



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

May 16, 2023

File: 23DP03-24

Re: **Development Permit Application No. 23DP03-24**
Plan 4401 HW, Block 6, Lot 10 : 5119 – 50 Avenue (the "Lands")
C1 – Commercial – Office, Retail & Service District : Town of Onoway

Preamble: The proposed development includes the renovation of an existing single detached dwelling damaged by a structure fire. The Town of Onoway has determined that the project conforms with the provisions of Section 643 (5) and (6) of the Municipal Government Act, as amended.

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***

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

- 1- All municipal taxes must be paid.
- 2- That the applicant shall display for no less than twenty-one (21) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 3- SAFETY CODES PERMITS – PROVINCIAL GOVERNMENT**
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.
- 4- 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.
- 5- The improvements take place in accordance with the plans and sketch submitted as part of the permit application.
- 6- All improvements shall be completed within twelve (12) months of the effective date of the permit.



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- 7- 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.
- 8- 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.

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

Date Application Deemed

Complete

May 16, 2023

Date of Decision

May 16, 2023

Effective Date of

Permit

June 14, 2023

Signature of Development

Officer

Tony Sonleitner, Development Officer for the Town of Onoway

cc Jennifer Thompson, 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 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 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 \$200.00.