directed to the Freedom of Information & Protection of Privacy Coordinator for Parkland County at 780-968-3229.

Subject: Letter of Intent for Home-Based Business Permit Application**Permit # PLDPH20250765****Subject Property -W5-2-51-35-SW**

I am writing to formally request a development permit for the operation of my business, **Guys Overhead Doors Service LTD**, from my residential property located at [REDACTED] **Parkland County Alberta.**

Guys Overhead Doors provides specialized services in the installation and repair of garage overhead doors. The nature of the business involves both on-site work at customer locations and minimal administrative tasks conducted from home. Operations include the storage of overhead doors and parts in two buildings on-site, as well as the transportation of these materials to job sites using service trucks and a trailer.

The business operates on weekdays, Monday through Friday, from **8:00 AM to 5:00 PM**. There is no direct public traffic to and from the property, as customers receive services at their respective locations. The only regular activities on-site involve the unloading of parts for storage and the loading of materials onto the service trucks for transport. Currently, I employ two staff members (a lead hand and a helper), both of whom arrive together and leave together for work.

We are committed to ensuring that all business activities comply with the relevant zoning laws and residential business regulations. Our operations are low-impact, and we anticipate no disruption to the neighborhood. All deliveries and vehicle movements are restricted to business hours, and no customer appointments are held on-site.

I am requesting the approval of a home-based business permit to legally operate Guys Overhead Doors from my residence. I am happy to provide any additional information or documentation required for processing my application.

Please let me know if there are any specific forms, fees, or inspections that need to be completed as part of the application process. I am happy to schedule a meeting or site visit to further discuss the nature of the business and ensure full compliance with all local guidelines.

Thank you for considering my application. I look forward to your favorable response. If you require any further details or clarification, please feel free to contact me at 780-963-0477 or via email at ray.bon@telus.net.





LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0012 725 041 7921342;1;5A 872 308 570

LEGAL DESCRIPTION
 PLAN 7921342
 BLOCK 1
 LOT 5A
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 2.61 HECTARES (6.45 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;2;51;35;SW

MUNICIPALITY: PARKLAND COUNTY

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
872 308 570	21/12/1987				NIL

OWNERS

RAYMOND GUY

AND

BONNY GUY

BOTH OF:

PARKLAND COUNTY

ALBERTA T7Y 2H9

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 122014169)

(DATA UPDATED BY: CHANGE OF ADDRESS 172040182)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
782 183 844	16/08/1978	UTILITY RIGHT OF WAY	GRANTEE - WEST PARKLAND GAS CO-OP LTD.

162 060 842 26/02/2016 MORTGAGE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

872 308 570

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF
SEPTEMBER, 2025 AT 11:20 A.M.

ORDER NUMBER: 54975360

CUSTOMER FILE NUMBER: 20250765



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

Raymond Guy
Guys Overhead Door Services Ltd.
17 51513 RR 22
Parkland County, AB T7Y 2H9
[REDACTED]
ray.bon@telus.net



Variance approved
PLDPH20250765

Date: September 12.2025

To:
Stephanie Camilleri

Subject: Request for a Variance of a non-residence employee

Dear Stephanie Camilleri

I am writing on behalf of Guys Overhead Door Services Ltd. to formally request a variance to continue operating our business at [REDACTED] Parkland County AB with specific conditions related to vehicle use, onsite material storage, and employee access.

Business Operations Overview:

Guys Overhead Door Services Ltd. is a small, family-operated business specializing in the installation and repair of overhead doors. We operate with a small crew and make every effort to minimize disruption to the surrounding community.

Vehicles Onsite:

- We own and operate two commercial trucks:
 - A ½-ton gas truck that is permanently parked onsite.
 - A 1-ton diesel truck that arrives in the morning to load parts for the Days work and, on rare occasions, may return in the afternoon for drop-offs.
- Additionally, we own for the business:
 - One 30' flatbed trailer.
 - One man lift trailer, which is stored onsite unless in use at a job site.

Storage Facilities:

- All materials and tools are stored indoors within a:
 - 32'x 40' shop, and a
 - 26'x 45' C-can (storage container) building.

Employees:

- The business has two non-residence employees: my son and his partner/girlfriend.

- o They arrive together in the 1-ton diesel truck after 08:00 AM, retrieve their daily work orders, load necessary materials, and typically depart within 10–15 minutes, usually by 08:30–09:00 AM.
- o The presence of two workers is essential for **safely** handling and transporting heavy materials, both onsite and in the community.

Hours of Operation:

- Our official hours are 08:00 to 16:00, with peak onsite activity limited to 08:30–09:00 AM.

Community Consideration:

- We have taken steps to reduce impact on the neighborhood:
 - o Replaced one diesel truck with a quieter gas-powered vehicle.
 - o Maintained a buffer of approximately 50 yards from neighbors, including a long tree line separating properties.
- - o Limited onsite time and employee traffic.

We respectfully request this variance to continue operating at our current location under the above conditions. We are committed to maintaining the quiet and residential character of the neighborhood while safely and responsibly running our small business.

Please let us know if any additional documentation or signatures are required to support this request. We are more than willing to attend a hearing or inspection if needed.

Thank you for your time and consideration.

Sincerely,
Raymond Guy
 Owner, Guys Overhead Door Services Ltd.

 ray.bon@telus.net

Appeal Statement – Discretionary Development Permit PLDPH20250765

Address: [REDACTED]

Appellants: Kristopher and Mirka Salo Chiasson

We, Kristopher and Mirka Salo Chiasson, are appealing the approved Discretionary Development Permit PLDPH20250765 for [REDACTED]. We believe this development negatively impacts the residential character of our neighbourhood and does not align with the intent of the Land Use Bylaw.

Attached are copies of our previous correspondence with the County over the past few years, showing the ongoing issues and the reasons for our appeal. Despite the clearly outlined permit conditions, the business has continued to operate in violation of those terms on a daily basis.

Brightbank Estates is a quiet, family-friendly neighbourhood. Unfortunately, the business activity at this property has introduced excessive noise and traffic that are entirely inconsistent with the area's residential nature.

We regularly observe:

- Multiple commercial trucks (at least three different ones) entering and exiting the property beginning around 8 a.m. and continuing throughout the day, sometimes until 8 p.m.
- Trucks idling for 30–60 minutes at a time, even during the summer, while loading or unloading.
- Frequent use of forklifts, several times a week.
- Outdoor storage of materials and equipment, often placed directly along our property line.

These activities go far beyond what Parkland County defines as a *Home-Based Business – Minor*. The level of activity and impact are clearly commercial in scale and incompatible with the residential character of our neighbourhood.

We have also included a flash drive containing photos and videos documenting these issues.



Page 243!

7th July 2024

Vast S [redacted] S O'Hanlo [redacted] 7.
S

We are just hoping for some follow-up regarding the business next door. The owners son Travis and girlfriend continue to come and work next door, business as usual. They are coming at more sporadic times and on weekends likely to mix up the schedule. I can confirm that neither of them live there as they only drive in when working. Additionally, likely Travis caused some damages to our property with his truck by doing burnouts on the driveway. I will likely be calling rcmp to continue their harassment investigation. I am hoping that the implementation of enforcement may aid in ending him continually come to this area.

Mr ka [redacted] lon [redacted] klo 00
3 n o

8 3 [redacted] wrote.

[redacted]

property.

During the inspection, we discussed what was occurring and what his business modal was. I was able to see the area's that he was storing his products and equipment. I was shown two vehicles that were used for the purpose of his business, with the explanation that the 3 vehicle was with his son, and the 4th had been sold. It was explained to me that the diesel truck on the property was in the process of being sold and was no longer being used for the business. The vehicles currently being used by the property owner, as explained to me by the property owner, and his son also, generally, are used as their main method of conveyance.

The property owner did freely admit that the diesel truck that he was selling was loud, and he indicated that this was the reason why he was selling it. He explained that he had purchased a gas powered truck to try and mitigate the noise issue.

During my inspection, I noted that all the outside storage had been removed and was now being stored inside the permitted structure. The trailers on site, along with the garbage bin, and forklift were all stored in accordance with the Land Use Bylaw and were not an issue.

With the storage of the items related to the business now being in compliance, and the buildings and shipping container now also being in compliance, the only issue remaining was the property owners son attending the property to work for the business. The property owner did state that his son lives off site, and that he does come and work for him, however, after a review of this situation and a discussion with our management and legal team, the determination was made that this does not meet our definition of an outside employee, and could not be pursued further by the County. This particular situation falls outside what the bylaw is intending to try and prevent.

SON AND GIRLFRIEND (ANOTHER WORKER) COME 8AM and multiple times a day to load, unload, work around the yard EVERY SINGLE DAY

Given that the son is related to the property owner, and would reasonably be expected to attend the property to visit and assist his father at any given time, it becomes almost impossible for us to police the comings and goings of the son to this property. Additionally, as the son is not staying on property to work, but is only at the property for a short time, to pick up or drop off materials, it was determined that this was more akin to a delivery person attending the property, which we are not able to regulate. Lastly, given that the son had resided on the property in the past (or at the very least that the property owner had, and continues to have, evidence as such) it is reasonable to argue that the son not living on the property does not constitute a change in the original homebase business permit that was approved.

I understand that this is likely not the outcome you were hoping for, however, we have attached some conditions and expectations to the property moving forward, that should help remedy some of the issues you were having and expressed during your original complaint.

Firstly, it was expressed to the property owner that should the outside storage of materials begin

again or any other violation of the currently approved Home Based Business Level 2 permit occur, there would be no warnings or timeframe provided to come into compliance. A stop order and fines would be issued immediately.

OUTSIDE STORAGE HAS BEEN BACK EVER SINCE

The second condition is that the son only attend the property, for business purposes, during the posted business hours. This are listed as Monday to Friday from 9 AM to 5PM. This would not prevent the son from coming or going from the property outside of those times, as we do not have the ability to regulate that, but would put a limit on the business related coming and goings, which should prevent the early morning/late night truck and business related noise.

COMES AM AND ON WEEKENDS ALL THE TIME
WITH WORK TRUCK TO LOAD OFFLOAD WORK STUFF

Lastly, it was firmly expressed to the property owner that if he wished to grow the business past the point it is currently at, he would be required to seek a different property to house the business.

All of these items were discussed and agreed upon by the property owner. As the property is now in compliance with its originally approved business, we are now closing our enforcement file on this property. If you have any questions, or wish to discuss further, please feel free to reach out to me. I am in and out of the office a fair amount, so you if you can't reach me by phone, please leave me voicemail or reply to this email, as emails reach me in the field.

Thank you,

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345 Shawn.Ohanlon@parklandcounty.com www.parklandcounty.com

 One Parkland: Powerfully Connected.

From: Kris Chiasson <[REDACTED]>
Sent: Sunday, July 7, 2024 5:53 AM
To: Mirka S <[REDACTED]>; Shawn O'Hanlon <[REDACTED]>
Subject: Guys overhead doors

Page 16**Fwd: BEHBB20240007** - [REDACTED]**Kris Chiasson** [REDACTED]

Vast. ott.: Mirka S [REDACTED]

25. tammikuuta 2024 klo 18.27

----- Forwarded message -----

From: **Shawn O'Hanlon** <[REDACTED]>

Date: Thu, Jan 25, 2024 at 3:13 PM

Subject: RE: BEHBB20240007 - [REDACTED]

To: Kris Chiasson [REDACTED]

Good afternoon Kris,

I have not chatted with Ray yet. A letter has been sent out and should be arriving in the near future.

Once Ray has the County's concerns and request to come into compliance in writing, I will be able to facilitate a conversation with him.

In the meantime, while I am going through the Planning and Development processes for this issue, it might be worth while to contact Enforcement Services again for the actual specific incidence of noise that are occurring on the property. I am not able to address those issues as they are occurring and they may be able to provide you with some immediate relief from specific noise issues.

I have attached the Community Standard Bylaw section that may be applicable to what is occurring.

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779,
Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345 Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

**One Parkland: Powerfully Connected.****From: Kris Chiasson** <[REDACTED]>

Sent: Tuesday, January 23, 2024 12:16 PM

To: Shawn O'Hanlon <[REDACTED]>

Subject: Re: BEHBB20240007 - [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello, not sure if you've chatted with Ray or not yet, but things here are business as usual. **Truck idling every morning for an hour, then picks ups through the day. (2 more videos).**

Kris.

On Thu, Jan 18, 2024 at 2:42 PM Kris Chiasson <[REDACTED]> wrote:

Got back home and 2 white trucks working with 2 workers working. This isn't unusual, but I want to demonstrate how big of an ongoing problem this is. Seeing that they have already been given warnings by Sarah in the past as well.

Kris

On Thu, Jan 18, 2024 at 2:40 PM Kris Chiasson <[REDACTED]> wrote:

On Thu, Jan 18, 2024 at 2:39 PM Kris Chiasson <[REDACTED]> wrote:

On Thu, Jan 18, 2024 at 10:58 AM Kris Chiasson <[REDACTED]> wrote:

So these videos I just sent are taking right now. They have already come back for their next load. Unfortunately I have to leave so I won't be able to show them loading more product, but I can assure they will. **They dismally come 3-4 times a day.**

On Thu, Jan 18, 2024 at 10:57 AM Kris Chiasson <[REDACTED]> wrote:

On Thu, Jan 18, 2024 at 10:56 AM Kris Chiasson <[REDACTED]> wrote:

On Thu, Jan 18, 2024 at 10:55 AM Kris Chiasson <[REDACTED]> wrote:

On Thu, Jan 18, 2024 at 9:48 AM Kris Chiasson <[REDACTED]> wrote:

Thanks for that, I will drop it off at the front desk for you today.

Kris.

On Thu, Jan 18, 2024 at 9:37 AM Shawn O'Hanlon <[REDACTED]> wrote:

Good morning Kris,

Thank you for the photos and videos .

I can confirm that all the files came through correctly and I am able to access them. If you are able to put those other videos onto a flash drive and bring them in that would be fantastic.

I also wanted to provide one quick update. I was able to locate the original Development Permit for the homebased business they have on the property. It was quiet old and so not kept with our other, more recent files.

It would appear as though they are permitted for a home based business level 2. I have attached some information from our Land Use Bylaw regarding homebased business so that you are aware of what that means.

I was also able to locate the old Enforcement file regarding this property and your prior attempt to have this issue dealt with.

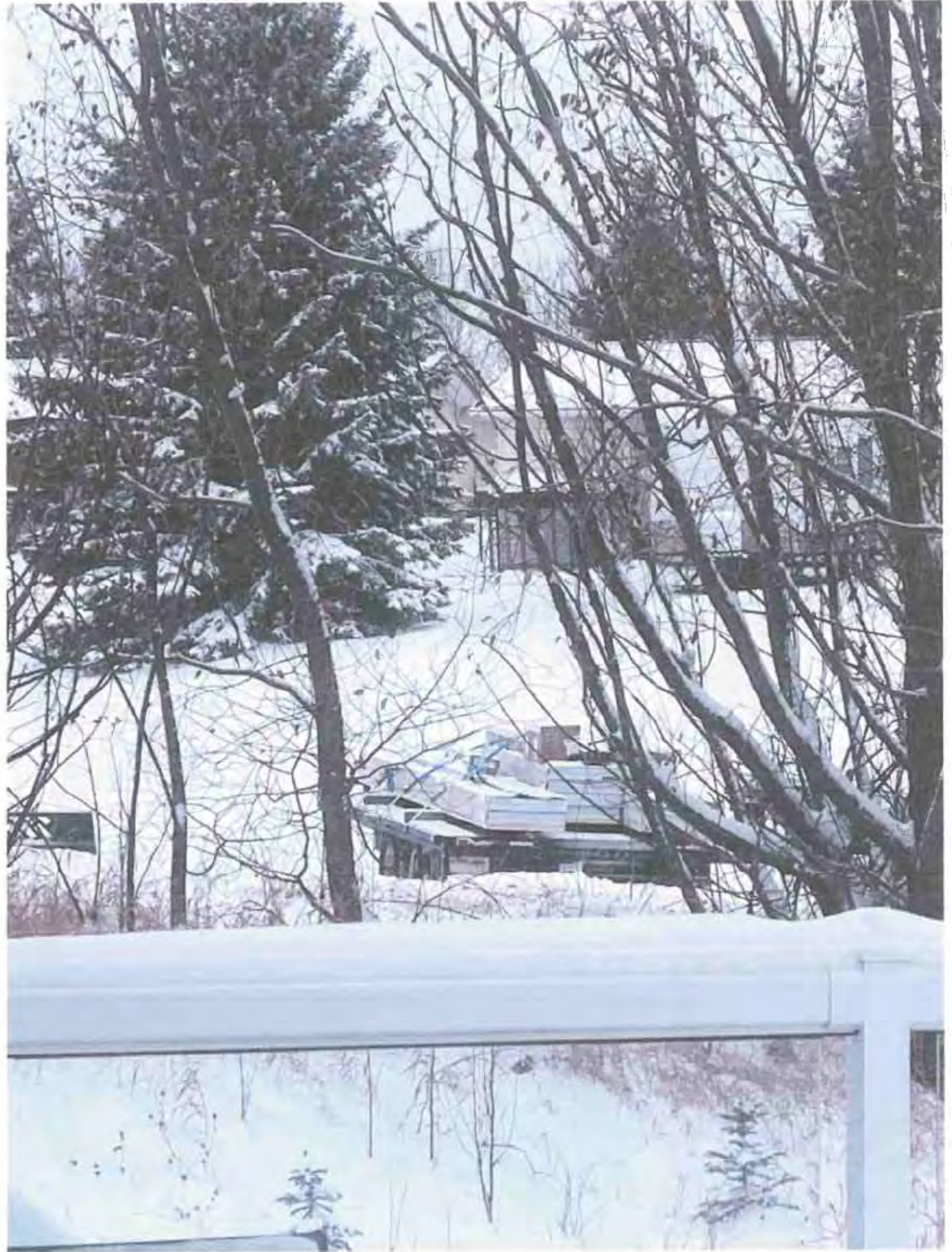
Shawn O'Hanlon Development Compliance Officer Parkland County
53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345 [REDACTED]
www.parklandcounty.com

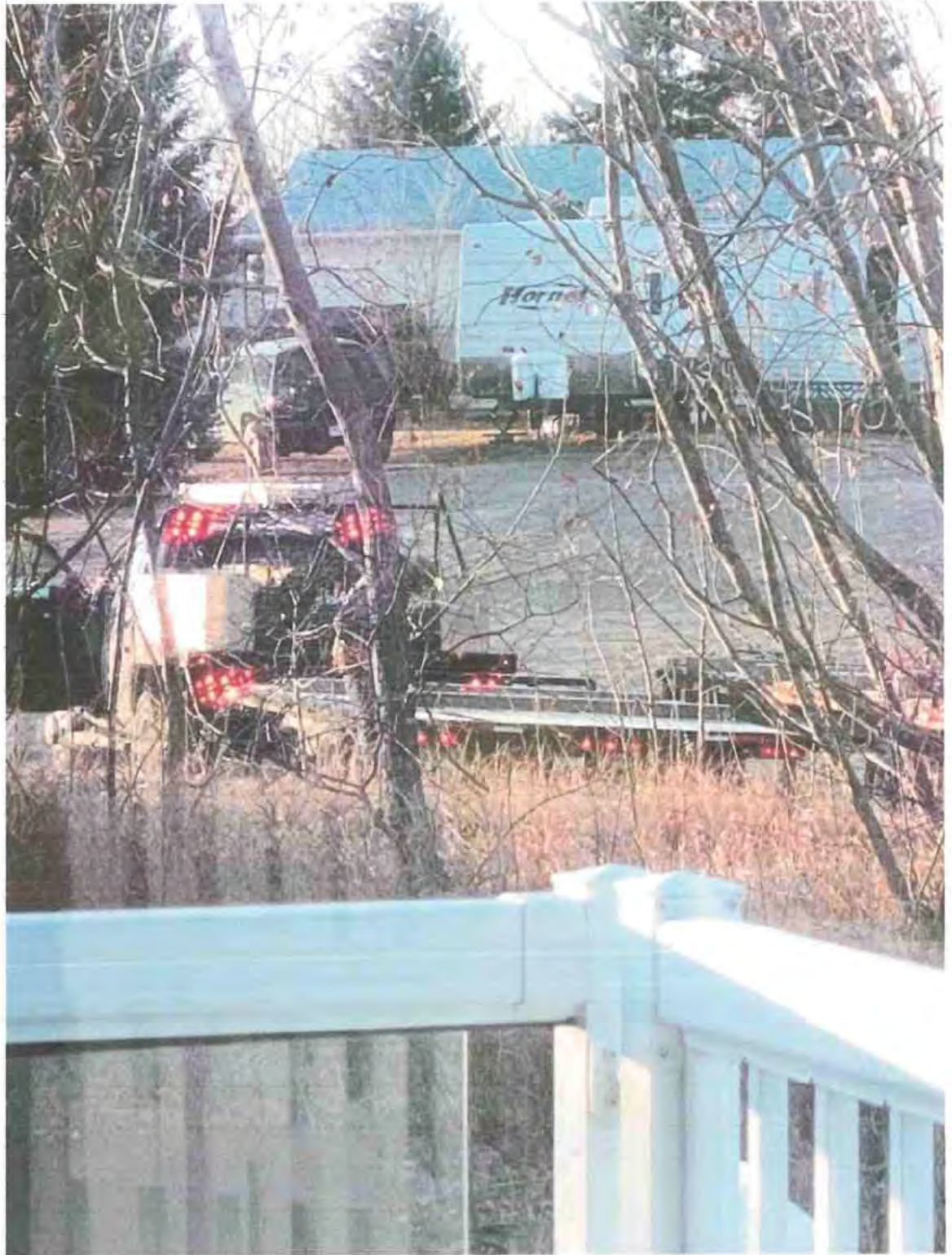


From: Kris Chlasson [REDACTED]
Sent: Wednesday, January 17, 2024 10:13 AM
To: Shawn O'Hanlon [REDACTED]
Subject: Re: BEHBB20240007 - [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)









On Wed, Jan 17, 2024 at 10:11 AM Kris Chiasson <[REDACTED]> wrote:

On Wed, Jan 17, 2024 at 10:10 AM Kris Chiasson <[REDACTED]> wrote:

On Wed, Jan 17, 2024 at 10:10 AM Kris Chiasson <[REDACTED]> wrote:

On Tue, Jan 16, 2024 at 10:12 AM Shawn O'Hanlon <[REDACTED]> wrote:

That would work for me!

See you then!

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345
Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson <[REDACTED]>
Sent: Tuesday, January 16, 2024 10:11 AM
To: Shawn O'Hanlon <[REDACTED]>
Subject: Re: BEHBB20240007 - [REDACTED]

Hello,

Would around 1:30-2pm work for you?

On Tue, Jan 16, 2024 at 9:00 AM Shawn O'Hanlon <Shawn.Ohanlon@parklandcounty.com> wrote:

Good morning Kris,

Any time today at the County Center building would work for me. Just let me know and I will make myself available .

Thanks!

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345
Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson [REDACTED]
Sent: Tuesday, January 15, 2025 10:03 AM
To: Shawn O'Hanlon [REDACTED]
Subject: Re: BEHBB20240007 - [REDACTED]

Good morning,

Is there a time and place that would be good to meet up?

Kris

On Mon, Jan 15, 2024 at 10:53 AM Shawn O'Hanlon <[REDACTED]> wrote:

Good morning Kris,

No problem at all. Lets touch base tomorrow and see how the day is looking.

Thank you for the update!

Shawn O'Hanlon Development Compliance Officer Parkland
County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345
Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson <[REDACTED]>
Sent: Monday, January 15, 2024 10:52 AM
To: Shawn O'Hanlon <[REDACTED]>
Subject: Re: BEHBB20240007 - 17 51513 Rge Rd 22

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Shawn,

My apologies but I have 5 kids and they are off of school today. It will be difficult to manage time to have a proper conversation today without distraction. I'm hoping the busses will be running tomorrow and they will be back in regular attendances.

Kris

On Wed, Jan 10, 2024 at 9:37 PM Kris Chiasson
<[REDACTED]> wrote:

Hello Shawn,

I think Monday would be best as I'm heading back to work tomorrow until Sunday. I can liaise with you Monday to see what works best. Thanks again,

Kris

On Wed, Jan 10, 2024 at 3:53 PM Shawn O'Hanlon <[REDACTED]> wrote:

Good afternoon Kris,

I am free tomorrow morning between 09:30am and 11:00am if that works for you. I can meet either at the County Center Building or we can speak on the phone, which ever is easiest for you.

I may also be free in the afternoon between 3:45pm and 4:15pm.

I'm not at work on Friday, but I will be back on Monday and could talk to you pretty much any time that day.

Let me know what works for you.

Thank you!

Shawn O'Hanlon Development Compliance Officer
Parkland County 53109A HWY 779, Parkland County,
Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345
Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson <[REDACTED]>
Sent: Monday, January 8, 2024 12:57 PM
To: Shawn O'Hanlon <[REDACTED]>
Subject: Re: BEHBB20240007 - [REDACTED]

You don't often get email from krischiasson2521@gmail.com. [Learn why this is important](#)

Hello,

Thank you for reaching out. I tried calling back a few times today but I'm assuming you're out of the office or busy on another matter.

There is a bit to go over so it's difficult to type all of it out. I'm not sure if you're willing to meet up as my wife would like to assist with this matter as well. Either way, let me know your availability and I will try to make it work by phone or in person meeting.

Kris.

On Mon, Jan 8, 2024 at 11:18 AM Shawn O'Hanlon
[REDACTED] wrote:

Good morning Kristopher,

My name is Shawn O'Hanlon and I am the Development Compliance Officer for Parkland County. I am emailing today to see if I can obtain a little more information regarding the service request you submitted about the homebased business operating at [REDACTED]

If you can please give me a call back, or reply to this email and provide me with a rundown has to what has occurred and any other information that you feel might be useful.

Our file number for this service request is BEHBB20240007.

Thank you!

Shawn O'Hanlon Development Compliance Officer
Parkland County 53109A HWY 779, Parkland County,
Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345
Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com



 **Community-Standards-Bylaw-No.-03-2012 Noise reguations.pdf**
1741K

Kris Chiasson [REDACTED]

8. marraskuuta 2025 klo 2.22

Vast. ott.: Mirka S [REDACTED]

----- Forwarded message -----

From: Kris Chiasson <[REDACTED]>

Date: Fri, May 3, 2024 at 3:53 PM

Subject: Re: BEHBB20240007 - [REDACTED]

To: Shawn O'Hanlon <[REDACTED]>

Hi Shawn,

Thanks for following up. His son and girlfriend come and go to the property loading up a few times every day. They are using the forklift as usual. I will continue to update you regarding any changes. Again, thank you to your commitment to this matter.

Kris.

On Fri, May 3, 2024 at 3:23 PM Shawn O'Hanlon <[REDACTED]> wrote:

Good afternoon Kris,

I do have an update on the file. As it stands right now, the structure on the property has been permitted, as well as the shipping container. They are now compliant with County Bylaws.

I am still working on the Homebased Business portion of the file. There was an application submitted to the County requesting some changes to their existing Homebased Business permit, however, after the file was reviewed, those requests would not have been permitted, and so the permit was withdrawn as of May 1st, 2024.

I have been in contact with, and told by the property/business owner that there is no longer any outside storage, and that all business related items are stored inside the building and the shipping container. I explained that this was contrary to the information that I had regarding the property.

I intend to verify what the property owner is saying with a patrol early next week. The property owner has also stated they are attempting to sell one of the noisy diesel trucks, as he indicated he believes that the noisy trucks were what originated the complaint against him. This is not a requirement of the file, just information I figured I would pass along.

While speaking with the property owner he stated that if the only outstanding issue, as he sees it, was having outside employees attend the property (his son), and that maybe he would just have his son move back onto the property. I advised against this course of action and informed him that as we have received a number of complaints regarding this property, proof would need to be provided that the son did reside on the property, and that checks for compliance would occur.

Son does not live on property and has since come daily with another worker.

I will provide another update after I have completed my patrol early next week.

Thanks!

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779,
Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345 Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson <[REDACTED]>
Sent: Thursday, May 2, 2024 2:37 PM
To: Shawn O'Hanlon <[REDACTED]>
Subject: Re: BEHBB20240007 - [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Shawn,

It's been about a month and a half since the last message. I'm just wondering if there is any follow-up regarding their permit application and allowance to continue their ongoing business practices with workers on site.

Kris.

On Thu, Feb 15, 2024 at 8:28 AM Kris Chiasson <[REDACTED]> wrote:

Hello Shawn,

Unfortunately nothing has changed next door since our initial meeting except the yard is a bit more tidy. Can you provide me a email or phone number (or both) to someone in enforcement?

Kris

Kris Chiasson
Vast. ott.: Mirka [REDACTED]

8. marraskuuta 2025 klo 2.23



Fwd: Guys overhead doors

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.07

----- Forwarded message -----

From: Kris Chiasson <[REDACTED]>
Date: Mon, Apr 12, 2021 at 9:56 AM
Subject: Guys overhead doors
To: [REDACTED]

Hello Sarah,

I know you stated you would follow up today or tomorrow regarding the neighbouring business. Ray next door has been trying to call me (assuming it's about this matter), but I don't think I'm going to contact him at this point, or at least until after I speak to you. Again, thank you for assisting with this matter,

Kris Chiasson

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.07

----- Forwarded message -----

From: Kris Chiasson <[REDACTED]>
Date: Fri, Apr 16, 2021 at 7:26 AM
Subject: Fwd: Guys overhead doors
To: [REDACTED]

moved storage right back to our property line after.

Hi Sarah,

Just FYI, I did reach out to ray from guys overhead doors. We addressed some of the issues regarding the noise and safety. He agreed that the quads and arrows should have been dealt with earlier and it will no longer be an issue. He has agreed to do his best to keep the noise down. Regarding the business, he has already done a significant amount of clean up and is trying to move a lot of it west away from our residence. Some of the bins he admitted that he can't move as they need to be on gravel for the trucks to pick up. He has been quite accommodating (at this time) and trying to make things right.

His concern at this point is that during these covid times that business has been tough as it is and he is afraid of losing his business. In no means do I want his business to be closed down; however those noise issues (including from the business) had made it difficult to live next to. I will say his yard looks a lot better even with some of his supplies tucked away next to his outbuilding, it looks a lot more presentable; not that the outdoor storage was ever my issue.

If you have any questions, you can email me at your convenience.

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.07

----- Forwarded message -----

From: Sarah Madore
Date: Sat, Apr 17, 2021 at 7:13 PM
Subject: RE: Guys overhead doors
To: Kris Chiasson

Hi Kris

Sorry for the delay in responding. I appreciate the update and am hopeful things will improve from here. What steps would you like me to take in relation to this file? As spoken, I can enforce the outdoor storage issue if you wish to proceed. If you are content with the current outcome I can conclude my file; I will leave the decision with you.

I'm on shift Saturday – Tuesday so feel free to reach out if you wish to discuss the matter

Thank you,

Sarah Madore Community Peace Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8400 sarah.madore@parklandcounty.com | www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

Complaint Line: 780-968-8400 (24/7)
Toll Free: 1-888-880-0858

From: Kris Chiasson [REDACTED]
Sent: Friday, April 16, 2021 7:27 AM
To: Sarah Madore <[REDACTED]>
Subject: Fwd: Guys overhead doors

Hi Sarah,

Kris Chiasson [REDACTED]
Vast. ott.: Mirka [REDACTED]

8. marraskuuta 2025 klo 2.08

----- Forwarded message -----
From: Kris Chiasson [REDACTED]
Date: Tue, Apr 20, 2021 at 9:49 AM
Subject: Re: Guys overhead doors
To: Sarah Madore <[REDACTED]>

I'm not content with just leaving it at this point. Workers are still coming and going regularly and it sounded like a construction site this morning. I don't mind trying to keep civil with the neighbour, but I don't believe there will be any changes regarding his business practices. Moreover, I don't know if you told him that this is up to me or not, but now he seems to be going out of his way to be friendly (which he never did for 12 years). Personally, I don't think it's fair to have it up to me as it puts me in a compromising position. Have neighbours that are hostile and angry (which his kids are showing to us already), or dealing with living next to a loud business. After speaking with some neighbours, they have the same concerns as I did.

Kris Chiasson [REDACTED]
Vast. ott.: Mirka [REDACTED]

8. marraskuuta 2025 klo 2.08

----- Forwarded message -----
From: Kris Chiasson [REDACTED]
Date: Tue, Apr 20, 2021 at 3:54 PM
Subject: Re: Guys overhead doors
To: Sarah Madore <[REDACTED]>

If you would like I can call you tomorrow to discuss this matter. Just let me know a time that's good for you.

Kris Chiasson [REDACTED]

Vast. ott.: Mirka S [REDACTED]

8. marraskuuta 2025 klo 2.08

----- Forwarded message -----

From: **Sarah Madore** <[REDACTED]>

Date: Tue, Apr 20, 2021 at 4:01 PM

Subject: Re: Guys overhead doors

To: Kris Chiasson <[REDACTED]>

Hi Kris

I am on today until midnight and I'm off for the next few. I did want to speak with you but if today doesn't work I can touch base with you on Saturday. Let me know what works best or call me at your convenience [REDACTED]

Thanks

Sarah

Get [Outlook for iOS](#)

From: Kris Chiasson [REDACTED]**Sent:** Tuesday, April 20, 2021 3:54:35 PM**To:** Sarah Madore <[REDACTED]>**Subject:** Re: Guys overhead doors

Kris Chiasson [REDACTED]

Vast. ott.: Mirka [REDACTED]

8. marraskuuta 2025 klo 2.14

----- Forwarded message -----

From: **Kris Chiasson** [REDACTED]

Date: Tue, Apr 20, 2021 at 4:02 PM

Subject: Re: Guys overhead doors

To: Sarah Madore [REDACTED]

Just watching my kids right now. Let's do Saturday. Let me know what time works for you and I will manage it.

Thanks again.

Kris Chiasson [REDACTED]

Vast. ott.: Mirka [REDACTED]

8. marraskuuta 2025 klo 2.14

[REDACTED]
[REDACTED]
I am on day shift Saturday-Monday so feel free to call anytime between 6am-6pm. If anything changes in the meantime and you would like a Peace Officer to address any concerns please contact Customer Service [REDACTED] and another Officer can attend.

Speak with you Saturday!

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.14

[REDACTED]
To [REDACTED]

Hello, I would like to know if you're in charge of this matter or if anyone else has been assigned to this area.

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.15

[REDACTED]
To: Kris Chiasson <[REDACTED]>

Please call 780-968-8888 to make a complaint. There is an officer in Planning now but you need to make a report first.

Hope this helps!

Sarah

Outlook for iOS



Fwd: Guys overhead doors

Kris Chiasson
Vast. ott.: Mirka

8. marraskuuta 2025 klo 2.23

----- Forwarded message -----

From: Kris Chiasson
Date: Wed, Mar 13, 2024 at 7:29 PM
Subject: Re: Guys overhead doors
To: Shawn O'Hanlon <

Hello,

Thank you for the update. I'm thankful and glad for the progress that is happening. I will review the noise bylaws but I think they are tip toeing around a lot of those, however I will check through them again.

My concern is that they are currently violating their permit and are allowed to do so while they apply to have it changed. It's understanding for a short amount of time that they would need should they be moving forward to another location, but with no plans on changing business, the appeal process could be a long time of continuing their conduct with no repercussions.

I'm fine waiting to see what happens after the initial application process happens as it is due in a couple weeks, then we can see what is the best course of action afterwards should they wish to appeal.

Kris and mirka chiasson.

On Mon, Mar 11, 2024 at 8:26 AM Shawn O'Hanlon <Shawn.OHanlon@parklandcounty.com> wrote:

Good morning Kris,

I apologize for not getting back to you sooner.

I do have some updates regarding the file. I can confirm that the property owner has received my letter and has been in contact with the County. They have submitted applications to the County for some of the activity that is occurring on the property (namely the unpermitted buildings and shipping container). They have also submitted a new application to vary the Homebased Business level 2 that they have. This permit is currently under review by our planners. Given the nature of the regulations surrounding the homebased businesses, I believe that this application will be denied. Until that happens, however, I am required to allow the application process to proceed, as it is their right to apply for such things. Once denied, they also have the right to appeal to the Subdivision and Development Appeal Board.

This process can take some time, but it is working its way through the system. I am confident that at the end we will have a lasting resolution that will offer you some relief from the issues that are occurring. The issues at this property have been ongoing for some time, so will require time to rectify.

In the meantime, if you are experiencing noise issues or traffic issues I would encourage you to contact Enforcement Services to address those issues as they are occurring. I also know that you spoke of some other concerning behavior such as threats and intimidation tactics. If those issues begin again, I would strongly encourage you to contact the RCMP.

I have included the County's noise regulations so that you can determine if there are any issues that may be worth reporting to Enforcement Services.

Thank you, and I should have more information for you in the next couple of weeks.

Shawn O'Hanlon Development Compliance Officer Parkland County 53109A HWY 779,
Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8345 Shawn.Ohanlon@parklandcounty.com
www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Kris Chiasson [REDACTED]
Sent: Friday, March 8, 2024 7:54 AM
To: Shawn O'Hanlon [REDACTED]
Subject: Guys overhead doors

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Shawn, I am wondering if there has been any updates regarding the neighbouring business. As stated before, there is no changes nor signs of anything to change in the near future from how it's been over there.

Kris and Mirka Chiasson



Concerns Regarding Approved Development Permit – Home-Based Business Adjacent to Our Property

Mirka Chiasson [REDACTED]

Vast. ott.: [REDACTED]

Piilokopio [REDACTED]

15. lokakuuta 2025 klo 13.24

15th October 2025

Hello,

I am writing in response to the *Notice of Approved Development Permit Near You* letter recently issued regarding the neighbouring property (please see attached copy). It is my understanding that the County has approved a *Limited Home-Based Business* for this address. However, I am deeply concerned that the activities taking place on this property significantly exceed what is permitted under such a classification and have been doing so for at least four years.

Over this time, we have repeatedly contacted the County with complaints, including photo and video documentation, illustrating ongoing bylaw and permit violations. Despite this, it appears the business is now being granted additional approvals and permissions, which is both frustrating and discouraging given the long history of non-compliance.

Summary of Concerns:

Over the past four years, we have observed:

- Multiple commercial trucks (at least three different vehicles) entering and exiting the property numerous times daily, generating excessive traffic and noise in what is otherwise a quiet, family-oriented residential subdivision.
- Extended idling of diesel trucks during both summer and winter months, causing unpleasant and intrusive fumes to permeate our property and even the interior of our home.
- Frequent use of forklifts, several times per week, which further increases noise levels and industrial activity.
- Outdoor storage of materials and equipment, often visible from our property. This is only temporarily tidied when County representatives appear to be monitoring the site, then reverts back to the same non-compliant state. (We understand that even aerial photographs have confirmed this issue.)

These activities are wholly inconsistent with what Parkland County defines as a *Home-Based Business – Minor*. The intensity of operations is clearly commercial in nature and incompatible with the residential character of our neighbourhood.

Previous Efforts to Resolve:

Over the past two years, we have corresponded and met multiple times with County representatives, including **Shawn O'Hanlon** (prior to his resignation) and **Robert Kluz**, to provide extensive evidence of ongoing violations. Despite these efforts, the response we have consistently received is that "the file is being closed."

It is extremely concerning that, rather than enforcing existing bylaws and addressing repeated non-compliance, the County has instead chosen to issue new or expanded permits for this business.

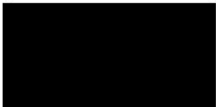
Precedent and Request for Action:

This situation closely mirrors the previous issue with the "Total Offroad" business in our area — a matter that was only resolved after Councillor **Rob Wiedeman** became involved. I have again contacted Councillor Wiedeman regarding this ongoing problem and sincerely hope the County will now take this issue seriously.

I am prepared to file a formal appeal of this development permit. However, it is difficult to understand how paying a \$200 appeal fee would lead to a different outcome, given that the concerns being raised are the same ones the County has been aware of for years.

Finally, the conditions attached to the permit clearly state that *"Failure to comply with the conditions of this permit may result in the permit being cancelled or revoked."* The previous permit holder demonstrably failed to comply — yet the County's response appears to be to issue another permit rather than enforce existing conditions. I respectfully ask for clarification on how this approach aligns with County policy and the principles of fair and consistent bylaw enforcement.

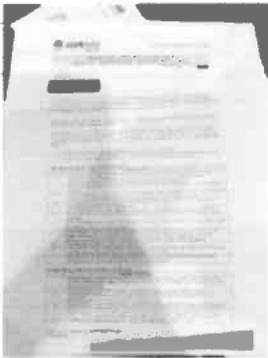
Mirka Salo/Chiasson & Kris Chiasson



2 liitettä



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Stephanie Camilleri
Vast. ott.: Mirka Chiasson
Kopio: Braden Slemko

15. lokakuuta 2025 klo 17.09

Hi Mirka,

Thank you for reaching out with your concerns and questions about a recently issued Discretionary Development Permit in your neighbourhood. Resident feedback is important to us, and helps us understand how we can ensure all residents can pursue activities while considering how certain uses may impact the enjoyment of neighbouring properties.

I've reviewed and documented your comments, and have included the Manager of Development Planning & Safety Codes on this email for his information.

Development Compliance Officer, Brayden Jones, emailed me to let me know you and Kris had concerns about noise and hours of operation of the home-based business adjacent to you. On October 1, I sent an email to the email address provided to hear your concerns, but did not receive a response. The decision on the Development Permit application was then issued on October 6. You may appeal the decision by October 27. Please contact Parkland County Legislative Services at 780-968-8471 or SDAB@parklandcounty.com to inquire about filing an appeal.

Parkland County is committed to serving residents equitably and responsibly. If you choose not to appeal the decision, we would still encourage you to contact us in the future if you have specific concerns about the home-based business, and feel negatively impacted. We would follow up on your concerns.

Sincerely,

Stephanie Camilleri Development Officer Parkland County 53109A HWY 779, Parkland County, Alberta T7Z 1R1
Office: 780-968-8888 ext. 8436 stephanie.camilleri@parklandcounty.com | www.parklandcounty.com

 **One Parkland: Powerfully Connected.**

From: Mirka Chiasson [REDACTED]
Sent: Wednesday, October 15, 2025 1:25 PM
To: Stephanie Camilleri [REDACTED]
Subject: Concerns Regarding Approved Development Permit - Home-Based Business Adjacent to Our Property

1

Mirka Chiasson

Vast. ott.

15. lokakuuta 2025 klo 17.23

Mirka Chiasson

Vast. ott.

Kopio:

Piilokopio:

15. lokakuuta 2025 klo 17.55

Hello,

Thank you for getting back to me.

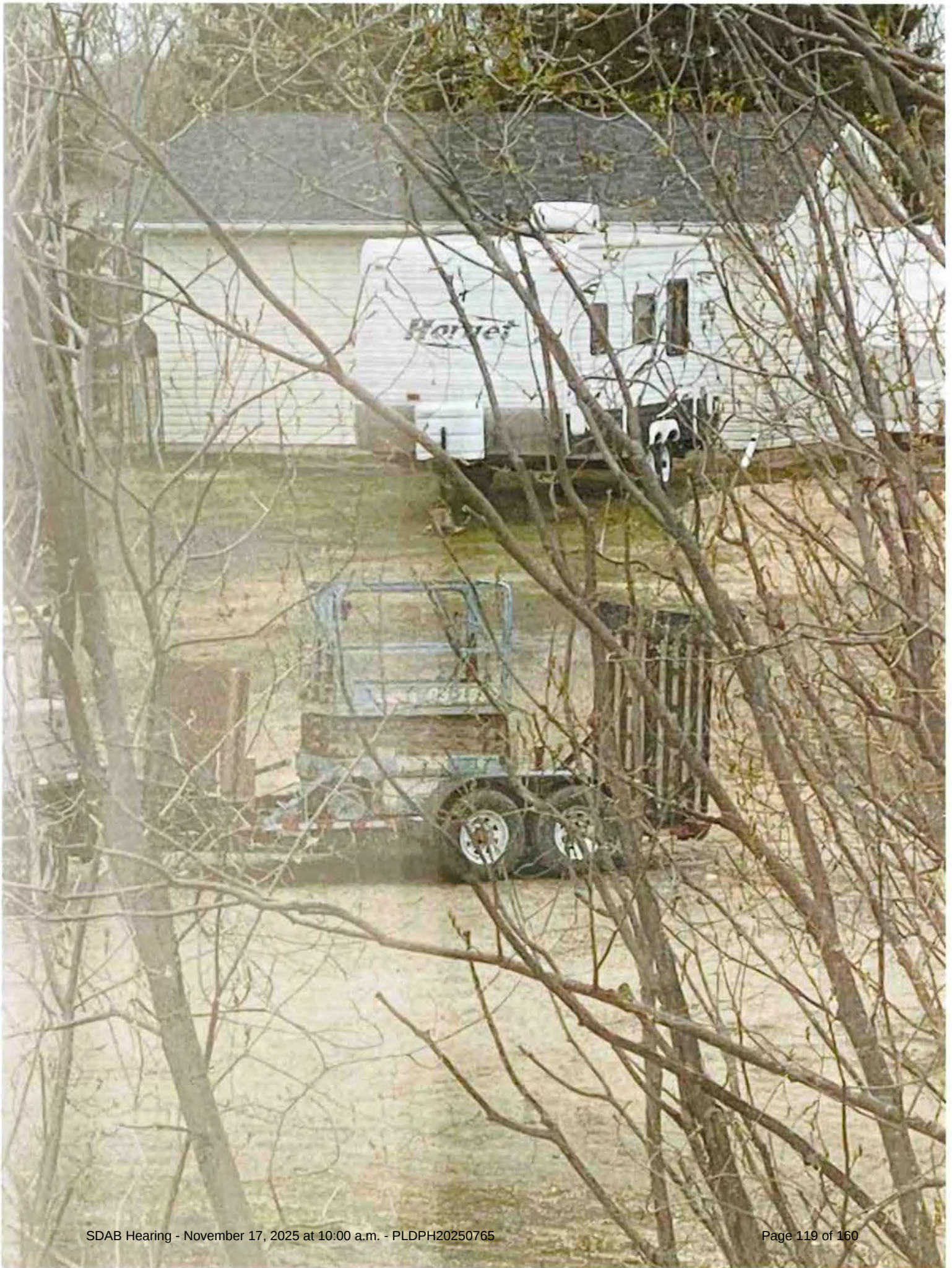
I've now seen the email.

"

"Parkland County is committed to serving residents equitably and responsibly. If you choose not to appeal the decision, we would still encourage you to contact us in the future if you have specific concerns about the home-based business, and feel negatively impacted. We would follow up on your concerns."

I have been contacting the county for 5 years now with the issues and haven't had one person who would actually listen to us as a resident. I don't understand how it would be any different would we appeal or contact you in the future.

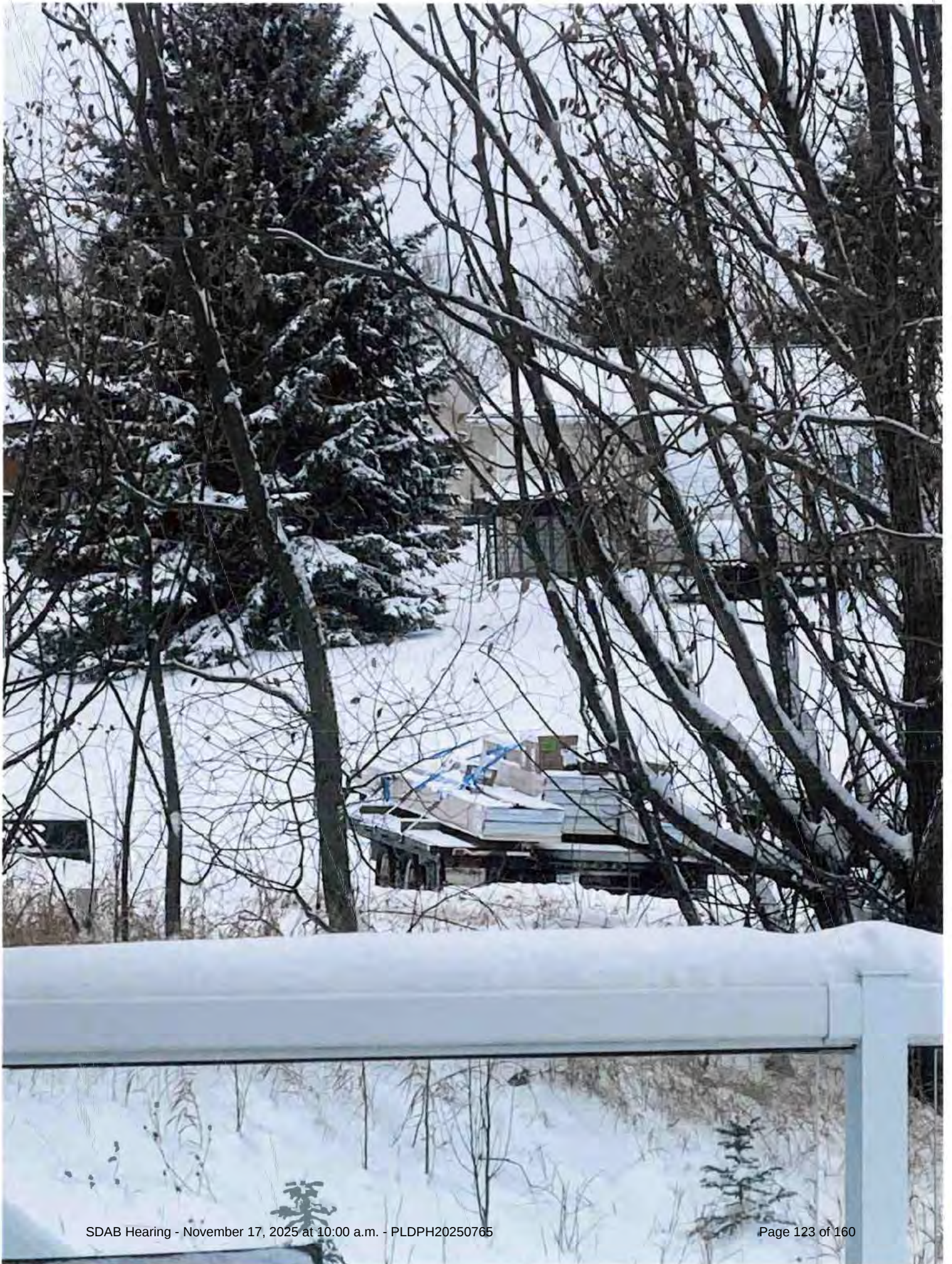
I've tried my best to be patient with this issue but when it's something that literally creates issues every single day to our neighbourhood for 5 years, nobody seems to listen our concerns or take us seriously and now they are given even a bigger business permit that truly blows my mind.

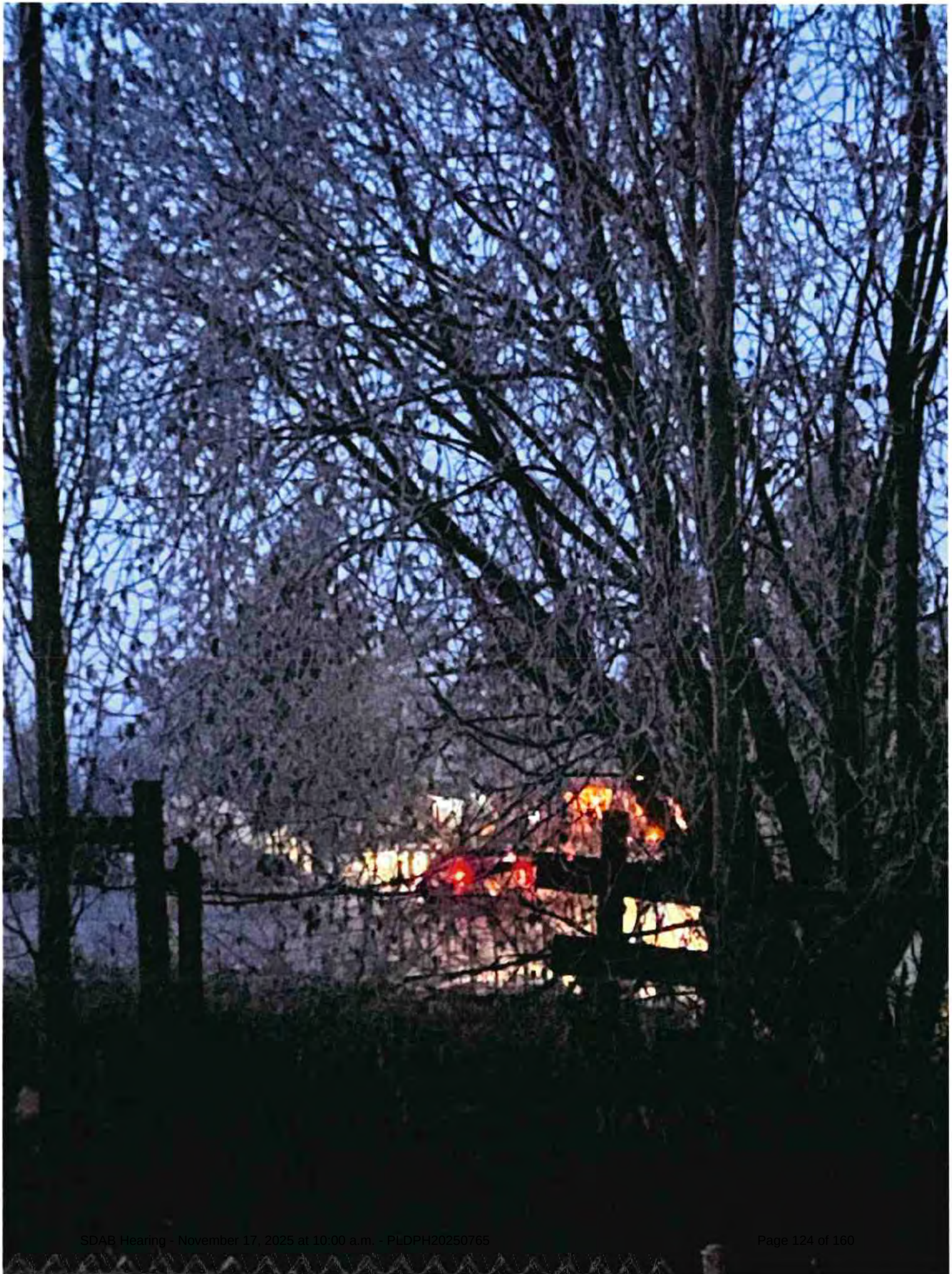


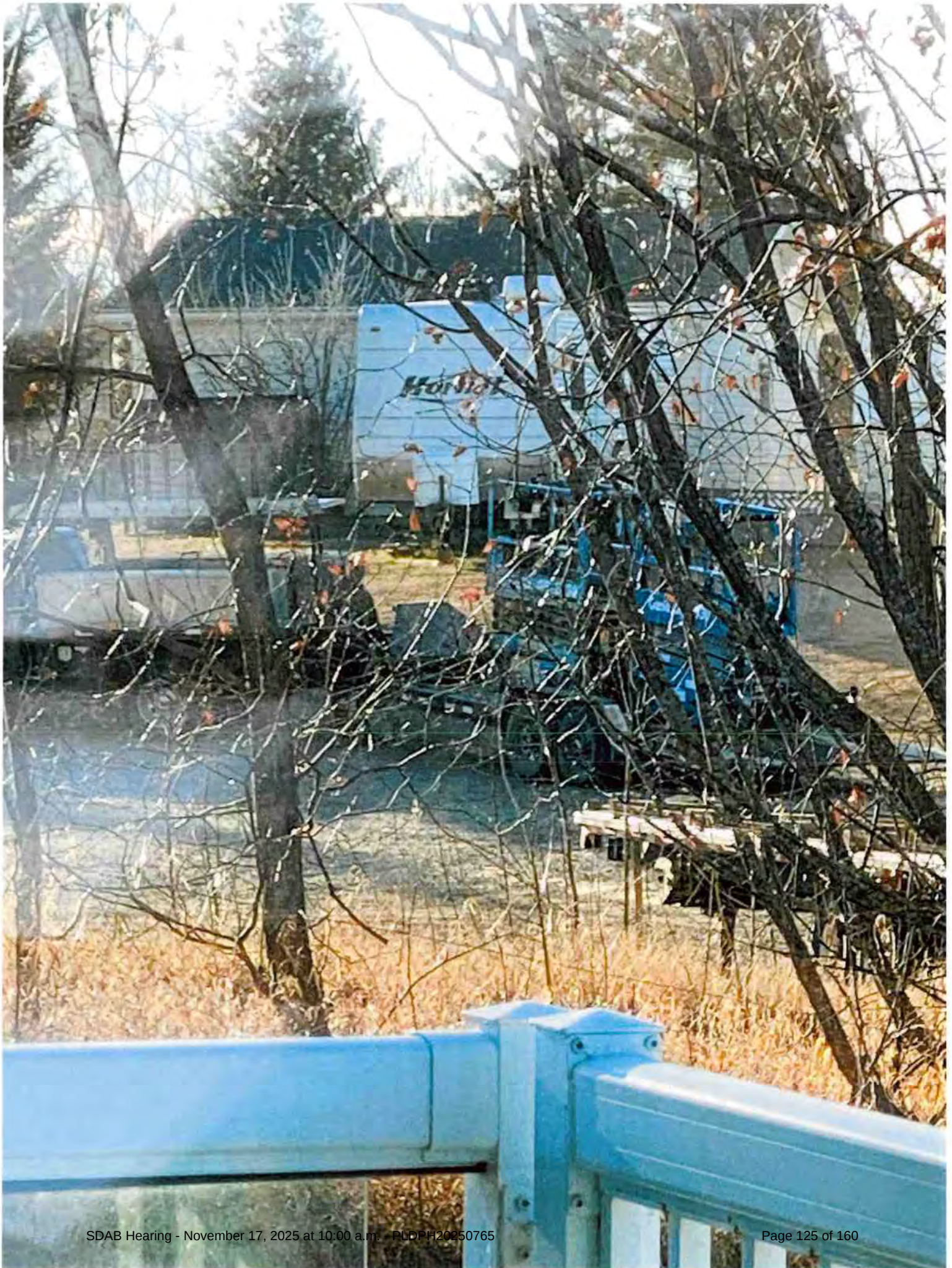








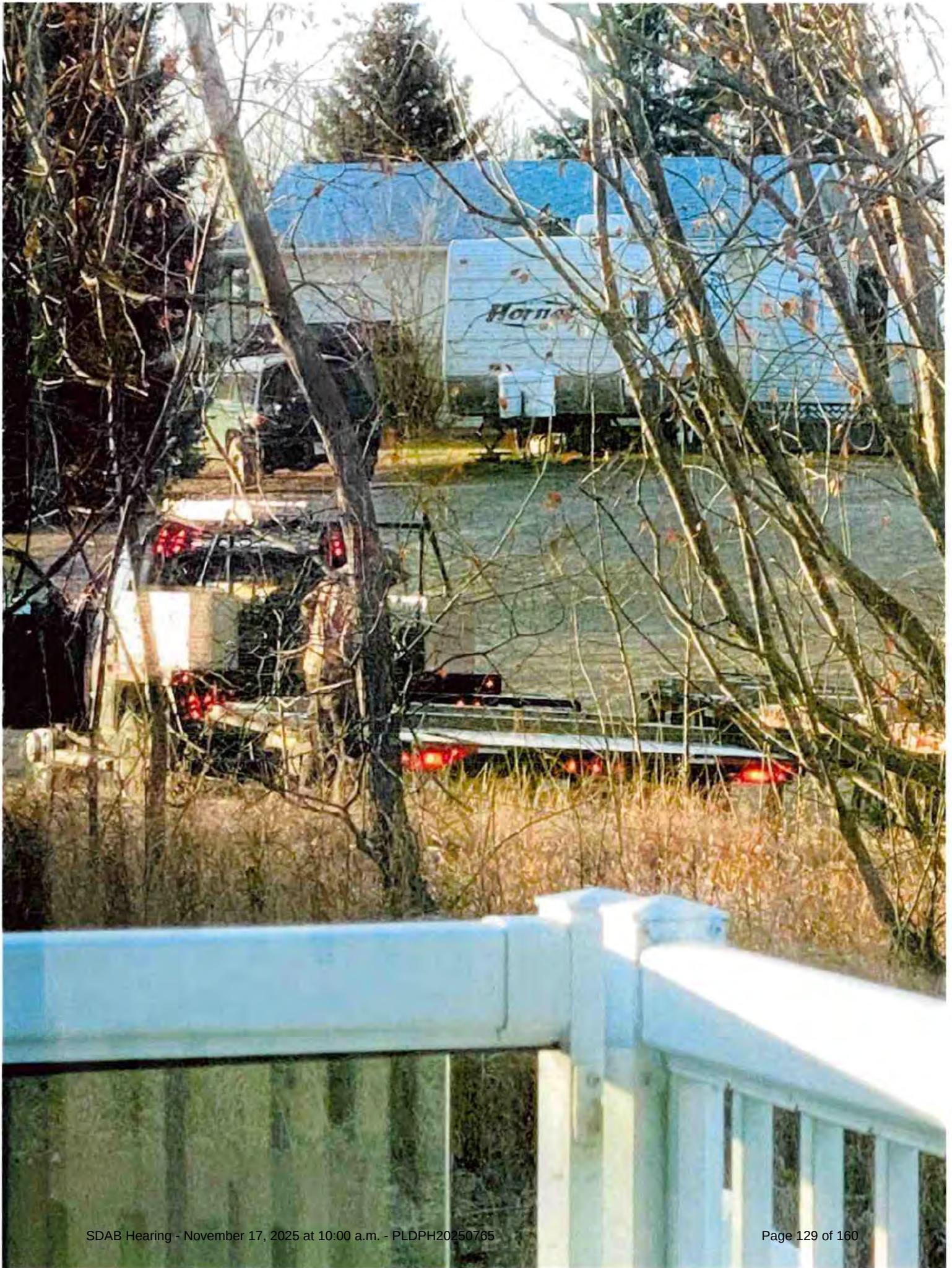


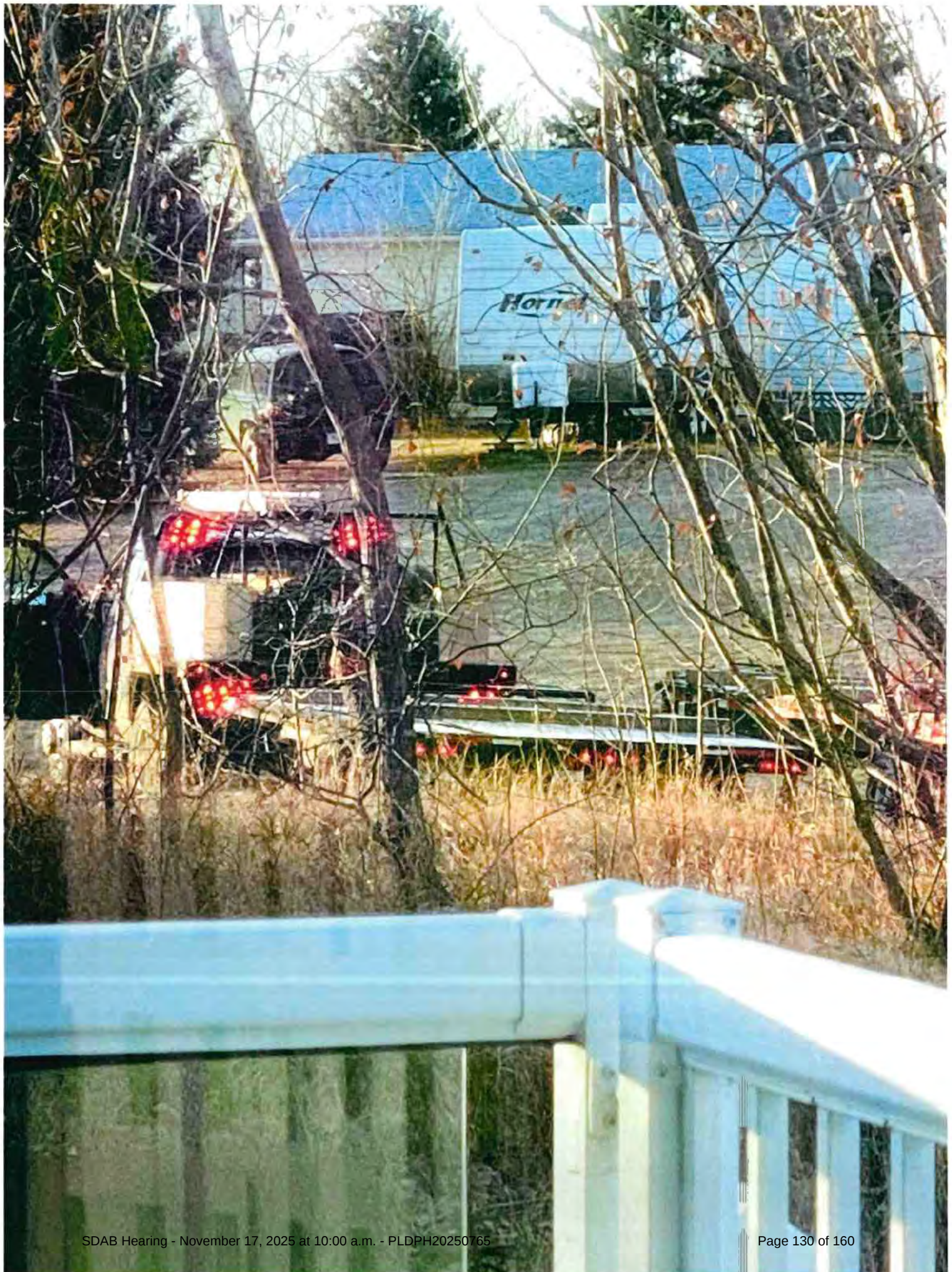


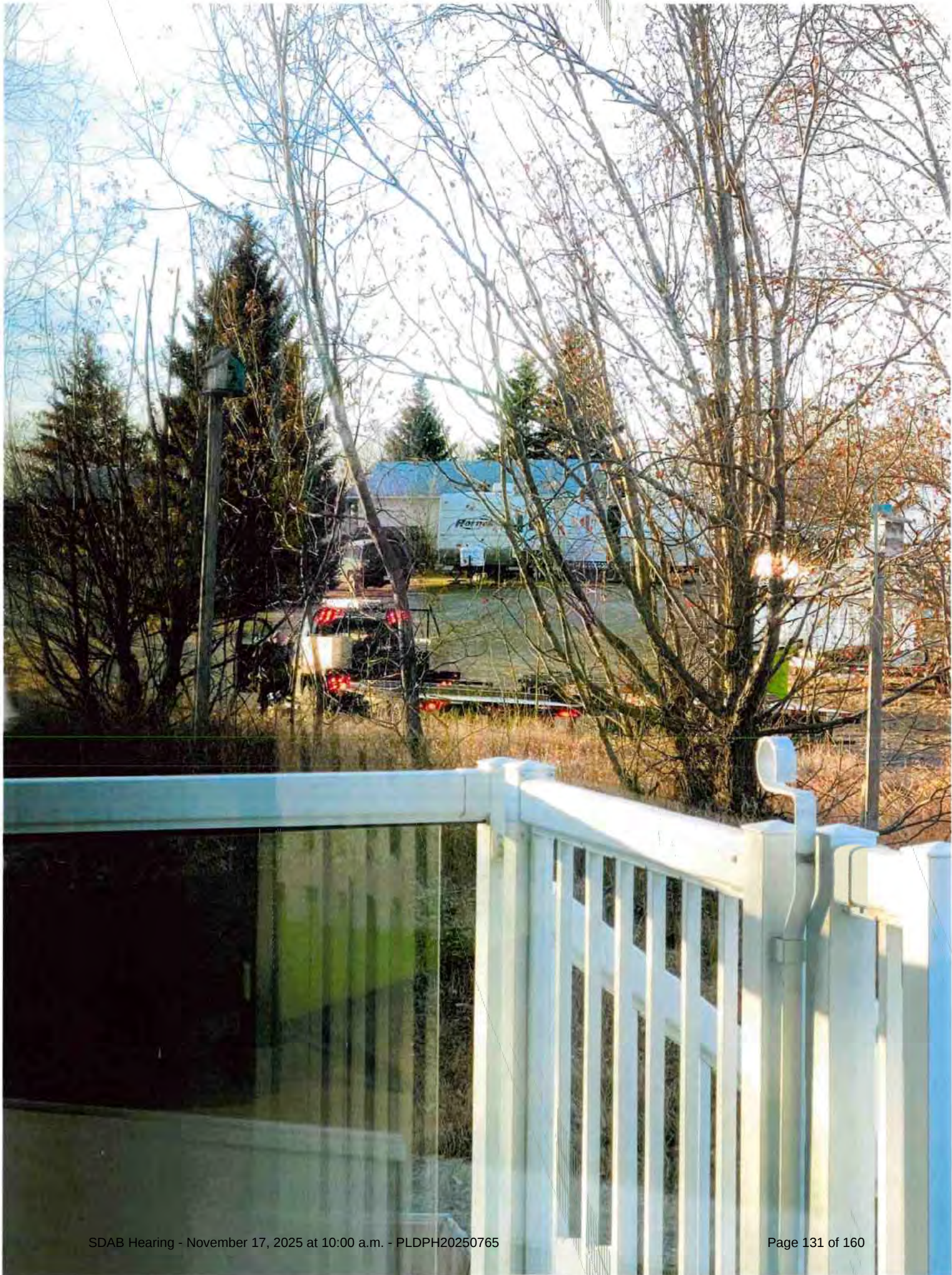


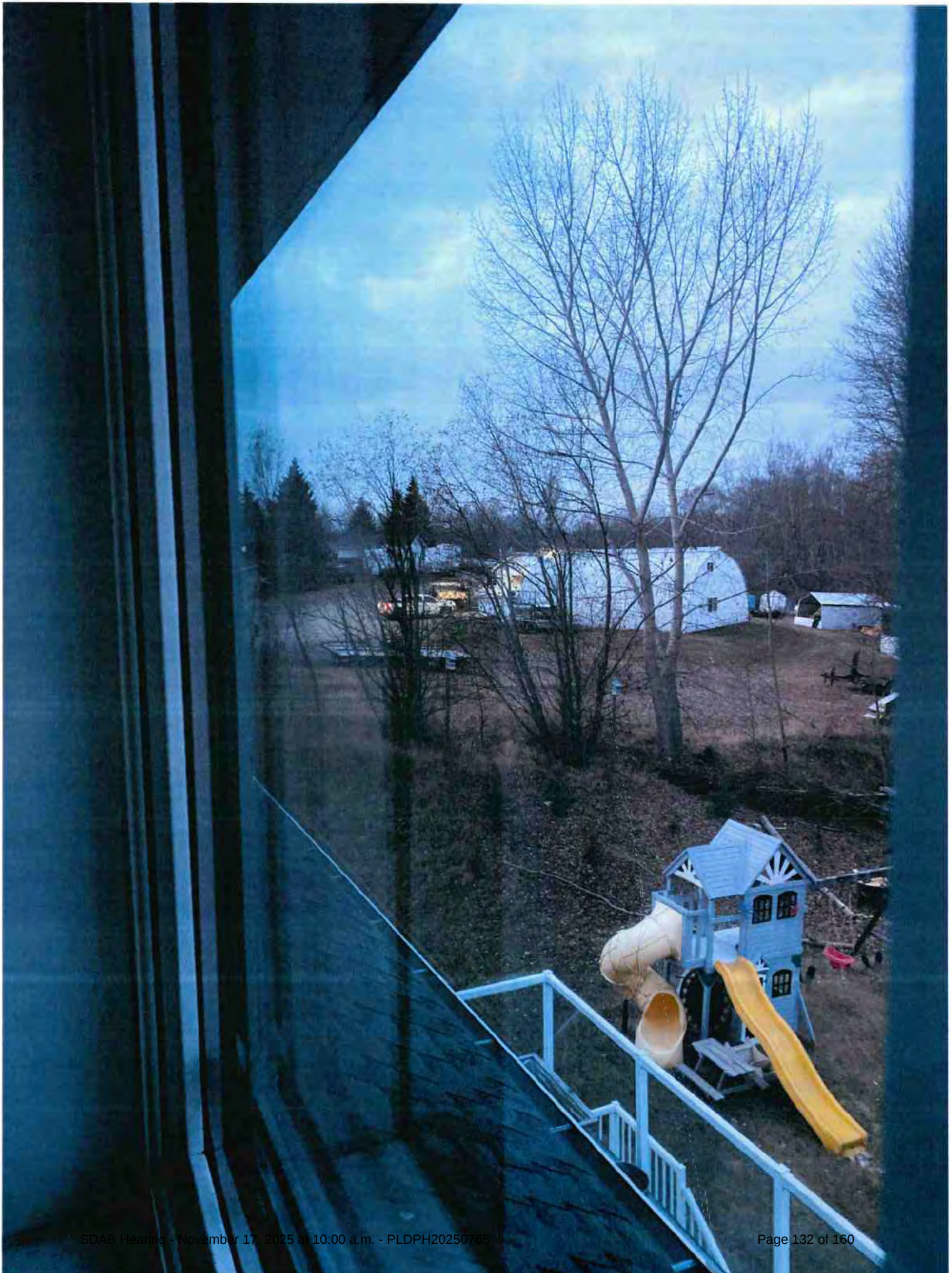


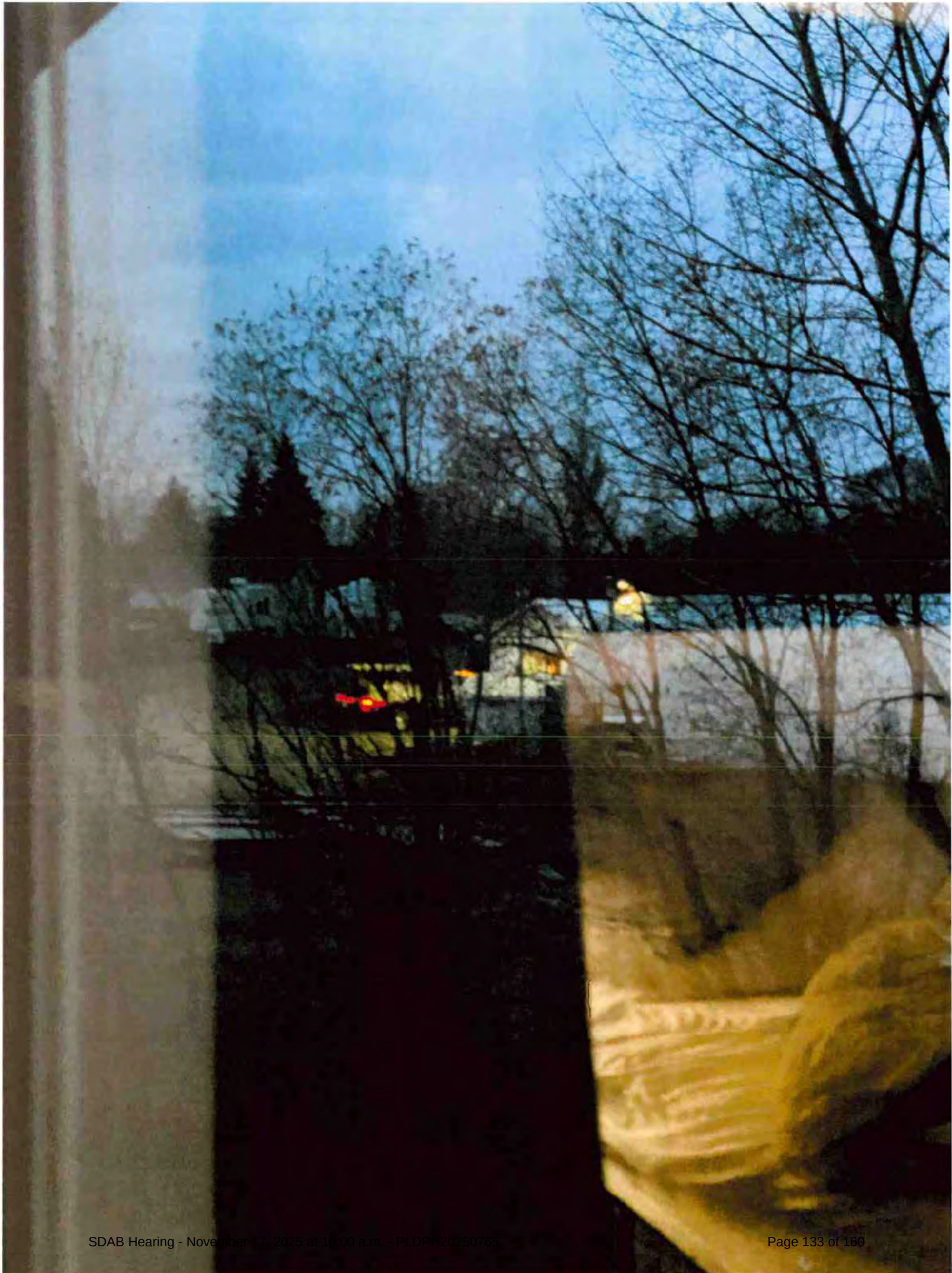






















Re: Ojection to Appeal Development Permit No. PLDPH20250765

Raymond Guy

Guys Overhead Door Services Ltd.

[REDACTED]

Parkland County, AB T7Y 2H9

[REDACTED]

ray.bon@telus.net

Date: November 7, 2025

To:

Parkland County Subdivision and Development Appeal Board

53109A Hwy 779 Parkland County, AB Canada T7Z 1R1

I am writing to formally appeal the Complaints that have been raised by my neighbors, Kristopher Chiasson and Mirka Salo Chaisson, who live near my property at [REDACTED] Range Road 22 in our subdivision.

I have been a resident in this community for 37 years. I have had a Development Permit since 2004 and have always strived to be a considerate neighbor. I was advised by the enforcement division to upgrade to the current permit for the home base business. Over the years, I have made significant efforts to address any noise concerns, including replacing a diesel truck with a gas-powered truck, believing this would mitigate the issue. Despite these changes, I have continued to receive complaints, with both the volume and frequency of such complaints increasing over the past four years.

It is important to note that, prior to this period, I had no significant issues with my neighbor regarding noise or other disruptions. However, in recent years—coinciding with my neighbor's remarriage—there has been a noticeable escalation in complaints, and increasingly confrontational behavior directed towards myself and my business. I was told by Mirka Chaisson I was not allowed to have a business in our subdivision and I mentioned that I had a Development Permit to do so. She told me that was not allowed.

I fully understand that every resident has the right to peace and quiet in their home, and I have made every effort to respect that right. However, I am deeply concerned that the situation has evolved into harassment and unreasonable demands, which are now negatively affecting both my personal and professional life, as well as my ability to operate my business in good faith.

Given the long-standing nature of this issue and the substantial efforts I have made to resolve it, I kindly request that the Development Appeal Board review the circumstances of this dispute and provide guidance or intervention to help resolve this matter in a fair and balanced manner. While I am committed to maintaining a peaceful and cooperative environment within our community, it is important that this situation be recognized for what it has become—an escalation that goes beyond typical neighborly disputes.

Trying to take our livelihood away is far from neighborly. During this trying economic time Small Family Businesses should be supported especially those of us who are highly respected & provide excellent services to all of Parkland County and residents.

I would prefer to resolve this amicably and without further disruption. However, I believe it is crucial that the ongoing problems be addressed, as they are interfering with my ability to live peacefully and operate my business.

I Have Attached Files that Show

- Development Permit Since 2004
- My Shop that was built since 1987
- Pictures of Shop, my other storage Building and my Driveway and the Appellant's house.
- Pictures of material stored
- Petition Support Letters from Neighbour's in the Subdivision

Thank you for taking the time to review my appeal. I greatly appreciate your consideration, and I look forward to your guidance on how best to proceed.

Sincerely,
Raymond Guy
Owner, Guys Overhead Door Services Ltd.

ray.bon@telus.net

Guys Overhead Doors Ltd.
[REDACTED]

Parkland County, AB

November 7, 2025

To: Parkland County Appeal Board

Re: Response to Concerns Regarding Home-Based Business – Guys Overhead Doors Ltd.

We are writing in response to the ongoing concerns submitted by Mirka and Kris Chaisson regarding our home-based business, **Guys Overhead Doors Ltd.**, located at [REDACTED] Parkland County. We would like to provide factual clarification on each point raised.

1. Incompatibility with Residential Zoning

The complaint suggests our operations are commercial in scale. This is not accurate. Our business owns **two trucks**:

- A **2017 Dodge Diesel**, which does **not reside** on our property.
- A **2018 GMC Sierra Gas**, purchased in December 2023, which **does reside** on our property.

A third truck (2014 Dodge Diesel) that was previously located here has not been used for business purposes since 2023 and has since been **sold to our son for personal use**.

There is **no outdoor storage** of business materials on the property. All materials are securely stored **indoors**, in accordance with the County's requirements for home-based businesses.

2. Excessive Commercial Vehicle Traffic and Noise

We **do not own or operate forklifts**. We own **one skid steer**, primarily for **personal use**, including snow removal and firewood handling. It is occasionally used to move heavy materials from our enclosed storage to the truck to prevent lifting injuries.

Traffic to and from our property is minimal:

- The diesel truck typically arrives between **8:00–8:15 a.m.** and leaves by **9:00 a.m.**
- On rare occasions, it may return briefly in the afternoon (around 2:30–3:00 p.m.).
- The gas truck, when in use, leaves around **9:00 a.m.** and may return between **1:00–3:00 p.m.**, though it often remains off-site for the day.

This limited activity does not generate significant noise or traffic within the subdivision.

3. Extended Diesel Idling and Environmental Nuisance

Diesel trucks **do not idle** during the summer months, as this is not beneficial for the vehicle. In winter, idling may occur for approximately **30 minutes** in the morning to allow for loading and to ensure safe vehicle operation in cold temperatures. Once loaded, the vehicle departs for the day and does not remain idling on the property.

4. Outdoor Storage and Visible Commercial Operations

There are **no business-related materials stored outdoors**. Everything, including our skid steer and manlift, is stored within **enclosed buildings**. Our property remains consistent with the residential appearance and standards of the neighborhood.

5. Repeated Non-Compliance with County Direction

Guys Overhead Doors Ltd. is a **family-operated business** owned by Ray and Bonny Guy, employing **only two additional workers**—our son and his partner. They arrive **no earlier than 8:00 a.m.**, in compliance with the County’s bylaws and approved operating schedule.

6. History of Violations and Enforcement

We have **no record of outstanding violations**. Our business operates **fully in compliance** with Parkland County’s home-based business regulations and maintains open communication with County staff as required.

7. Cumulative Impact on Neighborhood

We respectfully disagree with the suggestion that our business negatively affects neighborhood enjoyment or safety. Attached are **letters of support from our neighbors**, confirming that our operations do not disturb the community or disrupt property enjoyment.

Our company is **not expanding**. In fact, Ray is gradually transitioning to a slower-paced work schedule. There has been **no increase** in the number of vehicles or employees.

Comparatively, regular residential traffic, delivery services (such as Amazon), Garbage trucks, and school buses generate far more traffic than our business operations. Diesel emissions from our vehicle are minimal and comparable to normal residential vehicle use in the area.

Conclusion

Guys Overhead Doors Ltd. remains committed to being a respectful, compliant, and responsible member of the Parkland County community. We take all concerns seriously and strive to ensure our operations continue to align with County bylaws and the residential nature of our neighborhood.

We appreciate the County's continued communication and oversight and are happy to discuss any further clarifications if needed.

Sincerely,

Ray and Bonny Guy

Owners, Guys Overhead Doors Ltd.

[Contact Information]

**PARKLAND COUNTY
APPROVED DEVELOPMENT PERMIT**

APPLICATION NO.: 04-D-065

COPY

Guys Overhead Door Services Ltd.

Stony Plain, AB. T7Z 1X5

YOUR APPLICATION FOR: Home based business, Level 2, related to overhead doors business (sales, service and repair) ON [REDACTED]
[REDACTED] dated the 27th day of April, 2004, was considered by the Development Authority on the 10th day of May, 2004, and was approved subject to the following conditions:

1. No person other than the occupant's family who reside on the property shall be engaged in the business at the said property without permit approval of Parkland County.
2. The applicant shall obtain any and all provincial permits and/or licenses.
3. The applicant shall comply with all applicable by-laws of Parkland County and without limiting the generality of the foregoing, the Business License By-law (Business License required).
4. No onsite signs without permit approval of Parkland County.
5. A separate Development Permit shall be obtained for any expansion or modification of the home based business.
6. **No outside storage of goods, materials, commodities or finished products shall be permitted.**
7. No variation from the external appearance and residential character of land or buildings shall be permitted.
8. The use shall not generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area.
9. The home based business use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Officer/Development Authority.
10. At all times the privacy of the adjacent residential dwellings shall be preserved and the home based business shall not unduly offend neighbouring or adjacent residents by way of excessive lighting, late calling of clients of an unreasonable number, traffic congestion, or excessive on-street or off-street parking, etc.

YOU ARE HEREBY AUTHORIZED TO COMMENCE THE DEVELOPMENT SPECIFIED ABOVE ON OR AFTER **June 01, 2004**, PROVIDED THAT ALL CONDITIONS APPEARING HEREON ARE COMPLIED WITH UNLESS AN APPEAL IS LODGED DURING THAT PERIOD, IN WHICH CASE THE PERMIT IS SUSPENDED UNTIL THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD HAS RENDERED A DECISION ON THE APPEAL. IN THE CASE OF AN APPEAL THE EFFECTIVE DATE SHALL BE WHEN THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD MAKES THE DECISION.

SDAB Hearing - November 17, 2025 at 10:00 a.m. - PLDPH20250765

Page 144 of 160

DATE OF DECISION: _____

May 10, 2004

COPY

APPEAL AGAINST A DECISION OF THE DEVELOPMENT AUTHORITY OR DEVELOPMENT OFFICER. SECTION 16 OF THE LAND USE BY-LAW PROVIDES FOR APPEALS TO THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY ANY PERSON CLAIMING TO BE AFFECTED BY A DECISION OF THE DEVELOPMENT AUTHORITY OR DEVELOPMENT OFFICER. ALSO, THE APPLICANT MAY APPEAL ANY OR ALL CONDITIONS ATTACHED TO THE PERMIT. ALL APPEALS MUST BE IN WRITING AND MUST BE RECEIVED BY THE SECRETARY OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD OF PARKLAND COUNTY NOT LATER THAN **May 31, 2004.**

PLEASE NOTE: PARKLAND COUNTY REQUIRES THAT A NON-REFUNDABLE FEE OF **\$100.00** MUST BE PAID FOR AN APPEAL SERVED ON THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD BY THE APPLICANT. THE FEE MAY BE PAID BY CHEQUE, MADE PAYABLE TO THE PARKLAND COUNTY.



(for) DEVELOPMENT AUTHORITY

THIS IS NOT A BUILDING PERMIT

**APPLICATION FOR A BUILDING PERMIT MUST BE MADE
TO THE SAFETY CODES OFFICER**

mblerp03\WP\Permits-Development\2004\04-D-065 Guy.doc

Raymond Guy
Guys Overhead Door Services Ltd.
[REDACTED]
Parkland County, AB T7Y 2H9
[REDACTED]
ray.bon@telus.net

Date: September 12.2025

To:
Stephanie Camilleri

Subject: Request for a Variance of a non-residence employee

Dear Stephanie Camilleri

I am writing on behalf of Guys Overhead Door Services Ltd. to formally request a variance to continue operating our business at [REDACTED] Parkland County AB with specific conditions related to vehicle use, onsite material storage, and employee access.

Business Operations Overview:

Guys Overhead Door Services Ltd. is a small, family-operated business specializing in the installation and repair of overhead doors. We operate with a small crew and make every effort to minimize disruption to the surrounding community.

Vehicles Onsite:

- We own and operate two commercial trucks:
 - o A ½-ton gas truck that is permanently parked onsite.
 - o A 1-ton diesel truck that arrives in the morning to load parts for the Days work and, on rare occasions, may return in the afternoon for drop-offs.
- Additionally, we own for the business:
 - o One 30' flatbed trailer.
 - o One man lift trailer, which is stored onsite unless in use at a job site.

Storage Facilities:

- All materials and tools are stored indoors within a:
 - o 32'x 40' shop, and a
 - o 26'x 45' C-can (storage container) building.

Employees:

- The business has two non-residence employees: my son and his partner/girlfriend.

- o They arrive together in the 1-ton diesel truck after 08:00 AM, retrieve their daily work orders, load necessary materials, and typically depart within 10–15 minutes, usually by 08:30–09:00 AM.
- o The presence of two workers is essential for **safely** handling and transporting heavy materials, both onsite and in the community.

Hours of Operation:

- Our official hours are 08:00 to 16:00, with peak onsite activity limited to 08:30–09:00 AM.

Community Consideration:

- We have taken steps to reduce impact on the neighborhood:
 - o Replaced one diesel truck with a quieter gas-powered vehicle.
 - o Maintained a buffer of approximately 50 yards from neighbors, including a long tree line separating properties.
- - o Limited onsite time and employee traffic.

We respectfully request this variance to continue operating at our current location under the above conditions. We are committed to maintaining the quiet and residential character of the neighborhood while safely and responsibly running our small business.

Please let us know if any additional documentation or signatures are required to support this request. We are more than willing to attend a hearing or inspection if needed.

Thank you for your time and consideration.

Sincerely,
Raymond Guy
Owner, Guys Overhead Door Services Ltd.

ray.bon@telus.net



My Driveway and Kris & Mirka Chassion Home.



Garage Doors stored in my Shop.



Garage doors stored in my Shop.



Photo of Loading Materials Outside the Shop.



Shop and Storage Buildings.

Neighbor Support Letter – Please Read

Dear Neighbor,

I hope you're doing well! My name is Ray Guy , and I've been running Guys Overhead Doors LTD, an overhead door business, from my home at [REDACTED] Parkland County T7Y 2H9 for over 20 years.

I'm reaching out to ask for your support in allowing the business to continue operating from home, just as it always has. Our work is quiet and low-impact — there's no heavy traffic, noise, or disruption to the neighborhood. Many of you already know us and have seen that we do our best to be respectful and considerate of everyone nearby.

The petition attached simply shows that our neighbors agree that the business hasn't caused any inconvenience or disturbance and that you support us continuing to operate as we have.

If you're comfortable doing so, please add your name, address, and signature to show your support.

Your help truly means a lot to us — thank you for being part of such a great community!

Warm regards,

Ray Guy

Guys Over Head Doors LTD

[REDACTED]

Community Petition in Support of Guys Overhead Doors LTD
[REDACTED] **Parkland County**
AB T7Y 2H9

Date: Oct 28.2025

To Whom It May Concern,

We, the neighbors and friends of Guys Overhead Doors LTD, would like to show our support for this long-standing, family-run home business that has been part of our community for over 20 years.

Guys Overhead Doors LTD provides overhead door services and has always operated with respect and consideration for those living nearby. The business has never caused any noise, traffic, or other disturbances to our daily lives. In fact, many of us appreciate having a trusted, local company right here in the neighborhood one that has always been helpful, dependable, and kind to everyone around them.

We are happy to say that Guys Overhead Doors LTD has been a positive part of our community, and we see no reason why it shouldn't continue to operate as it always has. We believe it adds value to our neighborhood and does not take away from the peace and comfort we all enjoy.

Please accept this letter as our collective agreement and support for Guys Over Head Doors LTD to continue running its small, home-based business in Bright Bank Estates .

Thank you for your time and understanding.

Warm regards,
The Neighbors of Bright Bank Estates

Name Address Signature

Ray Richards

[REDACTED]

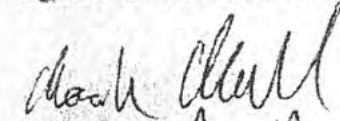
10/28/25


DARCEE SEAL

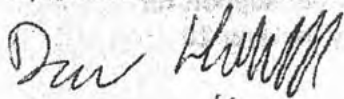
PARKLAND COUNTY


GREG SEAL

PARKLAND COUNTY


Alan Whell

Parkland County


Dan Holwell

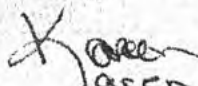
Dan Holwell

Parkland County

LAURA KULAK

Parkland County AB
774 249

Lane Kirk

 Karen
Karen Kevin Berglund

Parkland County, AB
774 249

Mason McCune

Parkland County
AB 774 249

Dane Hansen



Parkland County

Dane Hansen

Craig & Denise Fortausky



Parkland County

W Fortausky *Craig*

Darlene Brink *DB*



Daniel Hoffman *DH*



DANA S. *DS*



Community Petition in Support of Guys Overhead Doors LTD

AB T7Y 2H9

Date: Oct 28, 2025

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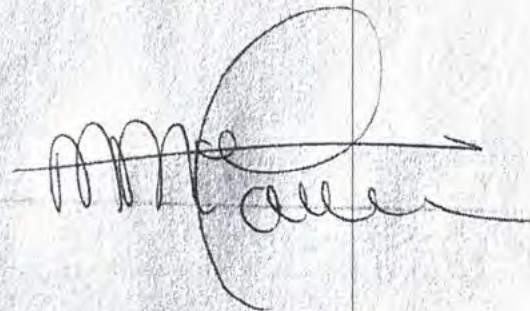
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Warm regards,
The Neighbors of Bright Bank Estates

Name Address Signature

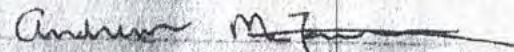
Melinda McFarlane

[Redacted Address]
Parkland, County, AB



ANDREW MCFARLANE

11 11



Michelle Gallagher and Edward Gallagher

[REDACTED]
Parkland County, Alberta T7Y 2H9

October 29, 2025

Parkland County / Development Department

To Whom it may concern:

RE: Support for Guy's Overhead Doors Ltd.

Lands: [REDACTED] Parkland County

The purpose of this letter is to provide support for any necessary permissions, permits, variances, or licenses, for Guy's Overhead Doors Ltd. to continue to operate its business from the subject Lands.

We live 3 properties down from the subject Lands and have resided at our property since 2008. We are regularly out walking or running along the road that passes by the subject Lands. We have also regularly interacted with the owners of the subject Lands.

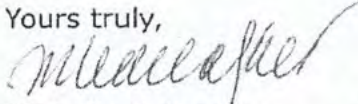
We have not identified any issues with noise, traffic, or any other disruption associated with the operation of this business. In fact, it has been beneficial to have this business so closely located to our property; they have assisted us with issues relating to our garage doors promptly in circumstances where it may be quite difficult to obtain a contractor from further afield.

The Lands are kept in an organized and tidy state and do not detract from the appearance of the community.

We have no concerns whatsoever that the operation of this business will negatively affect the value or enjoyment of our property.

We are happy to support the continued operation of this business. Please contact us should any further information be required.

Yours truly,



Michelle Gallagher



Edward Gallagher

November 4, 2025

Darcy and Diana Nelson

To Whom It May Concern,

I am writing to express my strong support for **Ray Guy of Guy's Overhead Doors** to continue operating his business from Brightbank Estates. Ray and Travis have been an integral part of the community for many years, not only as a skilled tradesmen but as neighbours and friends who consistently go above and beyond for those around them. Their work ethic, honesty, and willingness to help others embody the values that make small communities like ours thrive. Although we no longer live in Brightbank Estates ourselves, our older son still calls it home, and we continue to have a deep connection to the community and those who make it such a great place to live.

I can personally attest to Ray and Travis' character and dedication. About twenty years ago, on Christmas Eve, my husband was away at work when I accidentally backed into our garage door in a rush to leave the house so our cat wouldn't escape. Even though Ray and his family were on their way to a Christmas Eve gathering, Travis came over to make sure our door could close properly for the night. It was December and cold out. The following week, They came back to replace the damaged door properly. That simple act of kindness and commitment—on a holiday no less—perfectly captures the kind of people Ray and Travis are and the way they run their business.

Communities like Brightbank Estates rely on people like Ray and Travis—dependable, community-minded individuals who not only provide essential services but also contribute to the fabric of rural life. It takes all kinds of people to keep a community together, and they have proven time and again that they care about their neighbours and their work. Allowing him to continue operating his business that has been in place for decades, ensures that the values of trust, service, and community spirit remain strong in Brightbank Estates.

Sincerely,

A handwritten signature in cursive script, appearing to read 'D. Nelson', written in dark ink.

Diana Nelson