



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 29, 2021

File: 21DP12-24

**Re: Development Permit Application No. 21DP12-24
Plan 6288 BZ, Block 4, Lot 10 : 5012 – 48 Avenue (the "Lands")
R1 – Residential – Single Family District : Town of Onoway**

APPROVAL OF DEVELOPMENT PERMIT

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

**CONSTRUCTION OF A SINGLE DETACHED DWELLING
(104.8 SQ. M.)**

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

- 1- All municipal taxes must be paid.
- 2- The applicant shall enter into a servicing agreement with the Town of Onoway for water supply and septic disposal service with tie-in to the property line. The Applicant shall contact the Town of Onoway Public Works Supervisor, or his designate, at (780) 967-5338 prior to any works being undertaken.
- 3- The applicant must provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- Access location and construction shall be to the satisfaction of the Public Works Supervisor, or his designate, for the Town of Onoway. Please call (780) 967-5338 to discuss such plans before proceeding with development.
- 5- Site Drainage – The Applicant shall contact the Town of Onoway Public Works Supervisor, or his designate, at (780) 967-5338 prior to any works being undertaken
- 6- **The applicant is required to have a Real Property Report (RPR), prepared and signed by an Alberta Land Surveyor, and submitted to the Development Officer. The RPR is to be completed at foundation stage and prior to commencement of framing of the development, for evaluating the compliance of the development against all Land Use regulations relating to the building(s) that are the subject of this development permit application.**



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- 7- Maximum driveway grade shall be 8 %.**
- 8- The applicant is responsible for determining if there are any special considerations required for house foundation construction.
- 9- 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.
- 10- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 11- 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.
- 12- 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.
- 13- That all improvements shall be completed within twelve (12) months of the effective date of the permit.**
- 14- The improvements take place in accordance with the plans, sketch, and site drawing received on March 20, 2018, submitted as part of the permit application, including:
- Front yard setback shall be a minimum of 6.0 metres;
 - Side yard setback (West) shall be a minimum of 1.5 metres or greater distance as required under the Alberta Safety Codes Act;
 - Side yard setback (East - Flanking) shall be a minimum of 1.5 metres; and
 - 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).
- 15- The exterior of a building must be completed within 1 year of the date of issuance of a building permit**
- 16- 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.




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- 17- 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.
- 18- 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.
- 19- Backflow preventers are to be installed on all sanitary sewer services.
- 20- The applicant is responsible for designing and constructing a house foundation drainage system adequate for the existing soil conditions.

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

Date Application Deemed Complete	August 29, 2021
Date of Decision	August 29, 2021
Effective Date of Permit	September 27, 2021
Signature of Development Officer	

Tony Sonneleitner, Development Officer for the Town of Onoway

- cc Inspections Group Inc.
- cc Wendy Wildman, CAO, Town of Onoway
- cc Grant Clark – KCL Consulting - Assessor

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 Clerk 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 Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) days after the date of notice of decision. The appeal should be directed to this office at:

Town of Onoway
Box 540
4812 – 51st Street
Onoway, AB T0E 1V0

and should include a statement of the grounds for the appeal and have attached an Appeal fee in the amount of \$150.00.



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NOTE:

1. *The issuance of a Development Permit in accordance with the notice of decision is subject to the condition that it does not become effective until twenty-nine (29) days after the date of the order, decisions or development permit is issued.*
2. *The Land Use Bylaw provides that any person claiming to be affected by a decision of the Development Officer may appeal to the Development Appeal Board by serving written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within twenty-one (21) days after notice of the decision is given.*
3. *A permit issued in accordance with the notice of the decision is valid for a period of twelve (12) months from the date of issue. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.*

IMPORTANT NOTES

1. *Any development proceeded with prior to the expiry of the appeal period is done solely at the risk of the Applicant even though an application for Development has been approved and a Development Permit has been issued. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit is issued.*
2. *Any person claiming to be affected by a decision regarding an application for a development permit may appeal by serving written notice to the Clerk of the Development Appeal Board within twenty-one (21) days after a development permit or notice of decision was issued.*
3. *This Development Permit is valid for a period of 12 months from the date it was issued, or the date of an approval order being granted by the Development Appeal Board. If at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, the permit becomes invalid unless an extension has been granted by the Development Officer.*
4. *The applicant is reminded that compliance with this Permit requires compliance with all conditions affixed thereto.*
5. *A development permit is an authorization for development under the Land Use Bylaw; but is not an approval under any other regulations that may be applicable.*
6. *In the interest of public safety and as required by the Safety Codes Act construction projects must be covered by the appropriate permits prior to commencement of construction (Demolition, Building, Electrical, Gas, Plumbing, Private Sewage, and Water). The issuance of these permits is under the jurisdiction of Agencies Authorized by Alberta Municipal Affairs to Issue Permits and Provide Compliance Monitoring.*



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Within the municipal limits of the Town of Onoway, the authorized agency is Inspections Group Inc., and may be contacted at

Edmonton:

*12010 - 111 Ave.
Edmonton, Alberta T5G 0E6*

Phone: (780) 454-5048

Fax: (780) 454-5222

Toll-Free: (866) 554-5048

Toll-Free Fax: (866) 454-5222

Email: questions@inspectionsgroup.com

7. *Development in proximity to gaslines, other pipelines, powerlines, or telephone lines require approvals from: The Gas Protection Branch - Alberta Labour, Alberta Energy Resources Conservation Board, Alberta Utilities and Telecommunications.*
8. *All plans submitted for the construction, or alteration, of a commercial or industrial building as specified under the Alberta Architects Act, shall be authorized by a registered architect or a professional engineer.*

Other contacts:

ALBERTA HEALTH

Jennifer Fearnough, BSc, BEH(AD), CPHI(C)

Public Health Inspector/Executive Officer

Environmental Public Health, Onoway

Phone: 780-967-6221

Fax: 780-967-2060

Jennifer.Fearnough@albertahealthservices.ca>

AGLC

St. Albert - Head Office

50 Corriveau Avenue

St. Albert, AB T8N 3T5

Phone: 780-447-8600

Toll Free: 1-800-272-8876

Fax: 780-447-8989



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Public Notice

DEVELOPMENT APPLICATION NUMBER: 21DP12-24
APPROVAL OF DEVELOPMENT PERMIT

An application for a development permit for this property, Plan 6288 BZ, Block 4, Lot 10 : 5012 – 48 Avenue, with regard to the following:

CONSTRUCTION OF A SINGLE DETACHED DWELLING (104.8 SQ. M.)

Has been **CONDITIONALLY APPROVED** by the Development Officer.


Any person who objects to the proposed use of the parcel may deliver to the Clerk of the Subdivision and Development Appeal Board, a written statement of his objection to such use indicating the following:

1. His/ her full name and mailing address, for the delivery of any notices to be given with respect of the objection; and
2. The reasons for his/her objection to the proposed use.

The statement must be received by the Clerk of the Subdivision and Development Appeal Board by **no later than September 19, 2021.**

Statements of concern with regard to this development permit should be addressed to:
Clerk of the Subdivision and Development
Town of Onoway
Box 540, Onoway, Alberta T0E 1V0

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

Date Application Deemed Complete	August 29, 2021
Date of Decision	<u>August 29, 2021</u>
Effective Date of Permit	<u>September 27, 2021</u>
Signature of Development Officer	

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 Clerk 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 Clerk of the Subdivision and Development Appeal Board no later than twenty-one (21) 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.

Note: This permit does not come into effect until twenty-nine (29) days after the date of issuance.

Note: Any development undertaken prior to the expiry of the appeal period is done solely at the risk of the applicant. The period allowed for an appeal to be filed is twenty-one (21) days after a development permit has been issued.

Note: This permit is valid for a period of twelve (12) months from the date of issue. If at the expiry date of this period the development has not been commenced and carried out with reasonable diligence, this permit shall be null and void.

THIS IS NOT A BUILDING PERMIT