



Development Services
for
Town of Onoway

Box 2945, Stony Plain, AB., T7Z 1Y4, Phone (780) 718-5479 Fax (866) 363-3342
Email: pcr1@telusplanet.net

August 23, 2023

File: 23DP05-24

**Re: Development Permit Application No. 23DP05-24
Plan 032 5271, Block U, Lot 6 : 5112 Lac Ste. Anne Trail S. (the "Lands")
DC – Direct Control District : Town of Onoway**

Preamble: The Council for the Town of Onoway, at their regular meeting of August 10, 2023, reviewed and favourably considered Development Permit Application No. 23DP05-24. The approval allows for the Installation of a Sign and the operation of a aesthetics salon called "My Place of Beauty".

APPROVAL OF DEVELOPMENT PERMIT

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

**INSTALLATION OF A SIGN AND OPERATION OF AN AESTHTICS
SALON ("MY PLACE OF BEAUTY")**

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

- 1- All municipal taxes must be paid.
- 2- That the applicant display for no less than fourteen (14) days after the permit is issued, in a conspicuous place on the site or on streets abutting the site, the enclosed notice.
- 3- The applicant provide a certified copy of plan of subdivision to determine all easements and restrictive covenants on the parcel.
- 4- The applicant shall obtain and comply with the requirements, where applicable, from the appropriate authority, permits relating to health (ALBERTA HEALTH), building, electricity, plumbing and drainage, and all other permits required in connection with the proposed development. Copies of all permits shall be submitted to the Town of Onoway for review.
- 5- The applicant shall garner a business license from the Town of Onoway.
- 6- Arrangements, satisfactory to the Development Authority, must be in place to provide sanitary facilities for the contractors working on the site.
- 7- 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.
- 8- 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.
- 9- That all improvements shall be completed within twelve (12) months of the effective date of the permit.
- 10- The improvements take place in accordance with the plans and sketches submitted as part of the permit application.



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- 11- The sign be secured to fascia of the building in such a fashion as to preclude it being dislodged in harsh weather.
- 12- Two (2) parking spaces shall be provided, conforming to the requirements of Section 259 Off-Street Parking of the Town of Onoway Land Use Bylaw 687-09, to the satisfaction of the Development Authority.
- 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.

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

This Development Permit approved this _____ day of _____, 2023

Mayor

Chief Administrative Officer



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NOTE:

IMPORTANT NOTES

1. *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.*
2. *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.*

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*

Other contacts:

ALBERTA HEALTH
Jennifer Fearnough, BSc, BEH(AD), CPHI(C)
Public Health Inspector/Executive Officer
Environmental Public Health, Onoway
Phone: 780-967-6221
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