



Development Services
for
Town of Onoway

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcm1@telusplanet.net

August 23, 2019

File: 17DP09-24 - Revised



**Re: Development Permit Application No. 17DP09-24 Revised
Plan 802 0999, Block 9, Lot 2 : 4759 – 44 Street (the "Lands")
R1 – Residential Single Family District : Town of Onoway**

Preamble: The Development approved under Development Permit Approval was not completed within the timelines provided for in that permit. However, as the development the development is substantially complete, it is deemed appropriate to extend the timeframe of validity of the permit.

A time extension to the Development Permit is herein granted, and completion is now required by 4:30 pm on Tuesday, December 31, 2019.

APPROVAL OF DEVELOPMENT PERMIT

You are hereby notified that your application for a development permit, with regard to the following:

**RENOVATION OF AN EXISTING SINGLE DETACHED DWELLING
(FOUNDATION)**

has been **APPROVED** subject to the following conditions:

- 1- All municipal taxes must be paid.
- 2- The applicant must provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 3- Applicant is responsible for grading the site of the proposed development to the design lot grades and direction(s) of drainage and for ensuring that surface runoff water does not discharge from the site to an adjacent property.
- 4- Positive grading must be provided to ensure drainage to the street. A minimum gradient of two percent (and greater if possible) is recommended.**
- 5- Applicant is responsible for adjusting the final house elevation to match the design lot swale grades.
- 6- The applicant is responsible for determining if there are any special considerations required for house foundation construction.



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- 7- The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development.
 - 8- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
 - 9- The applicant shall be financially responsible during construction for any damage by the applicant, his servants, his suppliers, agents or contractors, to any public or private property.
 - 10- The applicant shall prevent excess soil or debris from being spilled on public streets and lanes, and shall not place soil or any other material on adjacent properties without permission in writing from adjacent property owners.
 - 11- That all improvements shall be completed by *4:30 pm on Tuesday, December 31, 2019.***
 - 12- The improvements take place in accordance with the plans and sketch submitted as part of the permit application, including:
 - Front yard setback shall be a minimum of 6.0 metres;
 - Side yard setback shall be a minimum of 1.5 metres;
 - Rear yard setback shall be a minimum of 7.5 metres.
- Note: Please be reminded that where walls are located within 2.4 metres of the property line they shall be constructed as a fire separation of not less than 45 minutes. (Alberta Fire Code - Article 9.10.15.5).
- 13- The site and improvements thereon shall be maintained in a clean and tidy condition during construction, free from rubbish and debris. Receptacles for the purpose of disposing of rubbish and debris shall be provided to prevent scatter of debris and rubbish.
 - 14- No person shall keep or permit to be kept in any part of a yard any excavation, storage or piling of materials required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavation must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.
 - 15- Sump pumps are required in all houses to accommodate weeping tile flow. Weeping tiles are not to be connected to the sanitary sewer service. Sump pump discharge is to be directed onto the ground in the same manner as downspout drainage.
 - 16- Backflow preventers are to be installed on all sanitary sewer services.
 - 17- The applicant is responsible for designing and constructing a house foundation drainage system adequate for the existing soil conditions.




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18- The roof leaders must be discharged on to the front yard, at least 3 metres beyond the front of the house to drain to the street.

19- Weeping tile must be installed along the base of all exterior foundation walls to drain into a sump from where the water can be pumped on the ground surface at the front of the house to drain onto the street.

Should you have any questions please contact this office at (780) 718-5479.

Date of Decision	<u>August 23, 2019</u>
Date of Issue of Development Permit	<u>August 23, 2019</u>
Effective Date of Permit	<u>August 23, 2019</u>
Signature of Development Officer	<u></u>

Tony Sonleitner, Development Officer for the Town of Onoway

cc Wendy Wildman, CAO, Town of Onoway

Note: An appeal of any of the conditions of approval may be made to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board no later than fourteen (14) days after the notice of decision. The appeal should be directed to this office (780) 718-5479 and should include a statement of the grounds for the appeal.