

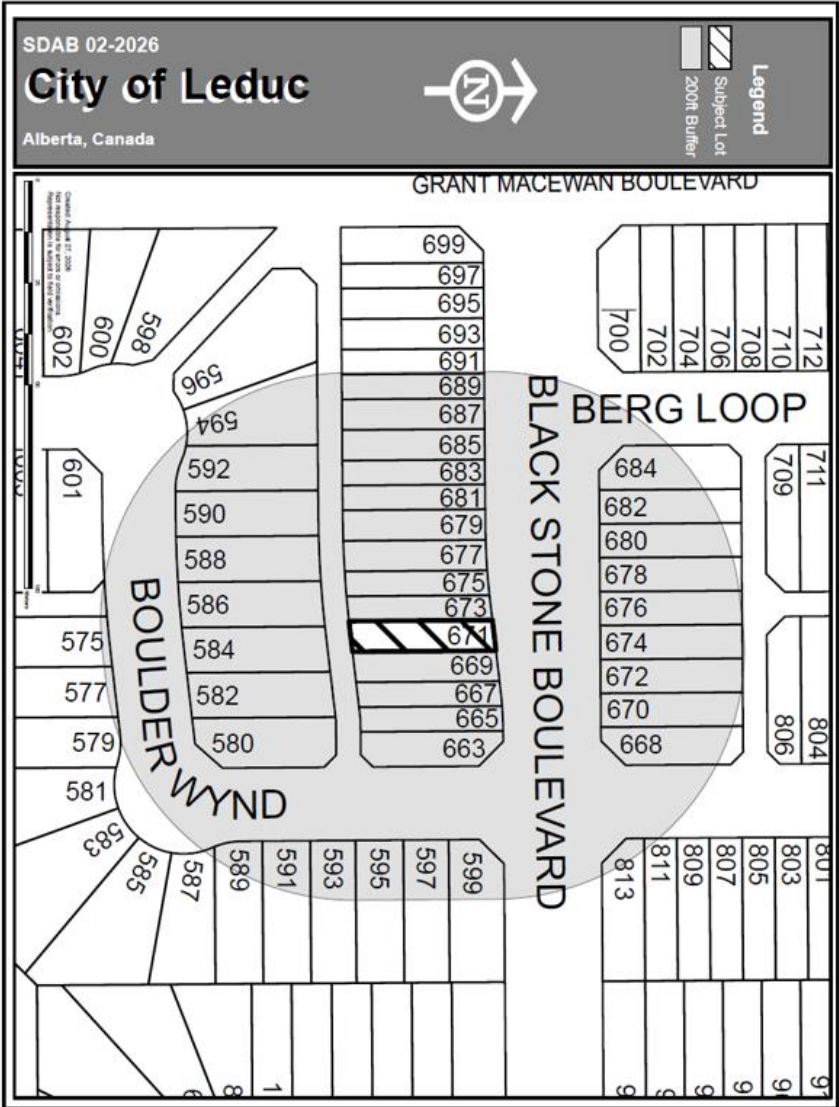
Notice of Hearing
SUBDIVISION / DEVELOPMENT APPEAL BOARD

September 23 at 6:30 p.m.
Council Chamber, Leduc Civic Centre
In pursuant to Section 686 of the *Municipal Government Act*.

HEARING SDAB 02-2026: Appellant is appealing the Development Officer decision, pertaining to Permit Application #PLDP202600656, that was REFUSED for Home Occupation at legal land description Lot 15, Block 4, Plan 1620838, Being 671 Black Stone Blvd, Leduc, Alberta.

REFUSED Development Permit Application:	1. The proposed Home Occupation – Massage Therapy does not provide sufficient on-site parking to accommodate customer visits. 2. Street parking on the public road is not considered for the parking requirements for either Residential use or a Home Occupation with customer visits. 3. Traffic generated by customer visits would have a negative impact on the adjacent lands.
Reason for Appeal:	1. Small-scale Massage Therapy business and appointment based. 2. Clients booked would not overlap, there will be a 30-minute gap between clients. Max of 3 clients per day. 3. Appellant is willing to establish clear operating conditions to minimize any possible impact on the neighbourhood. 4. Appellant respectfully disagree with the conclusion that the proposed customer traffic would have a negative impact on adjacent properties. Appellant is prepared to provide evidence regarding the limited number of appointments, operating hours, parking arrangements and neighbour support so that the Board can assess the actual circumstances of the property. 5. Appellant requests that the Board consider whether reasonable conditions could address the parking and traffic concerns rather than refusing the development permit outright. Appellant is willing to accept reasonable conditions relating to the number of clients, operating hours, appointment scheduling and parking. 6. Appellant has eight letters of support from adjacent neighbours.

Map



Notice of Hearing

SUBDIVISION / DEVELOPMENT APPEAL BOARD

September 23 at 6:30 p.m.

Council Chamber, Leduc Civic Centre

In pursuant to Section 686 of the *Municipal Government Act*.

Appearance before the Subdivision / Development Appeal Board:

Any person claiming to be affected by the Development Approved decision and who wishes to disclose facts and/or speak to the SDAB has the following options:

- Written Submission

Must be received by the SDAB before 12pm (MST) on September 16, 2026, via email.

- Verbal Presentation

You may appear on the Hearing Agenda by contacting the SDAB before 12pm (MST) on September 16, 2026, via email.

Contact information:

Mail: Subdivision and Development Appeal Board
Leduc Civic Centre
#1 Alexandra Park
Leduc, AB T9E 4C4

Email: mhormazabal@leduc.ca

Phone: 780-980-7156

In accordance with Section 686(4) of the *Municipal Government Act* and Section 13 of the *Protection of Privacy Act*, the Subdivision and Development Appeal Board must make available for public inspection relevant documents and materials prior to the commencement of the public hearing at the City of Leduc, 1# Alexandra Park during office hours.

Hearing date and time may be subject to change, please confirm prior to attending.